

Staff Report



To **City Council**
Service Area Infrastructure, Development and Enterprise Services
Date Monday, February 10, 2020
Subject **Decision Report
300 Water Street
Proposed Official Plan Amendment and Zoning
By-law Amendment
Files: OP1707 and ZC1712
Ward 5**

Report Number IDE-2020-12

Recommendation

1. That the application by GSP Group on behalf of T.J.L. Transport Limited, for an Official Plan Amendment to change the land use designation from "Open Space and Park" with a "Natural Areas Overlay" to the "Low Density Residential" land use designation to permit the development of low density residential uses on the property municipally known as 300 Water Street, and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2020-12, dated February 10, 2020.
2. That the application by GSP Group on behalf of T.J.L. Transport Limited, for a Zoning By-law Amendment to change the zoning from the current "Urban Reserve" (UR) Zone to a "Specialized Residential Single Detached" (R.1C-32) Zone, and to two "Specialized Residential On-Street Townhouse" (R.3B-24) and (R.3B-25) Zones to permit the development of one (1) single detached dwelling and six (6) on-street townhouse units on the property municipally known as 300 Water Street, and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph, be approved in accordance with Attachment 4 of the Infrastructure, Development and Enterprise Report 2020-12, dated February 10, 2020.
3. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 300 Water Street.

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve an Official Plan Amendment and Zoning By-law Amendment to permit the development of one (1) single detached dwelling and six (6) on-street townhouse units on the property municipally known as 300 Water Street.

Key Findings

Planning staff support the proposed Official Plan Amendment and Zoning By-law Amendment subject to the recommended Official Plan Amendment in Attachment 3 and the recommended zoning regulations and conditions in Attachment 4.

Financial Implications

Estimated Development Charges: \$207,646 based on 2019 rates.

Estimated Annual Taxes: \$24,700 based on the 2019 City tax rate for one (1) single detached dwelling and 6 on-street townhouse units (estimate only and actual number may vary)

Report

Background

Applications to amend the Official Plan and Zoning By-law were received for the property municipally known as 300 Water Street from GSP Group on behalf of the property owner, T.J.L Transport Limited. The applications were submitted on December 22, 2017 and deemed to be complete on January 19, 2018. The statutory Public Meeting was held on May 14, 2018. The original applications proposed the development of seven (7) on-street townhouse units and one (1) single detached residential dwelling. The applicant has revised the proposal by removing one (1) on-street townhouse unit and is now proposing to develop the property with six (6) on-street townhouse units and one (1) single detached residential dwelling.

Location

The subject property is located at the south-west corner of Water Street and Denver Road (see Attachment 1 – Location Map and Attachment 2 – Aerial Photograph). The subject property is approximately 0.2 hectares in size and has an exterior frontage of approximately 63.6 metres along Water Street and a frontage of approximately 57.3 metres along Denver Road. The property was previously developed with one (1) single detached residential dwelling which was demolished in May 2015.

Surrounding land uses include:

To the north: Water Street, beyond which are townhouses;

To the south: a Hydro Corridor, beyond which are single detached residential uses;

To the east: Denver Road, beyond which are lands zoned "Urban Reserve" and "Institutional"; and,

To the west: a Hydro Corridor.

Existing Official Plan Land Use Designations and Policies

The subject property is currently designated "Open Space and Park" with a "Natural Areas Overlay" in the Official Plan. Permissible uses in the "Open Space and Park" land use designation include: public and private recreational uses and facilities, parks, golf courses, conservation lands, cemeteries and complementary uses. Complementary uses are uses that are normally associated with the main recreational use, are compatible with, and do not detract from or restrict, the primary function of the Open Space and Parks designation.

The subject property also has a "Natural Areas Overlay" designation. Development or site alteration is not permitted within the Natural Areas included in the "overlay" designation until an Environmental Impact Study (EIS) or Environmental Assessment (EA) has been completed to determine which Natural Heritage System policies, if any, apply and is approved to the satisfaction of the City.

In accordance with Official Plan policies, the applicant has prepared an Environmental Impact Study (EIS) to address the "Natural Areas Overlay" designation. A full review of the EIS and Natural Heritage System policies is included in the Staff Review and Planning Analysis in Attachment 11.

The relevant policies of the existing land use designations are included in Attachment 5.

