

Attachment 9 – Departmental and Agency Comment Summary

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Future consents required; Subject to conditions in Attachment 3
Engineering*		√	Subject to conditions in Attachment 3
Parks Planning*		√	Subject to conditions in Attachment 3
Zoning*		√	
Heritage	√		
Traffic	√		
Landscape Planning*		√	
Guelph Police Service	√		

*Letter/memo attached

Attachment 9 – Departmental and Agency Comment Summary (continued)



MEMO

FILE: 16.131.001

TO: Ryan Mallory, Development Planner
FROM: Shophan Daniel, Engineering Technologist III
DEPARTMENT: Engineering and Transportation Services
DATE: July 28, 2021
SUBJECT: 29-31 Fountain Street West – (OZS21-005)

The applicant has applied to change the zoning from the "Residential Single Detached" (R.1B) Zone and to a "Specialized Residential Semi-Detached" (R.2-??) zone to recognize the existing semi-detached dwelling. The standard R2 zone would permit accessory residential dwelling units. The applicant is proposing a specialized regulation to permit three (3) stacked parking spaces instead of the required maximum of two (2) parking spaces for a semi-detached dwelling with an accessory apartment. Future Consent applications to the Committee of Adjustment will be required to separate the subject lands into individual parcels.

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

- Zone Change Sketch, prepared by Van Harten Inc. dated April 19, 2021
- Servicing Plan, prepared by Van Harten Inc. dated April 14, 2021

1. Road Infrastructure:

Fountain Street West abutting the subject property is designated as a two (2) lane local road with grass boulevard on both sides, asphalt pavement, concrete curb and sidewalk on both sides of the street. The ultimate right-of-way width of Fountain street west abutting the property is 30.18-metres. No road widening is required as per the City's Official Plan.

2. Municipal Services:

Existing City services (Water & Sanitary) are available within the City's Right-Of-Way. The existing dwellings are fully serviced with both water and sanitary services. No new construction is proposed for the semi-dwellings, and the existing lateral connections are not being altered. If any modifications are proposed during the consent application, engineering will review a revised servicing plan.

3. Environmental:

The City considers this application as a minor Rezoning application, such as for applications that are not introducing a more sensitive land use within the existing building/development. Therefore, we require the applicant to provide a Site Screening Questionnaire (SSQ) at

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

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MEMO

minimum, and a Phase One Environmental Site Assessment (ESA) or other studies may or may not be required depending on the information in the SSQ. Please note that the SSQ will be required and shall be provided to the City during the Committee of Adjustment application process.

Please see the link below, and find the SSQ within appendix B of the City of Guelph Guidelines for Development of Contaminated or Potentially Contaminated Sites.

<http://guelph.ca/wp-content/uploads/DevelopmentGuidelinesContaminatedSites.pdf>

4. Staff Conclusion / Recommendations:

Engineering has reviewed the above-noted plans and supports the zone change application. However, please be advised that engineering conditions may be imposed during the Committee of Adjustment process.

Shophan Daniel, C.E.T
Engineering Technologist III

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

Attachment 9 – Departmental and Agency Comment Summary (continued)

Internal Memo



Date July 13, 2021
To **Ryan Mallory**
From Tiffany Hanna, Park Planner
Service Area Public Services
Department Park and Trail Development
Subject **29-31 Fountain Street West**
Proposed Zoning By-Law Amendment
OZS21-005

Parks and Trails Development has reviewed the application for the above noted Proposed Zoning By-Law Amendment and offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment

Park & Trail Development has no objection to the proposed Zoning By-Law Amendment to rezone the property from the "Residential Single Detached" (R.1B) Zone and to a "Specialized Residential Semi-Detached" (R.2-??) Zone to recognize the existing semi-detached dwelling. The standard R2 zone would permit accessory residential dwelling units. The applicant is proposing a specialized regulation to permit three (3) stacked parking spaces instead of the required maximum of two (2) parking spaces for a semi-detached dwelling with an accessory apartment.

Parkland Dedication

Payment in lieu of Conveyance of Parkland is required for the severed portion of development. This will be assessed and reviewed as part of the future Consent application to the Committee of Adjustment.

