

## Attachment-11 Departmental and Agency Comments

<b>Respondent</b>	<b>No Objection or Comment</b>	<b>Conditional Support</b>	<b>Issues /Concerns</b>
Engineering*		√	Subject to conditions in Attachment 3
Urban Design*		√	Site Plan Approval Required
Parks Planning*		√	Subject to conditions in Attachment 3
Canada Post*		√	Subject to conditions in Attachment 3
As			
Upper Grand District School Board		√	Subject to conditions in Attachment 3

# MEMO

FILE: 16.131.001

TO: Katie Naswetter, Senior Development Planner

FROM: Engineering and Transportation Services

DATE: August 19, 2021

SUBJECT: 47-75 Willow Road  
Legal Description: Lots 6, 7 and Part Lot 8, Registered Plan 593, City of Guelph  
File Number : OZS19-014

The applicant has applied to change the existing standard "Community Commercial" (CC) Zone to a specialized "Community Commercial" (CC-?) Zone. A specialized Community Commercial zone is required to permit the proposed mixed use buildings to be six storeys instead of the three storeys allowed in the standard zone.

If approved, the applications would permit two six storey mixed use buildings, with ground floor commercial units and a total of 130 apartment units.

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 GM Blue Plan Engineering, dated November 13, 2019; and Revised on April 27, 2021
- Phase I Environmental Site Assessment, prepared by Premier Environmental Services Inc., dated August 1 2018;
- Phase II Environmental Site Assessment, prepared by Premier Environmental Services Inc., dated September 14, 2018
- Noise Feasibility Study, prepared by HGC Engineering, November 29, 2019
- Traffic Letter / Report, Salvini Consulting Inc, April 29, 2021

## 1. Road Infrastructure:

**Willow Road** abutting the subject property is designated as a two (2) lane with center 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 Willow Road abutting the property is 30.48-metres no road widening is required as per City's Official Plan.

**Dawson Road** abutting the subject property is designated as a two (2) lane with center turn lane collector 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 Dawson Road

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abutting the property is 30.48-metres no road widening is required as per City's Official Plan.

## Traffic Study, Access, Parking and Transportation Demand Management:

Transportation Services has no further comments at this time and will further examine the application during the site plan application.

The following TDM comments are to be addressed at the site plan stage:

- a) Ensure strong north-south pedestrian connections, including designated crossings, within the site (to ensure pedestrians can easily access both the proposed and existing buildings).
- b) Ideally some or all of the secure bike parking for residents will be located on the building's ground floor, to reduce the need for cyclists to circulate underground parking alongside vehicles (can be hazardous due to constrained space and limited site lines).
- c) As per the TDM Considerations section, Staff will request additional strategies to those listed at the time when a site plan application is made. These may include but are not limited to: unbundled resident parking, wayfinding signage, a bicycle-repair station, and provision of a CarShare vehicle on-site.
- d) Please see Schedule B of the Site Plan Procedures and Guidelines document for the correct bike parking calculation. The 144 spaces proposed on SP.01 should be long term, to serve the residents of the apartment buildings.
- e) Please include EV-charging stations to support the City's 2050 Climate targets.

## 2. Municipal Services:

### *Willow Road*

Existing services within the right-of-way abutting the subject property are as follows:

- 1200mm & 750mm diameter storm sewer.
- 750mm & 225mm diameter sanitary sewer.
- 200mm diameter watermain.

### *Dawson Road*

Existing services within the right-of-way abutting the subject property are as follows:

- 1350mm diameter storm sewer.
- 750mm diameter sanitary sewer.
- 250mm diameter watermain.

## Servicing Capacities:

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

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It has been confirmed that adequate sanitary and water capacities is available within the City System, 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 363 m height above mean sea level (AMSL). And average day demand scenario at locations with elevation at 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 responsibility of the developer.

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

The existing sanitary sewer has sufficient capacity to accommodate the discharge of sanitary flow from the proposed development.

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

### 3. Storm Water Management:

The swm report is acceptable for the purposes of the zone change application. GM Blue Plan has demonstrated that the site can be serviced for storm water management.

Please note that at detailed design GM Blue Plan will need to assess the condition of the existing 300mm storm sewer outlet to confirm that it is not surcharging. CCTV will be required prior to site plan approval.

Stormwater management will be further reviewed during the site plan application.

### 4. Noise Report

The provided noise feasibility study is acceptable for the purpose of the zone change applications. A detailed noise study will be required during the site plan application process.