Description of Proposed Official Plan Amendment

The applicant has applied for an Official Plan Amendment to change the land use designation of the subject property from "Open Space and Park" with a "Natural Areas Overlay" to the "Low Density Residential" land use designation. The "Low Density Residential" land use designation permits residential uses including: detached, semi-detached, duplex dwellings and multiple unit residential buildings, such as townhouses and apartments. The permissible net density within this land use designation is 15 to 35 units per hectare.

The original Official Plan Amendment requested a site-specific policy to be added to the "Low Density Residential" land use designation to allow a maximum density of 40 units per hectare. The applicant has since revised their proposal by removing one (1) on-street townhouse unit, for a total of 6 on-street townhouse units and one (1) single detached residential dwelling, which results in a net density of 33.9 units per hectares, which is within the permissible density range of 15-35 units per hectare. Therefore a site-specific policy in the "Low Density Residential" land use designation is no longer required.

The recommended Official Plan Amendment is included in Attachment 3.

Existing Zoning

The subject property is currently zoned "Urban Reserve" (UR), according to Zoning By-law (1995)-14864, as amended. The UR zone does not permit residential uses.

Description of Proposed Zoning By-law Amendment

Original Application

The intent of the original application was to change the zoning from the "Urban Reserve" (UR) Zone to the "Residential Single Detached" (R.1C) Zone and to a "Specialized Residential On-Street Townhouse" (R.3B-?) Zone to permit the

development of seven (7) on-street townhouse units to one (1) single detached residential dwelling.

In addition to the regulations set out in Table 5.3.2 – Regulations Governing R.3B - On-Street Townhouse Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulations were requested to facilitate the original proposal:

- A minimum lot area of 165 m², whereas Table 5.3.2, Row 2 requires a minimum lot area of 180 m²;
- A minimum lot area per dwelling unit of 165 m², whereas Table 5.3.2, Row 3 requires a minimum lot area of 180 m²; and,
- A minimum rear yard of 1.0 metre for one of the townhouse units, whereas Table 5.3.2, Row 7 requires a minimum rear yard of 7.5 metres.

The original conceptual site plan is included in Attachment 9.

Current Conceptual Site Plan

The applicant has revised the proposal by removing one (1) on-street townhouse unit and is proposing to develop the property with:

- Six (6), two-storey on-street townhouse units with associated driveways and amenity areas;
- One (1) single detached residential dwelling;
- Each townhouse unit will provide 2 parking spaces (one in the garage and one in the driveway); and,
- Access to the townhouse units is proposed off of Water Street and access to the single detached dwelling is proposed off of Denver Road.

In addition to the regulations set out in Table 5.3.2 – Regulations Governing R.3B - On-Street Townhouse Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulations are required for the on-street townhouse units:

- A minimum rear yard of 3.8 metres for one of the townhouse units, whereas Table 5.3.2, Row 7 requires a minimum rear yard of 7.5 metres; and,
- No buildings or structures (excluding fences) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

In addition to the regulations set out in Table 5.1.2 – Regulations Governing R.1 Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulation is required for the residential single detached dwelling:

- A minimum rear yard of 3.5 metres, whereas Table 5.1.2, Row 8 requires a minimum rear yard of 7.5 metres or 20% of the lot depth, whichever is less.

The current conceptual site plan is included in Attachment 10.

Staff Review/Planning Analysis

The staff review and planning analysis for these applications is provided in Attachment 11. The analysis addresses relevant planning considerations, including the issues and questions that were raised by Council and members of the public at the statutory Public Meeting held on May 14, 2018. Final comments on the revised proposal from internal City departments and agencies are included in Attachment 13. The staff review and planning analysis addresses the following:

- Evaluation of the proposal in accordance with the policies of the 2014 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan, including the proposed Official Plan Amendment;
- Review of the proposed zoning and specialized site-specific regulations;
- Review of the proposed site layout and built form compatibility with adjacent and established land uses and parking;
- Review of supporting documents submitted in support of the applications;
- Confirm support for the 2019 Community Energy Initiative Update (CEI); and
- Address all comments and issues raised at the Statutory Public Meeting and all comments received from circulated Agencies and members of the public.