The payment in lieu of parkland for the current proposal is 5% of the market value of the subject property, however the final cash in lieu of parkland amount will depend on the details of Consent application and the estimated market value of the land a day before issuance of the Certificate of Official.

Prior to issuance of the Certificate of Official, the owner shall provide a satisfactory narrative 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. 51.1 and s. 53(13) of the Planning Act. The value of the land shall be determined as of the day before the day the issuance of the Certificate of Official. The narrative 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 or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting

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reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the amount of payment in lieu of parkland conveyance.

Appraisals are considered valid for a maximum period of one year in accordance with Section 21 of Parkland Dedication By-law (2019) 20366. We recommend providing the appraisal to Park and Trail Development staff at least two months prior to the first building permit submission to avoid delays.

Future Consent application conditions will include:

- The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 51.1 and s. 53(13) of the Planning Act and in accordance with the official Plan policies, prior to the issuance of the Certificate of Official.
- The amount of payment in lieu of parkland would be calculated at a rate of 5% of the appraised property value in accordance with s. 51.1 and s. 53(13) of the Planning Act and in accordance with Official Plan policies.
- Prior to the issuance of the Certificate of Official, the Owner shall provide to the Deputy CAO of Public Services or their designate, a satisfactory narrative appraisal report for the severed portion of the property, prepared for The Corporation of the City of Guelph for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.51.1 and s.53 (13) of the Planning Act. The narrative 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 or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting reasonably, the City reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.

Summary

The above comments represent 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.

Regards,

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

Attachment 9 – Departmental and Agency Comment Summary (continued)

INTERNAL MEMO



DATE May 26, 2021
TO **Ryan Mallory**
FROM Pat Sheehy
DIVISION Building Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT Zoning Services comments- 29-31 Fountain Street W (OZS21-005)

Zoning has reviewed the proposed zoning amendment for the subject property and has the following comments.

The new Accessory Residential Dwelling Unit regulations now only require two parking spaces that are allowed to be stacked in the driveway. The application is requesting permission for three, when only two are required.

Thanks
Pat

Attachment 9 – Departmental and Agency Comment Summary (continued)

INTERNAL MEMO



DATE July 26, 2021
TO **Ryan Mallory**
FROM Rory Barr Templeton
DIVISION Planning Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT 29-31 Fountain Street OZS21-005

Ryan,

I have had the opportunity to review the above noted application and provide the following comments.

Reports and Plans Reviewed:

- Site Plan by Van Harten Surveying Inc., dated April 19, 2021

Hi Ryan,

As per the City's Street Tree Inventory almost all the trees along Fountain Street (except for a few up against the house at 15 Fountain Street) are City owned and maintained. This is important to note as injury and/or destruction of City trees as part of a development application would generally be discouraged by Landscape Planning and Forestry Services unless all other alternatives have been exhausted. Therefore when reviewing the Site Plan noted above, maintaining the width of the existing driveways is strongly encouraged as there are two large Sugar Maples fronting 29 and 31 Fountain Street. These trees are quite tolerant of urban conditions, however, they prefer to grow in areas where soil compaction and salt are not significant issues, which may be the case if the driveways were modified. The one tree closest to the driveway of #29 is mature and very large at 81cm DBH and its health may deteriorate if its existing root system were disturbed.

Consistent with the Official Plan, trees within the City's right-of-way which make up part of the urban forest need to be appropriately considered and protected. This is important for applications which contemplate changes to the City right-of-way (location of driveway, servicing, etc.). Protection of City trees must be optimized as removal of a City tree may not be granted and must be approved by the General Manager of Parks. If driveway widening was contemplated, a Tree Inventory and Preservation Plan (TIPP) would need to be undertaken by a Certified Arborist, at the homeowners expense, to assess the health and condition of the trees, and any potential impacts the proposed development may have on them. Only after the TIPP was completed would injury and/or destruction of City trees be considered by the General Manager of Parks.

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Ryan
July 26, 2021
RE: 29-31 Fountain Street
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I trust these comments are sufficient please let me know if you have any questions.

Regards,



Rory Barr Templeton
Landscape Planner

Planning
Infrastructure, Development and Enterprise
Location: City Hall

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