

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	√		
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
Alectra	√		
Enbridge	√		

*Letters attached.

Attachment-13 Departmental and Agency Comments (continued)



MEMO

FILE: 16.131.001

TO: Michael Witmer, Senior Development Planner
FROM: Infrastructure, Development and Environmental Engineering
DEPARTMENT: Engineering and Tran Services
DATE: July 23, 2021
SUBJECT: 520 Speedvale Avenue (OZS20-006)

The applicant has applied to change the zoning from the "institutional – Educational, Spiritual, and Other Services" (I.1) Zone to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone. The applicant is proposing several specialized regulations to the residential cluster townhouse zone.

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 July, 2020; And Swm Addendum dated April 30, 2021
- Geotechnical Investigation Report, prepared by Chung & Vander Doelen Engineering LTD., dated June 2020;
- Hydrogeological Assessment, prepared by Chung & Vander Doelen Engineering Ltd, Dated April 30, 2021
- Phase 1 Environmental Site Assessment, prepared by Chung & Vander Doelen Engineering Ltd, 2017
- Noise Feasibility Study, prepared by HGC Engineering. dated July 2020;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated May 2020;

1. Road Infrastructure:

Speedvale Avenue East abutting the subject property is designated as a four (4) lane arterial road with grass boulevard on one side, asphalt pavement, curb and gutter and concrete sidewalk on both sides of the street. The ultimate right-of-way width of Speedvale Avenue abutting the property is 30.00-metres as per the City's Official Plan.

Traffic Study, Access, Parking and Transportation Demand Management:

- Drive aisle (for the laneway) between the concrete sidewalk and the parking spaces shall be 6.5m wide as per the DEM.

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

Attachment-13 Departmental and Agency Comments (continued)



MEMO

- Parking spaces shall not be located within any part of the sight triangle as per the zoning by-law. Parking spaces 1 and 84 may be a conflict.
- The length of the internal road should be measured from the curb line.

2. Municipal Services:

Speedvale Avenue East

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

- 300mm diameter storm sewer.
- 200mm & 400mm watermain.
- 250mm diameter sanitary sewer.

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 Speedvale 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 361 m height above mean sea level (AMSL) and average day demand (ADD) scenario at locations with elevation greater than 356 m height AMSL 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

Sufficient (and adequate) capacity is available in the City's existing downstream sanitary sewers to accommodate the discharge of sanitary flows from the Site; at this time, no sanitary capacity constraints were found according to the City's sanitary system model.

At detailed design, service lateral connections will be reviewed, and further comments will be provided during the site plan stage.

3. FSR / Grading / Storm Water Management:

Proposed retaining walls adjacent to existing residential properties shall not exceed 1.0 m in exposed height. Though detailed information regarding the retaining walls was not provided, therefore; retaining walls will be further assessed during the site plan stage.

The SWM criteria was initially provided for this Site in 2017. Prior to site plan submission, the consultant will be required to contact the City to confirm if the existing criteria is still applicable to the Site. Further, it is unclear how larger the external drainage are is and how the flow will be

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

Attachment-13 Departmental and Agency Comments (continued)



MEMO

conveyed to the City's ROW. On-site control will be further refined and detailed in the swm report as part of the site plan approval process. Stormwater management will be further assessed during the site plan stage.

Based on the hydrogeological assessment we understand that infiltration may not be possible at this location due to the native soils and the shallow season groundwater level. Please note the basements shall have a minimum 0.5metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual. However, prior to site plan approval the City will require MTE to confirm what other methods or LIDs were explored that may suit the development. This can be further assessed during the site plan application process.

4. Geotechnical Report

Groundwater on this Site was encountered at 0.71 below the existing grade. If dewatering is needed, an Environmental Activity and Sector Registry (ESAR) or Permit to Take Water will be required from the MECP. This can be completed at the site plan stage. Please note that site plan approval will not be issued until the consultant provide confirmation how the dewatering will take place.

5. Noise Report

The noise feasibility study is acceptable for the zoning change application. Please note that a **detailed noise study** will be required prior to site plan approval.

6. Environmental

- Based on the amendments to the RSC Regulation (O. Reg. 153/04) effective December 4, 2019, the religious buildings was moved from the community category to institutional use category; which means RSC is not required to convert a religious building to residential use.
- Since the Site has been used as a church since 1967 with no commercial or industrial history, the RSC is not a mandatory requirement to change the use of the Site from church to a medium-density residential use.
- The Phase One ESA is dated December 2017, which is older than 18-months requirements as per the City's Guideline for Development of Contaminated or Potentially Contaminated Sites (2016).

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

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

Attachment-13 Departmental and Agency Comments (continued)



MEMO

We will support the zone change; however, prior to the zone change, the developer is required to submit the updated Phase One ESA report completed by a Qualified Person (or QP), either in the form of a letter report or a new Phase One ESA report, as per the City's guideline for City's review 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.