Staff Recommendation

The applicant has revised the proposal since the initial application and statutory public meeting. The applicant has removed one (1) on-street townhouse unit which has removed the requirement for a site-specific policy in "Low Density Residential" land use designation. The removal of one (1) unit also results in the number of site-specific zoning regulations being reduced. A Notice of Revised Submission was sent to interested parties in July 2019 which identified the changes made to the original applications. Through the review of the applications, staff have also identified the need for a specialized zoning regulation to protect the underground infiltration storm galleries and have identified the need for a reduced rear yard setback for the single detached dwelling. The modifications to the proposed development are considered to be minor and therefore staff recommend that no further public notice is required in accordance with Section 34(17) of the Planning Act.

Planning staff are satisfied that the proposed Official Plan and Zoning By-law Amendments are consistent with the 2014 Provincial Policy Statement and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed Official Plan and Zoning By-law Amendments conform to the objectives and policies of the Official Plan and the specialized zoning regulations proposed are appropriate for the site. Planning staff recommend that Council approve the Official Plan Amendment as outlined in Attachment 3 and recommend that Council approve the Zoning By-law Amendment subject to the zoning regulations and proposed conditions to be imposed through site plan approval and or Consent as outlined in Attachment 4.

Financial Implications

Estimated Development Charges: \$207,646 based on 2019 rates.

Estimated Annual Taxes: \$24,700 based on the 2019 City tax rate for one (1) single detached dwelling and 6 on-street townhouse units (estimate only and actual number may vary)

Consultations

The Notice of Complete Application was mailed on February 2, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was mailed on April 24, 2018 to local boards and agencies, City service areas and property owners within 120 metres of

the subject lands. The Notice of Public Meeting was also advertised in the Guelph Tribune on April 19, 2018. Notice of the applications has also been provided by signage on the property and all supporting documents submitted with the application have been posted on the City's website. A Notice of Revised Submission was mailed on July 16, 2019 to interested parties who spoke at the public meeting, provided comments on the application or requested to receive further notice.

On January 20, 2020, the Notice of Decision Meeting was sent to interested parties who spoke at the public meeting, provided comments on the application or requested to receive further notice. The public notification summary is included in Attachment 14.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The proposed development applications are in conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows. A review of how the proposed development applications are in conformity with the City's Official Plan can be found in the Staff Review and Planning Analysis in Attachment 11.

Attachments

Attachment 1 – Location Map and 120m Circulation

Attachment 2 – Aerial Photograph

Attachment 3 – Recommended Official Plan Amendment No. 70

Attachment 4 – Recommended Zoning Regulations and Conditions

Attachment 5 - Existing Official Plan Land Use Designations and Policies

Attachment 6 – Proposed Official Plan Land Use Designation and Policies

Attachment 7 – Existing Zoning

Attachment 8 – Proposed Zoning

Attachment 9 – Original Conceptual Site Plan

Attachment 10 – Current Conceptual Site Plan

Attachment 11 – Staff Review and Planning Analysis

Attachment 12 – Community Energy Initiative Update Commitment

Attachment 13 – Departmental and Agency Comments

Attachment 14 – Public Notification Summary

Departmental Approval

Not applicable.

