

Attachment-10 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Subject to draft plan conditions in Attachment 3
Engineering*		√	Subject to draft plan conditions in Attachment 3
Parks Planning*		√	Subject to draft plan conditions in Attachment 3
Environmental Planning*		√	Subject to draft plan conditions in Attachment 3
Zoning	√		
Guelph Fire Department	√		
Grand River Conservation Authority*		√	Subject to draft plan conditions in Attachment 3
Upper Grand District School Board*		√	Subject to draft plan conditions in Attachment 3
Hydro One	√		
Union Gas	√		

*Letters attached.

Attachment-10 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE October 16, 2020 File No. 16.152.352

TO **Lindsay Sulatycki**

FROM Mohsin Talpur
DIVISION Engineering Services
DEPARTMENT Infrastructure, Development and Enterprise Services

SUBJECT 1159 Victoria Road South – Redline amendment to an approved Draft Plan of Subdivision and Zoning By-law Amendment.

Document Reviewed:

- a) Memorandum, Re, Re-zoning Residential lands Victoria Park Village-Guelph; Dated December 11, 2019; prepared by Urbantech West Inc.*

We had reviewed above document and offer the following comments:

Comments:

- 1- Adequate capacity is available in the water distribution system of Hutchison Road and there are no water capacity constraints expected for the proposed lots.
- 2- Based on general servicing plan, and sanitary design statement provided for Phase 1a & Phase 1b, the sanitary sewer system on Hutchison Road had sufficient and adequate capacity available to support the proposed lots.
- 3- The stormwater management facility SWMF200 had sufficient capacity to accommodate major and minor flows from proposed lots. However, based on water balance analysis of the subdivision, the western lot adjacent to Lot 16 would require infiltration gallery as per Soil-Mat recommendations.
- 4- The proposed lots are located on the north side where No Parking Anytime restriction is planned. Traffic staff had confirmed that the proposed two lots does not reduce any on street parking spaces.
- 5- It is mentioned that the final grades on the lots will be as much as 4m higher than existing grades and a retaining wall is proposed at the rear lots to accommodate grade differences. However, the referenced grading plan does not illustrate retaining wall(s). We would like to review grading plans with proposed retaining wall to ensure the proposed grading meets our criteria.

Therefore, please have the developer submit detailed grading plans for our review.

Please do not hesitate to contact me if you have any questions regarding my comments.

Thanks,

Mohsin Ali Talpur, M.Eng., P.Eng.
Development - Environmental Engineer

Lindsay Sulatycki

Subject: FW: OZS20-007 - 1159 Victoria Rd S - staff comments

From: Mohsin Talpur <Mohsin.Talpur@guelph.ca>
Sent: Monday, December 7, 2020 5:37 PM
To: Lindsay Sulatycki <Lindsay.Sulatycki@guelph.ca>
Cc: Leah Lefler <Leah.Lefler@guelph.ca>; Tiffany Hanna <Tiffany.Hanna@guelph.ca>; Mary Angelo <Mary.Angelo@guelph.ca>
Subject: FW: OZS20-007 - 1159 Victoria Rd S - staff comments

Hi Lindsay,
The revised additional lot sketch submitted on dated December 2, 2020 is generally satisfactory; the proposed lot drainage is self-contained within the lot boundaries, property line abutting the street line meets City's minimum criteria, and infiltration gallery is proposed on western lot as requested. In addition, Bell box moved to avoid conflict with driveway and servicing by updating composite utilities plan of the subdivision. My comments had reasonably been addressed and I had no further comments.
Should you have any questions, please feel free to contact me.
Thanks,
Mohsin

Mohsin Ali Talpur, M.Eng., P.Eng. | Development Environmental Engineer
Engineering and Transportation Services | **Infrastructure, Development and Enterprise**
City of Guelph

T 519-822-1260 x 2651 | F 519-822-6194
E mohsin.talpur@guelph.ca

légée et confidentielle. Si vous avez reçu ce message par erreur, veuillez le mentionner immédiatement à l'expéditeur et effacer ce courriel.