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.

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

Attachment-13 Departmental and Agency Comments (continued)



MEMO

- 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.
 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.

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

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

Attachment-13 Departmental and Agency Comments (continued)



MEMO

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.
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 0.5 metre 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.

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

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

Attachment-13 Departmental and Agency Comments (continued)



MEMO

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.
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

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

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

Attachment-13 Departmental and Agency Comments (continued)



MEMO

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.
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.

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

T 519-837-5604
F 519-822-6194
engineering@guelph.ca

Attachment-13 Departmental and Agency Comments (continued)



MEMO

Shophan Daniel, C.E.T
Engineering Technologist III

Mary Angelo, P.Eng
Manager, IDEE

Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE November 12, 2021

TO **Michael Witmer, Senior Development Planner**

FROM Tarun Saurabh, Policy & Design Technician II

DIVISION Policy and Development Planning

DEPARTMENT Planning and Building Services

**SUBJECT 520 Speedvale Avenue OZS20-006
Official Plan and Zoning By-law Amendment Applications
Urban Design Comments – third Submission**

Urban Design Staff have the following comments based on the Planning Justification Report and Urban Design Brief, dated July 3, 2020; Concept Plan, dated September 21, 2021; Revised Concept Plan, dated March 10, 2021; all by Astrid J. Clos Planning Consultants; and, Height Survey, dated June 30, 2020, by VanHarten Surveying Inc.

A Functional Servicing Report dated July 3, 2020 by MTE; Traffic Impact Brief, dated May 2020 by Paradigm Transportation Solutions Limited; Stormwater Management Addendum, dated April 30, 2021, by MTE; and, various elevations, renderings, servicing, grading and tree preservation plans were also submitted and forms part of these comments. This is the third review of the application.

Background:

Urban Design policies from the Official Plan were reviewed. In addition, City Council approved the Built Form Standards for Mid-rise Buildings and Townhouses on April 9, 2018. The comments below reflect the review of these documents.

A pre-consultation meeting was held October 16, 2019 before the City's Development Review Committee to discuss a proposed redevelopment of this property. A summary letter with complete application requirements was issued by the City on November 4, 2019. The initial Official Plan Amendment and Zoning By-law Amendment applications (July 2020) proposed a cluster townhouse development with 64 stacked, back-to-back units in 4 blocks. Various discussions were held between City staff and the applicant on issues regarding density, built form, compatibility, servicing and neighbourhood concerns raised at the public meeting.

A revised concept was submitted by the applicant in April 2021 for 58 cluster townhouse units in a mix of 3 stacked back-to-back blocks and 1 stacked townhouse block with no back-to-back component. Private amenity areas were added to the rear of each unit in this block. A third revised concept was submitted by the applicant in September 2021 and is now proposing 52 cluster townhouse units in a mix of 2 stacked, back-to-back blocks and 2 stacked blocks. The rear yard setback was also increased to 9.5 metres and the amount of common amenity area has been increased in the latest submission.

Comments are provided based on the original Planning Justification Report and Urban Design Brief, as well as the revised concept plans and various supporting information. Staff acknowledge that the applicant has been working with City Staff and that overall design of the concept plan has been refined and improved since initial submission.

Attachment-13 Departmental and Agency Comments (continued)

Comments on the Revised Development Concept Plan:

The following comments are provided on the submitted development concept and are for further consideration when the developer submits a formal site plan application.

a. Comments on the September 2021 Concept Plan

- Where grade transitions must occur, they should be integrated into the landscape design of the site.
- Please clearly identify the location of retaining walls and height information on the site plan and landscape plans.
- Retaining walls should be limited to a maximum of 0.6m to avoid railings and guards.
- The sidewalk and view from the street should have a terminus and focal point of landscaped greenspace or streetscaping features (i.e. benches, pergola, etc.).
- Consider the locations of outdoor pole lighting (driveway and pedestrian) so that it doesn't interfere with pedestrian movement, tree canopy, and light intrusion into units or adjacent properties. Coordination will be required with a Photometric (Lighting) Plan to be submitted at site plan review.
- Where townhouse blocks are located on a site with variable topography, after a run of 5 stairs, landscaped landings are should be integrated into the front yard design. The overall height from the sidewalk to building entrance or door sill should not exceed 1.5 metres (to ensure that development appropriately responds to and integrates site topography). Please address this in the site plan application (SPA) stage.
- Articulated, safe, accessible and integrated dedicated pedestrian walkways should be incorporated through surface parking areas through differentiated paving materials (i.e. stamped concrete, paver stones, thermal impressed and coloured asphalt) and landscaping, and should be a minimum of 2.0 metres wide. Please address this in the site plan application (SPA) stage.
- Bicycle parking shall be provided and conveniently locations. Visitor bicycle parking spaces should be located in visible, illuminated and accessible locations: at grade, within right-of-ways, and near building entrances and pedestrian walkways (OP Policy 8.12.7).
- The location of bicycle racks should not impede pedestrian movement, accessibility or snow clearing. Please address this in the site plan application (SPA) stage.
- Ensure site design includes adequate space for waste vehicles and containers, including set out locations. Set out locations shall not block sidewalks, fire routes, or accessible parking. Please address this in the site plan application (SPA) stage.

