

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 4
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment 4
Parks Planning*		√	Subject to conditions in Attachment 4
Environmental Planning*		√	Subject to conditions in Attachment 4
Urban Design*		√	Subject to conditions in Attachment 4
Landscape Planner		√	Subject to conditions in Attachment 4
Grand River Conservation Authority	√		
Upper Grand District School Board*		√	Subject to conditions in Attachment 4
Guelph Hydro/Alectra	√		
Union Gas	√		

*Letters attached.

Attachment-13 Departmental and Agency Comments (continued)



MEMO

FILE: 16.131.001

TO: Lindsay Sulatycki, Senior Development Planner
FROM: Infrastructure, Development and Environmental Engineering
DEPARTMENT: Engineering and Transportation Services
DATE: March 3, 2020
SUBJECT: 166 -178 College Avenue – Official Plan and Zoning By-law Amendment Application (OZS-19-010)

The subject lands are located on the south side of College Avenue West, between Scottsdale Drive and Edinburgh Road South. The lands are approximately 0.68 hectares in size with approximately 104 metres of frontage along College Avenue West. The purpose of the Official Plan Amendment application is to change the land use designations from "Low Density Residential" and "Medium Density Residential" to the "High Density Residential" land use designation with a site specific policy to permit an increase in density to 180 units per hectare and to permit a seniors day use.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Specialized General Apartment" (R.4A-5) Zone and the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone.

If approved, the applications would permit the development of a six-storey apartment building containing 116 residential dwelling units and a seniors day use or day care centre on the ground floor

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

- Functional Servicing and Stormwater Management Report, including the Grading and Drainage Plan and Site Servicing Plan, prepared by MTE Consultants Inc., dated Revised September 22, 2020;
- Geotechnical Investigation Report, prepared by MTE Consultants Inc., dated August 2018;
- Groundwater Monitoring Letter, prepared by MTE Consultants Inc., dated September 22, 2020
- Phase 1 Environmental Site Assessment, prepared by MTE Consultants Inc., dated ;
- Phase II Environmental Site Assessment, prepared by MTE Consultants Inc., dated November 2018;
- (176-178 College Ave) Phase II Environmental Site Assessment, prepared by MTE Consultants Inc., dated September 3 2020;
- Environmental Noise Assessment, prepared by Novus Environmental Inc., dated August 2019; and amended Noise Assessment Letter

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- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 2019; and,
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated August 2019.

1. Road Infrastructure:

College Avenue West abutting the subject property is designated as a two (2) lane with a centre turn lane arterial road with grass boulevard on both sides, asphalt pavement, curb and gutter and concrete sidewalk on both sides of the street. The ultimate right-of-way width of College Avenue abutting the property is 30.00-metres as per the City's Official Plan. The current Right-Of-Way abutting the property is 28.35 metres no road widening is required along the south side of College Avenue West.

Traffic Study, Access, Parking and Transportation Demand Management:

The City's Traffic and Transportation Division has reviewed the revised documents and have no further concerns at this time.

2. Municipal Services:

College Avenue

Existing services within the right-of-way along College Avenue West are as follows:

- 2100mm diameter storm sewer.
- 250mm & 300mm diameter sanitary sewer.
- 300mm diameter watermain.

Servicing Capacities:

Sanitary Sewer Wastewater Collection System and Water Supply/Distribution System.

It has been confirmed that adequate sanitary and water capacities are available off College Avenue to service the proposed development. However, the developer is advised that there is potential for marginal water supply pressure under certain conditions such as peak hour demand scenario at locations with elevation greater than 346 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 339 m height AMSL could range from 47.5 to 52.5 psi (50 psi +/- 2.5 psi) in the existing water system. Any means to mitigate this water pressure scenario to meet current Ontario Building Code standards on site is the developer's responsibility.

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

The size of the existing sanitary sewer is along the frontage is 250mm and increases to 300mm; as such, please revise the discharge table and section 2.3 of the report. This shall be complete

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during the site plan application.