Report Author

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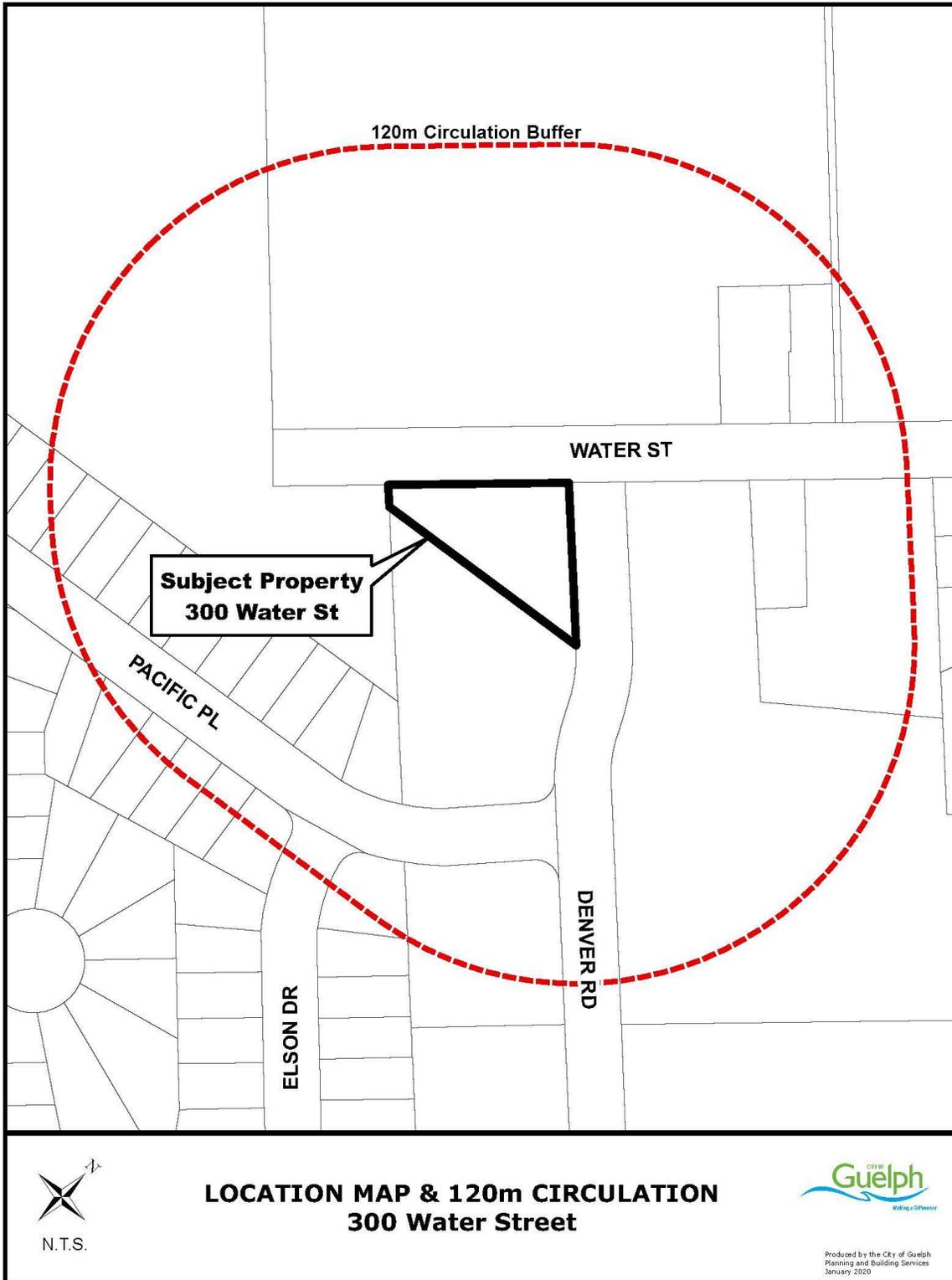
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Attachment 1 – Location Map and 120m Circulation



Attachment 2 – Aerial Photograph



Attachment 3 – Recommended Official Plan Amendment No. 70

O.P.A. No. 70

The purpose of Official Plan Amendment number 70 is to redesignate the property municipally known as 300 Water Street and legally described as Part of Lot 1, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph from the "Open Space and Park" land use designation with a "Natural Areas Overlay" to the "Low Density Residential" land use designation to permit a low density residential development.

Attachment 4 – Recommended Zoning Regulations and Conditions

4A – Zoning Regulations

The applicant is proposing a “Specialized Residential Single Detached” (R.1C-32) Zone, and two “Specialized Residential On-Street Townhouse” (R.3B-24) and (R.3B-25) Zones for the subject property.

In addition to the regulations set out in Section 5.3.2 for the “Residential On-Street Townhouse” (R.3B) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations will apply:

- To permit a minimum rear yard setback of 3.8 metres for one of the townhouse units, whereas Table 5.3.2, Row 7 requires a minimum rear yard of 7.5 metres.
- No buildings or structures (excluding fences) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

In addition to the regulations set out in Table 5.1.2 – Regulations Governing R.1 Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulation is required for the residential single detached dwelling:

- A minimum rear yard of 3.5 metres, whereas Table 5.1.2, Row 8 requires a minimum rear yard of 7.5 metres or 20% of the lot depth, whichever is less.

4B – Proposed Conditions of Site Plan Approval and/or Consent:

The following conditions are provided as information to Council and will be imposed through site plan approval, pursuant to Section 41 of the Planning Act and through future Consent to Sever applications.