### 5. Environmental

We will support the zone change. However, it should be noted the Developer shall fulfill the following environmental conditions for a Site Plan Approval:

- I. Submit a copy of all subsequent investigations (i.e. Phase Two ESAs), and risk assessment reports beyond the Phase One ESA; and
- II. Submit a copy of the RSC and the RSC acknowledgement from the MECP

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## 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 MECP "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. A Detailed Noise Report shall be submitted and shall be completed in accordance with the City's noise guidelines.
  - iii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
  - iv. 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;
  - v. a construction traffic access and control plan for all phases of servicing and

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- building construction;
- vi. 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 vi) 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 site plan approval the Owner shall provide a copy of all subsequent investigation (i.e. Supplemental Phase Two ESAs, if required) remediation and/ or risk assessment beyond the Phase One and Two ESAs, completed in accordance with O.Reg. 153/04 (as amended) and shall provide a copy of the RSC and the RSC acknowledgement from the MECP.
  7. 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.
  8. 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).
  9. 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.

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10. 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.
11. 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.
12. 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.
13. 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.
14. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
15. 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.
16. 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.
17. 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

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for building construction from the street line.

18. 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.
19. 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.
20. The Owner shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.
21. 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.
22. 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.
23. 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:
  - a) "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."
  - b) "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

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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."

- c) "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."
- d) "Purchasers and/or tenants of all lots or units are advised that on-street parking restrictions may apply to the street fronting their property."

24.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.

25.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.

26.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.

27.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.

28.The Owner agrees to provide assurance of proper operation and maintenance of the

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infiltration galleries through site plan agreement and condominium declaration.

29. 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.
30. 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.
31. 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.

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**Shophan Daniel, C.E.T**  
**Engineering Technologist III**

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

Engineering and Transportation Services

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# INTERNAL MEMO



DATE December 10, 2021

TO **Katie Nasswetter, Senior Development Planner**

FROM Ryan Mallory, Planner 2 – Development and Urban Design

DIVISION Planning Services

DEPARTMENT Planning, Engineering & Environmental Services

**SUBJECT 47-75 Willow Road: Zoning By-law and Official Plan Amendment Applications  
Urban Design Comments**

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Urban Design Staff have the following comments based on the revised Urban Design Brief, dated April 2021, by BSRD; and the revised Design Report, dated April 21, 2021, by Edge Architects as well as the Planning Justification Report, dated November 2019, from Black, Shoemaker, Robinson & Donaldson Limited (BSRD); Urban Design Brief, dated November 2019, from BSRD; Design Report, dated 2019.11.29, from Edge Architects Ltd.; Pedestrian Level Wind Study – Letter of Opinion, dated October 10, 2019 from Rowan Williams Davies & Irwin Inc. (RWDI). Concept site plan, dated 2019.11.29 by Edge Architects; existing conditions plan and site grading plan, dated November 13, 2019 by GM Blue Plan Engineering.

Updated engineering plans and letters were also submitted in November 2021. 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. Commercial Built Form Standards were approved on December 9, 2019, after the application was received. The comments below reflect the review of these documents.

## **Urban Design Comments:**

### a. Comments on the Site Plan

- Please consider revising the angular plane sections to meet the 45° from the centre line (C/L) of roads.
- Pedestrian circulation needs to be reassessed during the site plan application stage to ensure safe connections through the site.

### b. Comments on Elevations

- 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.

**Next Steps:**

Overall, the staff is supportive of design from a Zoning Permit perspective. However, design pedestrian circulations in and around the site needed to be addressed at the Site Plan Application stage.

Prepared By:

**Ryan Mallory**

Planner 2 – Development and Urban Design

519.822.1260 ext. 2492

[Ryan.Mallory@guelph.ca](mailto:Ryan.Mallory@guelph.ca)

# INTERNAL MEMO



DATE June 24, 2021  
TO **Katie Nasswetter**  
FROM Jyoti Pathak  
DIVISION Parks and Recreation  
DEPARTMENT Public Services  
**SUBJECT 47-75 Willow Road  
Proposed Zoning By-law Amendment and Official Plan  
Amendment (File No. OZS19-014)**

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Park and Trail Development have reviewed the notice of revised submission dated May 28, 2021, for the above proposed Zoning By-law Amendment and Official Plan Amendment and offers the following comments.

#### **Subject Lands:**

The subject property is municipally known as 47-75 Willow Road. It is located on the northwest corner of Willow Road and Dawson Road and includes approximately 94 metres of frontage along Willow Road and 104 metres of frontage on Dawson Road. Total site area is 1.01 hectares.

#### **Proposed Development:**

The proposal includes a mixed-use development, with the addition of two 6 storey apartment buildings with ground floor commercial units and a total of 115 residential apartment units.