The existing service lateral may be required to be upgraded to meet current standards.

3. Storm Water Management:

The provided swm report is acceptable for the zone change application. However, please note that a revised swm report will be required at the detailed site plan application stage.

Water balance analysis is required maintain pre-development recharge rate, volume and hydroperiods at post-development condition. A groundwater monitoring well has been installed on-site. The water balance requirement will be fulfilled during the detail design stage.

Please note that the stormwater management report will be further assessed during the site plan stage, once the City receives the groundwater monitoring data.

4. Geotechnical Report

As noted in the Geotechnical Investigation Report, if dewatering is required, an Environmental Activity and Sector Registry (ESAR) or Permit to Take Water will be required from the MECP. Further, the geotechnical investigation was completed in August 2018; based on the information provided, the water content is high in the summer months. Monitoring well is installed, and data is being collected; further review of the finalized documents will be reviewed and during the site plan stage.

5. Noise Report

The Noise Assessment and the amended letter is acceptable for the zone change. A detailed noise study will be required during the site plan stage.

6. Environmental

Our Environmental Engineer has reviewed the submitted environmental documents and advises that,

- Prior to the site plan approval, the Owner/Developer must submit UST removal documentation (including confirmatory soil sampling results) for City's records and reference.

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.

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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. The Owner agree to collect and obtain groundwater monitoring data to determine the seasonal high ground water elevation.
 - iii. A Detailed Noise Report shall be submitted and shall be completed in accordance with the City's noise guidelines.
 - iv. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - v. 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;
 - vi. a construction traffic access and control plan for all phases of servicing and building construction;
 - vii. 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 3 i) to 4 vii) 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.

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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, 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.

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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 0.5metre 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.
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.

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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:

"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."

23. 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.

24. 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.

25. 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.

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26. 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.
27. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement and condominium declaration.
28. 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.
29. 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.
30. 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.
31. The Owner must submit UST removal documentation (including confirmatory soil sampling results) for City's records and reference.

Shophan Daniel, C.E.T
Engineering Technologist III

Mary Angelo, P.Eng
Manager, Development and Environmental
Engineering

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Engineering and Capital Infrastructure Services

Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE October 21, 2019
TO **Lindsay Sulatycki**
FROM Jyoti Pathak
DIVISION Parks and Recreation
DEPARTMENT Public Services
SUBJECT **166 and 178 College Avenue West– Proposed Official Plan Amendment and Zoning By-Law Amendment (File # OZS19-010)**

Open Space Planning has reviewed the 'notice of complete applications and public meeting' for the File number OZS19-010 dated October 15, 2019 and the following supporting documents for the Proposed Official Plan Amendment and Zoning By-Law Amendment:

- [Notice of Complete Applications and Public Meeting – November 2019](#)
- [Planning Justification Report – August 2019](#)
- [Conceptual Site Plan, Floor Plans and Elevations – August 2019](#)

Subject Lands:

The subject lands are located on the south side of College Avenue West, between Scottsdale Drive and Edinburgh Road South. The lands are approximately 0.68 hectares in size with approximately 104 metres of frontage along College Avenue West.

Proposed Development:

The purpose of the Official Plan Amendment application is to change the land use designations from "Low Density Residential" and "Medium Density Residential" to the "High Density Residential" land use designation with a site specific policy to permit an increase in density to 180 units per hectare and to permit a seniors day use.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Specialized General Apartment" (R.4A-5) Zone and the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone.

The proposed amendments would permit development of a six-storey apartment building, containing 116 dwelling units and a seniors' day use or day care centre on the ground floor.