1. That prior to the issuance of building permits the Owner/Developer shall apply to the City and obtain site plan approval for the entire development in accordance with Section 41 of The Planning Act. The application shall include submitting a detailed site plan, indicating such items as building location, building design, proposed servicing, grading and drainage, erosion and sediment control, access, traffic circulation and parking to the satisfaction of the General Manager of Planning and Building Services and the General Manager/City Engineer. Such plans shall be certified by a Professional Engineer. All applications for a building permit shall be accompanied by a plan that shows that the proposed building, grading and drainage is in conformance with the approved overall drainage and grading plan.
2. That the Owner/Developer agrees that an upgraded building facade for the end townhouse unit at the corner of Water Street and Denver Road is required.
3. That the Owner/Developer 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 Owner/Developer.
4. That prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer 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. The cost related

to preparation and implementation of such studies, plans and reports shall be borne by the Owner/Developer.

4B – Proposed Conditions of Site Plan Approval and/or Consent (continued):

5. That prior to site plan approval and prior to any construction or grading on the lands, the Owner/Developer 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. a grading, drainage and servicing plan prepared by a Professional Engineer for the site;
 - iii. 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;
 - iv. a construction traffic access and control plan for all phases of servicing and building construction;
 - v. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
6. That the Owner/Developer 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 5 i) to 5 v) inclusive.
7. That the Owner/Developer 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.
8. That prior to any construction or grading on the lands, the Owner/Developer 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.
9. That the Owner/Developer 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).

4B – Proposed Conditions of Site Plan Approval and/or Consent (continued):

10. That the Owner/Developer 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/Developer.
11. That the Owner/Developer 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/Developer 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.
12. That the Owner/Developer 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.
13. That the Owner/Developer shall pay for the design and construction of the proposed sidewalk as shown on the preliminary site servicing and grading plan. (Revision Nov 13, 2019).
14. That the Owner/Developer agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands for drainage and servicing.
15. That the Owner/Developer 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.
16. That the Owner/Developer shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
17. That the Owner/Developer shall confirm that the basements will have a minimum 0.5metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.
18. That the Owner/Developer 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
19. That the Owner/Developer 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.

20. That the Owner/Developer 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.

**4B – Proposed Conditions of Site Plan Approval and/or Consent
(continued):**

21. That the Owner/Developer 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.
22. That the Owner/Developer shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.
23. That the Owner/Developer 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/Developer 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/Developer shall have the Professional Engineer who designed the site grading and drainage submit an as-built grading and drainage plan to the City.
24. That the Owner/Developer 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.”
 - “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.”
 - “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.”
 - “Purchasers and/or tenants of all lots or units are advised that on-street parking restrictions may apply to the street fronting their property.”

25. That the Owner/Developer 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.

**4B – Proposed Conditions of Site Plan Approval and/or Consent
(continued):**

26. That the Owner/Developer 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.
27. That the Owner/Developer 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.
28. That the Owner/Developer shall 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.
29. That the Owner/Developer agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement and condominium declaration.
30. That the Owner/Developer agrees to maintain a 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.
31. That all applications for a building permit shall be accompanied by a plot plan that shows that the proposed building, grading and drainage is in conformance with the approved overall site drainage and grading plan.
32. That the Owner/Developer 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/Developer 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.
33. That prior to site plan approval, the Owner/Developer shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.

34. That prior to site plan approval, the Owner/Developer shall complete an updated Tree Inventory and Preservation Plan and Vegetation Compensation Plan, satisfactory to the General Manager of Planning Services and in accordance with the City of Guelph Private Tree Protection By-law (2010)-19058 prior to any grading, tree removal or construction on the site.

4B – Proposed Conditions of Site Plan Approval and/or Consent (continued):