#### **Zoning Bylaw Amendment:**

The applicant has applied to change the existing standard "Community Commercial" (CC) Zone to a specialized "Community Commercial" (CC-?) Zone. A specialized Community Commercial zone is required to permit the proposed mixed use buildings to be six storeys instead of the three storeys allowed in the standard zone. Park and Trail Development has no objection to the proposed Zoning Bylaw amendment to rezone the property from the existing standard "Community Commercial" (CC) Zone to a specialized "Community Commercial" (CC-?) Zone provided that the following item is addressed:

#### **Parkland Dedication:**

Parkland dedication is required for the proposed development in accordance with the City of Guelph Parkland Dedication By-law (2019)-20366, as amended, or any successor thereof. Park and Trail Development recommends Payment in lieu of Conveyance of Parkland prior to issuance of any building permits.

- Proposed development includes addition of two six-storey residential apartment buildings with a total of 115 residential units at a net density of 114 units/ha.
- According to sections 18 and 17.(d) of the Parkland Dedication By-law (2019)-20366 the rate for payment in lieu of parkland conveyance will be the greater of the following:

- i. the equivalent Market Value of 1 hectare (1ha) per five-hundred (500) Dwelling Units proposed to be added by the Development or Redevelopment, but in no case to exceed thirty-percent (30%) of the total Market Value of the Land, or;
  - ii. 5% of the total Market Value of the Land.
- For the proposed development of 115 dwelling units the '1 hectare per 500 dwelling units' is equal to 0.23 ha which is approximately 23% of the subject site area of 1.01 ha.
- A narrative appraisal report of the subject property will be required to determine the Payment in lieu of Parkland amount prior to submission of any building permit applications. As per Section 21 of Bylaw (2019)-20366, the appraisal is only considered valid for one (1) year. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal. We recommend submitting the appraisal two months ahead of the building permit application to avoid delays.
- The payment in lieu of parkland for the current proposal has been determined to be 23% of the market value of the subject property of 1.01 ha, however the final cash in lieu of parkland amount will depend on the details of the approved development, the parkland dedication rate in effect at the time of the issuance of the first building permit and the estimated market value of the land a day before issuance of the first building permit.

**Conditions of Development:**

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

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 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 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, Park and Trail Development's support the proposed development subject to the condition outlined above.

Regards,

**Jyoti Pathak, OALA, CSLA**  
Park Planner  
Parks  
**Public Services**

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P:\PS\Parks\ParkTrailDevelopment\PLANNING\CITY\Zoning ByLaw & Official Plan Amendments\47-75 Willow Road\OZS19-014\Second Submission\47-75 WillowRoadOZS19-014.docx



# UPPER GRAND DISTRICT SCHOOL BOARD

## Planning Department

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

Email: [municipal.circulations@ugdsb.on.ca](mailto:municipal.circulations@ugdsb.on.ca)

Tel: 519-822-4420 ext. 821 or Toll Free: 1-800-321-4025

21 June 2021

PLN: 21-036

File Code: R14

Katie Nasswetter  
Senior Development Planner  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Ms. Nasswetter;

**Re: Notice of Revised Submission – OZS19-014  
47-75 Willow Road, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted revised application for a Zoning Bylaw Amendment to permit the construction of two, six-storey mixed use buildings containing a total of 115 residential units.

Please be advised that the Board's conditions submitted January 29, 2020 in response to the original circulation of this plan remain applicable. These comments are attached for your reference.

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

Sincerely,

**Upper Grand District School Board**

Adam Laranjeiro  
Planning Technician  
[adam.laranjeiro@ugdsb.on.ca](mailto:adam.laranjeiro@ugdsb.on.ca)

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### 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



# 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](mailto:jennifer.passy@ugdsb.on.ca)

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

29 January 2020

PLN: 20-004

File Code: R14

Katie Nasswetter  
Senior Development Planner  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Ms. Nasswetter;

**Re: OZS19-014  
47-74 Willow Road, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for an Official Plan and Zoning By-law Amendment to permit the development of two six-storey mixed use buildings with ground floor commercial units and a total of 130 apartment units.

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 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 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."*

We support the pedestrian facilities provided within the development, and note that the sidewalk along the north side of the site may provide the opportunity to formalize connections between the adjacent properties and the Shelldale Centre and Willow Road PS. Residents in nearby apartment buildings have created informal paths between the Shelldale Centre, Willow Road PS and public lands beyond. Formalized connections in this area would improve safety and promote access for all residents.

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

Sincerely,

*Emily Barbaco For*  
**Upper Grand District School Board**

Jennifer Passy, BES, MCIP, RPP Manager of Planning

## 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