Open Space Planning offers the following comments:

Zoning Bylaw Amendment:

Open Space Planning has no objection to the proposed Zoning By-Law Amendment to change the zoning from the "Specialized General Apartment" (R.4A-5) Zone and the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone, subject to the conditions outlined below:

Parkland Dedication:

The current residential development proposal includes development of a six-storey apartment building, containing 116 dwelling units and a seniors' day use or day care centre on the ground floor on the subject site with an area of 0.68 hectares at a density

of 180 units per hectare.

Open Space Planning recommends payment in lieu of conveyance of parkland for the proposed high density residential development. Conveyance of parkland isn't recommended for the subject development as the application of the rate of conveyance of parkland at 30% of the development land would render the remaining portion of the development site impractical for development due to the small site area, less than a hectare.

Payment of money-in-lieu of parkland conveyance shall be required prior to issuance of any building permits, pursuant to s. 42 of the *Planning Act*, and in accordance with City of Guelph By-law (2019)-20366, as amended by By-law (2019)-20380 or any successor thereof. The calculation of the parkland dedication rate will depend on the details of the approved development and rate in effect at the time of the issuance of the first building permit.

Conditions of Development:

Open Space Planning recommends the following development approval conditions:

1. The Developer shall be responsible for a payment in lieu of parkland conveyance for the entire development, in accordance with the City of Guelph Parkland Dedication By-Law 2019 - (20366) as amended by the By-Law 2019 - (20380) or any successor thereof prior to issuance of any building permits.
2. Prior to Site Plan approval, the Owner shall provide a long form appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the amount of payment in-lieu of parkland conveyance pursuant to s.42 of the Planning Act, to the satisfaction of the Deputy CAO of Public Services. The value of the land shall be determined as of the day before the day the first building permit is issued. The long form 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 City in accordance with the Parkland Dedication Bylaw. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the City, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment in-lieu of parkland conveyance.

Summary:

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

Regards,

Jyoti Pathak, Park Planner
Parks and Recreation, **Public Services**
T 519-822-1260 extension 2431
E jyoti.pathak@guelph.ca

C Luke Jefferson, Mary Angelo

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Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE August 18, 2020
TO **Lindsay Sulatycki, Senior Development Planner**
FROM Jason Elliott, Environmental Planner
DIVISION Planning, Urban Design and Building Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT **166-178 College Ave West (OZS19-010)**

Material Reviewed

- Arborist Report and Tree Preservation Plan: 166 and 178 College Ave West, Guelph prepared by North-South Environmental Inc. dated August 14, 2019
- Pinemount – 166 College Ave. W, Guelph Tree Management Plan (Drawings L1.0) prepared by GSP Group; August 14/19 revisions
- 166 & 178 College Ave West 6 Story Building Development Functional Servicing and Stormwater Management Report prepared by MTE Consultants Inc. revised June 1, 2020
- Revised Site Plans prepared by RAW dated June 2020
- Landscape Concept for Common Amenity Area prepared by GSP Group dated June 2020

Proposal

Amend the Official Plan and Zoning Bylaw to permit redevelopment of the property with a six-storey apartment building containing 116 dwelling units and a senior's day use or day care centre on the ground floor.

Background

An unmapped wooded feature is located along the east property limit and it is unclear if it would meet any NHS feature designation criteria (e.g. Cultural Woodland Natural Area). As the existing development on the property is located within the dripline of the trees of the potential feature, Environmental Planning pre-consultation comments indicated that an EIS would not be required if the following was met through the proposal:

- The proposed building is set back further from the dripline than the existing building;
- The proposed SWM plan does not direct stormwater into the wooded area;
- A mitigation plan to protect the dripline through all phases of development including demolition and construction is included in the required Tree Inventory and Preservation Plan; and
- Enhancements to the dripline form part of the proposal.

Review of the materials indicated above was limited to ensure that the outlined items were met. Landscape Planning has completed a more comprehensive review of the TPP and has recommended a condition to ensure that they will be updated. The proposed development displayed on the June 2020 Site Plans is set back further from the dripline than the existing development and the FSR/SWM report indicates that no stormwater is proposed to be directed into the wooded area. Subject to the comments below, Environmental Planning has no objection to the proposed Official Plan and Zoning Bylaw amendments.