b. Comments on Elevations

- Ensure windows on the sides of the blocks are appropriately scaled to the massing of the building, provide clear glazing and allow for interaction with the adjacent walkway. These openings should not be spandrel glazing.
- Consider enhanced side elevations by wrapping cladding around the blocks, providing enlarged, operable windows, and adding texture or a projection from the wall to help break up the massing.
- Ensure mechanical ventilation, air conditioner units, etc. are located appropriately and do not interfere with use of the private amenity spaces and are not located in public view.
- Elevations to be submitted at site plan shall include details of all functional aspects, such as scuppers, drains, vents, air intake and exhaust pipes, utility meters, etc. Use methods to conceal these features such as using matching colours to the primary

Attachment-13 Departmental and Agency Comments (continued)

- façade materials, locating on side elevations away from walkways and public view, landscaping, etc., where appropriate.
- 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 will be completed through the site plan process. This includes:
 - Lighting fixtures
 - Architectural details
 - Hardscape materials
 - Masonry details such as colours and materials
 - Type and material of benches
 - Type and location of bicycle parking
 - Rooftop mechanical screening details.
 - Addressing the City's Community Energy Initiative (including net zero measures) in the overall building and site design (i.e., solar panels, green roofs, Low Impact Development, electric vehicle charging stations, etc.).

Next Steps:

Please address the comments above on the Site Plan Application stage.

Prepared By:

Tarun Saurabh

Policy & Design Technician II

tarun.saurabh@quelfh.ca

Reviewed By:

Ryan Mallory

Planner 2 – Development and Urban Design

519.822.1260 ext. 2492

Ryan.Mallory@quelfh.ca

Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE June 3, 2021
TO **Michael Witmer**
FROM Mallory Lemon, Park Planner
DIVISION Parks
DEPARTMENT Public Services
**SUBJECT 520 Speedvale Avenue East – Proposed Official Plan Amendment
and Zoning By-Law Amendment OZS20-006**

Park and Trail Development has reviewed the application for the above noted Proposed Zoning By-Law and Official Plan Amendment including the Notice of Revised Application dated May 14, 2021 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 I.1 Zone to R.3A-? Zone and to change the Official Plan designation from Low Density Residential to Medium Density Residential, 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 64.75 units per hectare. In accordance with subsection 17 (c) of the current Parkland Dedication By-law, the cash in lieu calculation would be based on the greater of:

- 5% of the total Market Value of the land, or;
- The equivalent Market Value of one hectare of land per 500 dwelling units proposed

Conditions of Development:

I recommend the following development approval conditions:

1. The Owner shall be responsible for **payment in lieu of conveyance of parkland** 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 by (2019)-20380 or any successor thereof, prior to issuance of any building permits.
2. Prior to the issuance of the first building permit, the Owner shall provide to the Deputy CAO of Public Services or their designate, **a satisfactory narrative appraisal report** 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.42 of the Planning Act. The value of the land shall be determined as of the day before the day the first building permit is issued. The narrative appraisal

Attachment-13 Departmental and Agency Comments (continued)

Michael Witmer

June 3, 2021

**RE: 520 Speedvale Avenue East - Proposed Zoning By-Law and Official Plan
Amendment**

Page 2 of 2

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.

3. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, the City, acting reasonably, 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 and Trail Development'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, **Public Services**

T 519-822-1260 x 3560

Mallory.lemon@guelph.ca

Attachment-13 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

25 August 2020

PLN: 20-059

File Code: R14

Michael Witmer
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Mr. Witmer;

**Re: OZS20-006
520 Speedvale Rd East**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for an Official Plan Amendment and Zoning By-law Amendment to permit the construction of a cluster townhouse development with 64 stacked, back-to-back units in 4 separate blocks.

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 to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ArcGIS (shapefile or geodatabase) format or DXF format using a projected geographic coordinate system, containing the following information: parcel fabric and street network.
- That the developer shall agree in the subdivision agreement 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 and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the subdivision agreement 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."

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

Attachment-13 Departmental and Agency Comments (continued)

25 August 2020
Page 2

Sincerely,
Upper Grand District School Board



Heather Imm, RPP
Senior Planner
heather.imm@ugdsb.on.ca

cc – clerks@guelph.ca