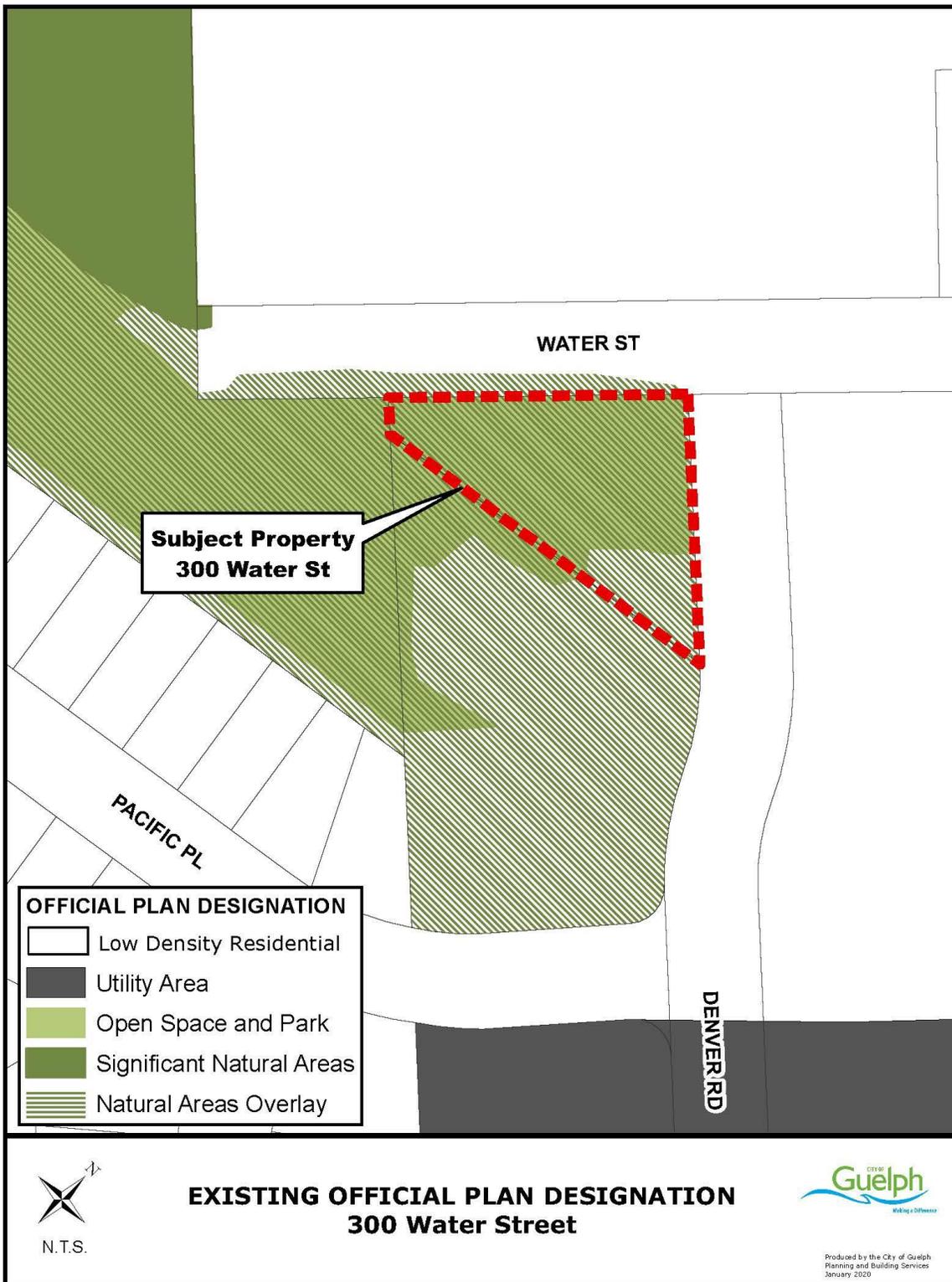
35. That prior to site plan approval, the Owner/Developer shall provide details with respect to:
- verification and confirmation of high groundwater levels on site;
 - in situ permeameter testing in support of the clear stone infiltration gallery;
 - stormwater management plan that demonstrates maintenance of pre- to post-development;
 - recharge and runoff volumes;
 - grading, drainage and erosion and sediment control plans;
 - educational signage; and
 - a salt management plan.
36. That prior to site plan approval, the Owner/Developer shall implement all recommendations of the following Environmental Impact Study and supporting Addenda to the satisfaction of the City: 300 Water Street Environmental Impact Study (NRSI, August 2017), 300 Water Street EIS Agency Comment Responses (NRSI, May 3, 2018), 300 Water Street Guelph July 23rd Agency Comments and Responses (NRSI, November 22, 2018) and 300 Water Street, Guelph Second EIS Addendum – Additional Hydrological Information (NRSI, May 7, 2019).
37. That prior to site plan approval, the Owner/Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
38. That prior to site plan approval, the Owner/Developer shall provide the City with a letter of credit to cover the City approved cost estimate for implementing the Vegetation Compensation Plan or equivalent cash-in-lieu to the satisfaction of the General Manager of Planning and Building Services.
39. That prior to site plan approval, the Owner/Developer shall be responsible for the cost of design and development of the demarcation of lands in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
40. That prior to site plan approval, the Owner/Developer shall be responsible for payment of money 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 to 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.