Comments

The Arborist Report and Tree Management Plans display Tree Protection Fencing that is intended to protect the trees along the eastern property limit during construction. However, due to the location of the existing development on the site, it will not be possible to implement that fencing during demolition activities. During the site plan or demolition phase of the project, whichever comes first, it is expected that the TPP and Tree Management Plans will be revised to include appropriate mitigation to preserve the trees during demolition.

The Landscape Concept for Common Amenity Area prepared by GSP Group dated June 2020 displays sod along the eastern property limit. It is expected that the landscape plans will be revised during the site plan phase to include native enhancements to the dripline in this area.

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



Jason Elliott
Environmental Planner

Infrastructure, Development and Enterprise
Planning and Building Services
Location: City Hall

519-822-1260 x 2563
Jason.elliott@guelph.ca

C: Rory Templeton

Attachment-13 Departmental and Agency Comments (continued)

Internal Memo



Date January 7, 2021
To **Lindsay Sulatycki, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **166 and 178 College Avenue West: Official Plan Amendment and Zoning By-law Amendment Application – OZS19-010**
Urban Design Comments

Urban Design staff has the following comments based on the:

- Urban Design Brief UPDATE Addendum dated December 1, 2020 from GSP Group;
- Urban Design Brief dated August 27, 2019 from GSP Group;
- Pedestrian Wind Comfort – Letter of Opinion dated August 9, 2019 from Novus Environmental Inc.; and,
- Sun and shadow study report dated January 21, 2020 from RAW Design.

Urban Design Comments

- 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;
 - Addition of a green roof;
 - Improving pedestrian circulation;
 - Increase the westerly setback to conform with the zoning regulations; and,
 - Improved building articulation.
- Generally Urban Design staff is supportive of the approach to the design of the site as shown in the December 2020 revised concept plans and site sections along with the Urban Design Brief addendum, dated December 2020.
- Urban design staff suggest that a setback of 2m from the edge of the roof for the rooftop amenity space to mitigate views into the adjacent property to the west be considered for inclusion in the Zoning Bylaw.
- As part of the site plan process further detailed comments will be discussed including:

- Developing the elevations including materials and colours. Staff strongly support the predominantly masonry finish with hardieboard rather than replica materials. As this is further developed, choose a brick colour that fits with the context of the area. Implement the movement of the balconies on the west elevations as shown on the floor plans. Develop the main entrance further including double-doors facing the street the consideration of a canopy.
- Implementing the directions of the Wind Opinion Letter such as including strategically placed wind screening features on the rooftop amenity to shelter key seating areas during the winter season.
- Further develop the programing for outdoor common amenity space.
- Rooftop mechanical screening details.
- Architectural details.

Prepared By:

David de Groot

Senior Urban Designer

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Attachment-13 Departmental and Agency Comments (continued)



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

Jennifer Passy BES, MCIP, RPP

Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

12 December 2019

PLN: 19-116

File Code: R14

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

Dear Ms. Sulatycki;

Re: **OZS19-010**
166 and 178 College Ave West, Guelph

Planning staff at the Upper Grand District School Board has received and reviewed the application for an Official Plan and Zoning By-law Amendment to permit the development of a six-storey apartment building containing 116 dwelling units and a seniors day use or day care centre on the ground floor.

Please be advised that the Planning Department does not object to the proposed application, subject to the following conditions:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer shall agree in the site plan agreement and condominium declaration that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer shall agree in the site plan agreement and condominium declaration to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Upper Grand District School Board

Jennifer Passy, BES, MCIP, RPP
Manager of Planning

Upper Grand District School Board

• Linda Busuttill; Chair
• Mike Foley

• Mark Bailey; Vice-Chair
• Barbara Lustgarten Evoy

• Jolly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping