

Attachment-9 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Engineering		√	Subject to conditions in Attachment 2
Urban Design*		√	Subject to conditions in Attachment 2
Heritage Planning*		√	Subject to conditions in Attachment 2
Parks Planning*		√	Subject to conditions in Attachment 2
Zoning	√		
Canada Post*	√		

Internal Memo



Date June 18, 2021
To **Katie Nasswetter, Senior Development Planner**
From Ryan Mallory, Planner 2 – Development and Urban Design
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **65 Delhi Street: OZS21-004 – Urban Design Comments**

Urban Design staff has reviewed the 65 Delhi Street Planning Justification Report dated April 2021 and Concept Plan and Building Drawings dated April 2021. The site is currently developed and the proposed redevelopment will retain the majority of the existing building. Improvements to the façade, access and emergency egress are proposed in addition to interior renovations to the existing building.

Background

Urban Design policies from the Official Plan and Urban Design Action Plan were reviewed. The Urban Design Action Plan outlines priority actions for Neighbourhood Infill and Residential Development

The priority actions, included:

Review opportunities for sensitive infill development, especially within the older areas of Guelph that surround the Downtown (i.e., Zoning By-law Map 66) including neighbourhood commercial centres through the Intensification Analysis and Cultural Heritage Action Plan. Based on this work:

- Conserve built heritage and cultural heritage landscape resources where identified and appropriate;
- Review and update zoning bylaw regulations to permit minor and sensitive infill projects.

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 reuse of the existing building on the site as shown on the concept site plan (April 9, 2021) and the Urban Design section of the Planning Justification Report (April 2021).
- A Cultural Heritage Resource Impact Assessment was prepared in support of this application. The assessment recommends that renovation work inside

and outside of the building, needed to meet Ontario Building Code requirements, should consider options that reduce the impact on the existing heritage features. The proposed work should also allow the modifications to be removed in order to return the building to its original space configuration if needed in the future.

- Improvements to the exterior of the building should be sympathetic to the existing heritage features. Exterior stairs and accessible ramp should be designed to enhance the heritage characteristics of the existing building without covering up or detracting from the existing features.
- Careful thought is needed for appropriate treatments to existing and new openings near exterior exit stairs; that enhance the heritage characteristic while ensuring that openings are protected, as required by the Ontario Building Code. The openings within 3m horizontally from the stair shall be detailed and shown on the elevations submitted for site plan approval.
- New walkways are encouraged to improved pedestrian circulation to the site from the adjacent sites and access to Delhi Street.
- 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:
 - Landscaping adjacent to the building and balance of the site.
 - Elevations and new materials should enhance the existing building and be similar or of a higher quality and durability than the existing materials that are retained.
 - Existing masonry should be retained or salvaged and reused within building. Avoid vinyl and exterior insulation finishes.
 - Openings near exits and associated egress routes (stairs, ramps) are protected and enhance the heritage characteristics.
 - Lighting and fixtures.
 - Hardscape materials.
 - Type and location of bicycle parking.
 - Continuing to encourage Low Impact Development technologies that can be incorporated into the landscape and architecture.

Prepared by:

Ryan Mallory, MCIP, RPP

Planner 2 – Development and Urban Design

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Heritage Planning Comments

The Senior Heritage Planner looks forward to participating in the development of a Cultural Heritage Conservation Plan for the property's heritage attributes of 65 Delhi Street as recommended by the Cultural Heritage Resource Impact Assessment submitted by the County of Wellington as part of the Zoning Bylaw Amendment.

Planning staff are preparing a staff report that would recommend that Council consider its intention to designate 65 Delhi Street under Part IV of the Ontario Heritage Act.

At their meeting of May 10, 2021, the Heritage Guelph Committee discussed the Cultural Heritage Resource Impact Assessment (CHRIA) for 65 Delhi Street. The committee carried the following motions:

That Heritage Guelph supports the recommendation made by the CHRIA for 65 Delhi Street in that a Cultural Heritage Conservation Plan be developed for the property's heritage attributes (to the satisfaction of the Senior Heritage Planner); and

That Guelph congratulates the County of Wellington on the development plan; and

That Heritage Guelph recommends that the upgrades (egress routes, accessibility ramp etc.) to the building are done in a sympathetic way; and

That 55 Delhi Street is considered when addressing the upgrades at this location.

INTERNAL MEMO



DATE May 10, 2021
TO **Katie Nasswetter**
FROM Jyoti Pathak
DIVISION Parks
DEPARTMENT Public Services
SUBJECT **65 Delhi Street – Proposed Zoning By-Law Amendment OZS21-004**

Parks and Trails Development has received the notice of complete application and public meeting dated April 20, 2021 for the above noted Proposed Zoning By-Law Amendment and have reviewed the following documents:

- Site Concept Plan and Building Drawings – April 2021
- Planning Justification Report – April 2021

Location

The subject site is approximately 0.53 hectares in size and located to the northwest of the intersection of Delhi Street and Eramosa Road, with frontage along Eramosa Road and access to Delhi Street via a right-of-way over the property to the northwest. The site contains a two storey building. Surrounding land uses include:

- To the north, City owned parkland, with single detached dwellings on the other side of the parkland;
- To the east, across Eramosa, are a variety of single detached dwellings;
- To the south, along Delhi Street, are a mix of medical offices, single detached dwellings and a funeral home;
- To the west, are medical office buildings, and further to the west is the Guelph General Hospital.

Project Description:

The proposal will repurpose the subject lands and existing building for transitional housing. Transitional housing provides an intermediate step between emergency crisis shelter and permanent housing and is intended to support time-limited stays of three months to three years. The County of Wellington will be purchasing a building currently owned by the City of Guelph. The subject lands are designated Major Institutional in the Official Plan and are zoned Specialized Community Park (P.3-1) within Zoning By-law 1995-14864. The proposed transitional housing use is permitted in the Official Plan. The Zoning By-law Amendment is required to rezone the lands to Residential Infill Apartment Zone (R.4D) to: 1) Permit the transitional housing, emergency shelter and child care use as permitted uses, and add a new definition for transitional housing; 2) Recognize any existing conditions that require specialized regulations. The applicant proposes to convert the existing two storey building into transitional housing with a total of 36 suites.

Park and Trail Development offers the following comments:

Zoning Bylaw Amendment:

Park & Trail Development has no objection to the proposed Zoning By-law amendment to

rezone the currently zoned "P.3-1", a specialized Community Park Zone to a new R.4D-?? (Specialized Infill Apartment) Zone, with specialized regulations to permit transitional housing, emergency shelter or daycare uses, together with reductions in minimum frontage, minimum rear yard setback, increase in building setback from the front yard and permission for parking in the front yard.

Parkland Dedication

Parkland dedication may be required for the proposed development according to City of Guelph's Parkland Dedication By-law (2019) 20366 as amended or any successor thereof, prior to issuance of any building permits.

Property Demarcation:

City requires demarcation of city owned lands according to City's property demarcation policy.

Conditions of Development:

Park & Trail Development recommends the following conditions for the development approval:

1. The Owner shall be responsible for parkland dedication to the City to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance with the City's Parkland dedication By-law (2019)-20366 as amended or any successor thereof, prior to issuance of any building permits.
2. The owner shall be responsible for demarcation of city owned lands according to City's property demarcation policy to the satisfaction of the Deputy CAO of Public Services.

Summary:

The above comments represent Parks Planning, Park & Trail Development's review of the proposed development. Based on the current information provided, we would support the proposed development subject to the conditions outlined above.

Jyoti Pathak, Parks Planner
Parks, **Public Services**
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APRIL 21, 2021

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

Re: **65 Delhi St-Notice of Complete Application & Public Meeting**

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*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 at the owner's expense. **Buildings with 100 units or more MUST have 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,

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