Attachment-10 Departmental and Agency Comments (continued)

Internal Memo



Date December 15, 2020
To **Lindsay Sulatycki, Senior Development Planner**
From Tiffany Hanna, Park Planner
Service Area Public Services
Department Parks and Recreation
Subject **File number OZS20-007 and 23T-07506**
1159 Victoria Rd. S - Application for Zoning By-law Amendment and Red-line Amendment to Draft Plan of Subdivision

Park Planning & Open Space Development has reviewed the documents listed below in support of the Zoning By-law Amendment as it pertains to 1159 Victoria Rd. S:

- Response to municipal comments, by IBI Group dated November 19, 2020;
- Landscape Plan, prepared by Adesso Design Inc., dated October 2020; and,
- Grading Plan, prepared by Urbantech, dated October 2020.

Park Planning offers the following comments:

Proposed Red-line to the approved Draft Plan of Subdivision & Zoning Bylaw Amendment:

Park Planning has no objection to the Zoning By-Law Amendment to change the zoning from the "Conservation Land" (P.1) Zone to a "Specialized Residential Single Detached" (R.1C-xx) Zone and to red-line Draft Plan of Subdivision 23T-07506 to permit two (2) additional residential lots on the approved draft plan.

Parkland Dedication

Payment in lieu of parkland is not required for this development. As part of the Draft Plan of Subdivision the developer provided 0.955 hectares of parkland that represents 5% of the developable area which is higher than using the alternative rate.

Landscape Plans

Please update the landscape plans as part of the subdivision review for Phase 1B by locating the trees outside the trail sight line corridor.

Upon approval of the Phase 1b landscape and engineering plans, please provide a digital and a full rolled set of all approved plans.

Engineering Plans

The updated grading plans are acceptable.

Upon approval of the Phase 1b landscape and engineering plans, please provide a digital and a full rolled set of all approved plans.

Development Conditions

No new development conditions are required for this Draft Plan of Subdivision. Previous approved conditions still apply.

Conclusion

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, staff support the addition of Lot 16 and Lot 17.

Should you have any questions do not hesitate to contact the undersigned.

Tiffany Hanna, OALA, CSLA, Park Planner
Park and Trails Development, **Public Services**
Location: City Hall
T 519-822-1260 x 3371
E tiffany.hanna@guelph.ca

CC: Leah Lefler, Mohsin Talpur

Attachment-10 Departmental and Agency Comments (continued)

Internal Memo



Date December 1, 2020
To **Lindsay Sulatycki, Senior Development Planner**
From Leah Lefler, Environmental Planner
Service Area Infrastructure, Development and Enterprise Services
Department Planning and Building Services
Subject **1159 Victoria Road South Zoning By-law Amendment (OZS20-007) and Red-line Amendment to Draft Plan of Subdivision (23T-07506)**

Environmental Planning reviewed the following documents that pertain to the proposed Zoning By-law Amendment and Red-line Amendment to the Draft Plan of Subdivision at 1159 Victoria Road South:

- Response to municipal comments, IBI Group, November 19, 2020;
- Landscape Plan, Adesso Design Inc., October 2020;
- Re-Zoning Residential Lands Victoria Park Village – Guelph Servicing Brief, Urbantech West, December 11, 2019;
- Grading Plan, Urbantech West, October 2020;
- Victoria Park Village, Guelph – Scoped Environmental Impact Study, Natural Resource Solutions Inc., April 2020; and
- Victoria Park Village, Guelph – Scoped Environmental Impact Study Response to Comments Received from the City of Guelph, Natural Resource Solutions Inc., November 24, 2020.

Environmental Planning is supportive of the Zoning By-law Amendment to change the zoning from "Conservation Land" (P.1) Zone to a "Specialized Residential Single Detached (R.1C-xx) Zone and Red-line Amendment to Draft Plan of Subdivision 23T-07506 to permit two additional residential lots.

Scoped Environmental Impact Study

Environmental Planning's support is based on the proposal's consistency with the City's Official Plan natural heritage system and water resources policies. A Scoped Environmental Impact Study and Response to Comments Received from the City of Guelph, prepared by Natural Resource Solutions Inc., dated April 2020 and November 2020 respectively, was prepared to confirm the limits of the natural heritage system in proximity of the proposed two additional lots. A map, showing the limits of the natural heritage system in proximity of the proposed two additional lots, is appended to this memo for reference.

The conclusions and recommendations of the Scoped Environmental Impact Study and Response to Comments Received from the City of Guelph are acceptable and should be fully implemented.

Engineering Plans

The Servicing Brief prepared by Urbantech West demonstrates sufficient capacity in the Stormwater Management Facility for the two additional lots. Impacts to the water balance are not anticipated to result from the proposed development. The updated grading and servicing plans meet the requirements of Environmental Planning.

Upon approval, please provide a digital set of all approved plans prepared for Phase 1B.

Development Conditions

No new development conditions are required. Previous approved conditions continue to apply.

Conclusion

The above comments represent Environmental Planning's review of the proposed development. Based on the information reviewed, Environmental Planning is supportive of the two additional lots.

Please do not hesitate to contact the undersigned, should you have any questions.

Leah Lefler, Environmental Planner
Planning and Building Services, **Infrastructure, Development and Enterprise**
Location: City Hall
519-822-1260 extension 2362
leah.lefler@guelph.ca

Copy: Mohsin Talpur, Tiffany Hanna

Map 4
Victoria Park Village,
Guelph - Scoped EIS
Development Constraints
and Concept



- Legend**
- Mixed Property
 - Study Limits
 - Study Area (ZBAs)
 - Limit of Natural Heritage System (NHS)
 - Proposed Development Concept
 - Shared Way Road
 - Terrace Creek - Channel Redesign
 - Permanent Watercourse
 - Previously Designated Wetland (PDW)
 - Road A
 - Riparian Forest
 - Engaged Thicket (Starting)

NATURAL RESOURCE SOLUTIONS INC.
 Applied, Terrestrial and Wetland Ecologists

Map Prepared by Natural Resource Solutions Inc. The map is proprietary and confidential. It is not to be used, copied, reproduced, or disseminated without the written consent of Natural Resource Solutions Inc. All rights reserved. © 2017. Queen's Printer/Imprimeur: Imprimeur du Roi/Her Majesty's Printer.

Scale: 1:5000
 Date: 11/20/2017
 User: jh1117



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Attachment-10 Departmental and Agency Comments (continued)



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

November 30, 2020

Ms. Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Carden Street, Guelph Ontario
N1H 3A1

RE: Application for Zoning By-Law Application and Red-line Amendment to Draft Plan of Subdivision (23T-07506) 1159 Victoria Road South, Guelph

Grand River Conservation Authority (GRCA) staff have reviewed the information provided for the proposed Zoning By-law Amendment and Red-Line Amendment to the Draft Plan of Subdivision for 1159 Victoria Road South, Guelph (Victoria Park Village) and offer the following comments:

Engineering Comments:

1. There is demonstrated sufficient capacity in the Stormwater Management Facility for the additional lots. Further, major system conveyance remains acceptable

Natural Heritage Comments:

2. The conclusions and recommendations in the Scoped Environmental Impact Study, prepared by Natural Resource Solutions Inc. dated April 2020 are acceptable and should be fully implemented.

Advisory Comments:

3. The grading requirements will result in the development of a 4 metre tall retaining wall at the rear of the lots. This may require temporary encroachment into the SWM feature for construction and future maintenance. This should be reviewed the City of Guelph.
4. The applicant will need to obtain a permit from the GRCA pursuant to Ontario Regulation 150/06 for any future grading or development works within the regulated area.

We trust this information is of assistance. If you should have any further questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Ashley Rye".

Ashley Rye
Resource Planner
Grand River Conservation Authority

Attachment-10 Departmental and Agency Comments (continued)



**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

17 November 2020

PLN: 20-091

File Code: R14

Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki

**Re: 0ZS20-007 and 23T-07506
1159 Victoria Road South**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted applications for a red-line amendment to the approved Draft Plan of Subdivision and an associated Zoning By-law Amendment. The proposed amendments would permit the construction of 2 additional residential lots.

UGDSB staff had requested a safe school crossing to be maintained through the preservation of the view corridor and unobstructed sight lines to be demonstrated through updated grading and landscape plans. We have received the Landscape Plan, Grading Plan and Viewshed Analysis on October 28, 2020. After reviewing the materials, it appears that the applicant has addressed the matters related to sight lines and the preservation of view corridor. We believe that UGDSB concerns have been met and we do not have any concerns with the proposal.

In addition, we offer the following comments regarding to the completion of the trail connection.

The last line of Condition 18a states that "*The PTC shall be completely constructed and operational by the time the last of the two roadways to which it connects are both constructed.*" The purpose of the trail connection is to provide a safe, year-round, convenient access between the site and the lands to the north and south of the subject property, including students walking from the development to Ecole Arbour Vista PS. In the event that Phase 2 of the subdivision is delayed, our concern is that there will be no receiving pedestrian infrastructure north of this plan to provide for a contiguous route for students to walk to and from school, despite the developer posting securities with the City for the construction of the trail.

Therefore, to ensure the completion of the pedestrian trail connection, we suggest a modification to Condition 18a as long as it is acceptable and in accordance with the OMB Decision dated November 22, 2013. We request a change depicted in red below:

- a) The Developer shall be responsible for all costs associated with the design and construction of the entire primary north-south trail connection in Storm Water Management Blocks 143, 144 and Open Space Block 137 between Street No. 2 and Street No.6 ("PTC"). This shall include (1) obtaining any required permits, (2) submitting any required drawings for approval, (3) the submission of construction documents by a Professional Engineer, an OALA full member, and any other professionals as required for approvals; and (4) the cost of construction of all required components of the PTC, all to the satisfaction of the City. Prior to the execution of the Phase 1 subdivision agreement, the Developer shall, to the satisfaction of the City, complete the design of the PTC, and provide the City with cash or letter of credit to cover a portion of the costs of the City approved estimate, based on the City approved estimate for the construction of the PTC. Prior to the execution of subsequent subdivision agreement(s),

Upper Grand District School Board

• Martha MacNeil; Chair
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair
• Jen Edwards

• Jolly Bedi
• Mike Foley

• Linda Busuttill
• Robin Ross

• Gail Campbell
• Lynn Topping

the Developer shall, to the satisfaction of the City, provide the City with cash or letter of credit to cover the cost for construction of the remainder of the PTC. *The PTC shall be completely constructed and operational by the time the last of the two roadways to which it connects are both constructed as part of the registration of Phase 1b and 1c. Further, a temporary trail connection will be established through the cul-de-sac in Phase 2 as part of the registration of Phases 1b and 1c. During the registration and construction of Phase 2, the developer will consult with the School Board on additional measures required in order to minimize the impact on the trail connection.*

It should be noted that until this trail connection is completed, students from this subdivision would need to be bused to school which is contrary to the Board's interest in supporting the City's Active Transportation initiatives.

Please note that if a revised submission is made, UGDSB would like to review prior to providing clearance on this subdivision.

Should the applicant wish to discuss this suggested change in conditions, please do not hesitate to contact us.

Sincerely,
Upper Grand District School Board



Ruchika Angrish, MCIP, RPP
Manager of Planning

cc: Tiffany Hanna, Park Planner, City of Guelph
Heather Imm, Senior Planner, UGDSB