4B – Proposed Conditions of Site Plan Approval and/or Consent (continued):

41. That prior to the issuance of the first building permit for the townhouse portion of the lands, the Owner/Developer 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 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.
42. That the Owner/Developer shall 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 site plan agreement to be registered on title:
 - "Purchasers and/or tenants of all lots or units abutting the existing Silvercreek Park are advised that it will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence."
 - "Purchasers and/or tenants of all lots or units abutting the existing Silvercreek Park are advised that no private gates will be allowed in this demarcation fence."
 - "Purchasers and/or tenants of all lots or units are advised that a public trail exists in close proximity to all lots and that public access to this trail occurs on Water Street."
 - "Purchasers and/or tenants of all lots are advised that the existing Silvercreek Park has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."
43. That the Owner/Developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the Owner/Developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents of schools in the area.
44. That the Owner/Developer shall pay all Development Charges prior to the issuance of any building permits.
45. That prior to site plan approval, the Owner/Developer shall demonstrate compliance with the City's Waste Management By-law (2011)-19199.

Attachment 5 – Existing Official Plan Land Use Designations and Policies



Attachment 5 – Existing Official Plan Land Use Designations and Policies (continued)

9.7 Open Space and Parks

Open space and parks provide health, environmental, aesthetic and economic benefits that are important elements for a good quality of life. Lands designated Open Space and Parks are public or private areas where the predominant use or function is active or passive recreational activities, conservation management and other open space uses.

Objectives

- a) To develop a balanced distribution of open space, active and passive parkland and recreation facilities that meet the needs of all residents and are conveniently located, accessible and safe.
- b) To co-operate and partner with other public, quasi-public and private organizations in the provision of open space, trails and parks to maximize benefits to the community.
- c) To assist in protecting the City's urban forests, the Natural Heritage System and cultural heritage resources.

Policies

1. Where any land designated Open Space and Parks is under private ownership, this Plan does not imply that such land is open to the general public or that the land will be purchased by the City or any other public agency.
2. Where lands designated Open Space and Parks are in private ownership and a development application is made requesting a change to a land use other than Open Space and Parks, due consideration shall be given by Council to the following:
 - i) Council will consider the acquisition of the subject lands, having regard for the following:
 - a. the provision of adequate open space, parks and recreational areas, particularly in the vicinity of the subject lands;
 - b. the existence of cultural heritage resources or natural heritage features on the site;
 - c. the recreational service that is provided by the existing use and the benefits and costs accruing to the City through the public acquisition of the property;
 - d. the possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and
 - e. the ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space and parks acquisition plan.
 - ii) If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an Open Space and Parks designation by such means as management agreements or easements, where applicable.

Attachment 5 – Existing Official Plan Land Use Designations and Policies (continued):

3. Where the City or any other government agency does not wish to purchase the subject lands, and suitable alternative arrangements to secure the lands in an Open Space and Parks designation have not been derived, due consideration shall be given by Council to amending the Official Plan. When considering such amendments, the City may require a comprehensive study be conducted to determine the most desirable function and use of the lands. In spite of the above, there is no public obligation either to redesignate or purchase any areas designated Open Space and Parks.
4. When developing major recreation facilities such as indoor swimming pools, arenas or major parks or open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.
5. Where appropriate, the City may implement practices that naturalize portions of City parks and incorporate indigenous vegetation.

Permitted Uses

6. The following uses may be permitted in the Open Space and Parks designation, subject to the applicable provisions of this Plan:
 - i) public and private recreational uses and facilities;
 - ii) parks;
 - iii) golf courses;
 - iv) conservation lands;
 - v) cemeteries; and
 - vi) complementary uses.
7. Complementary uses are uses that are normally associated with the main recreational use, are compatible with, and do not detract from or restrict, the primary function of the Open Space and Parks designation. Such complementary uses may include, but are not necessarily restricted to horticulture, restaurants, club houses, pro shops, public halls and other accessory buildings.

4.1.4 Natural Areas

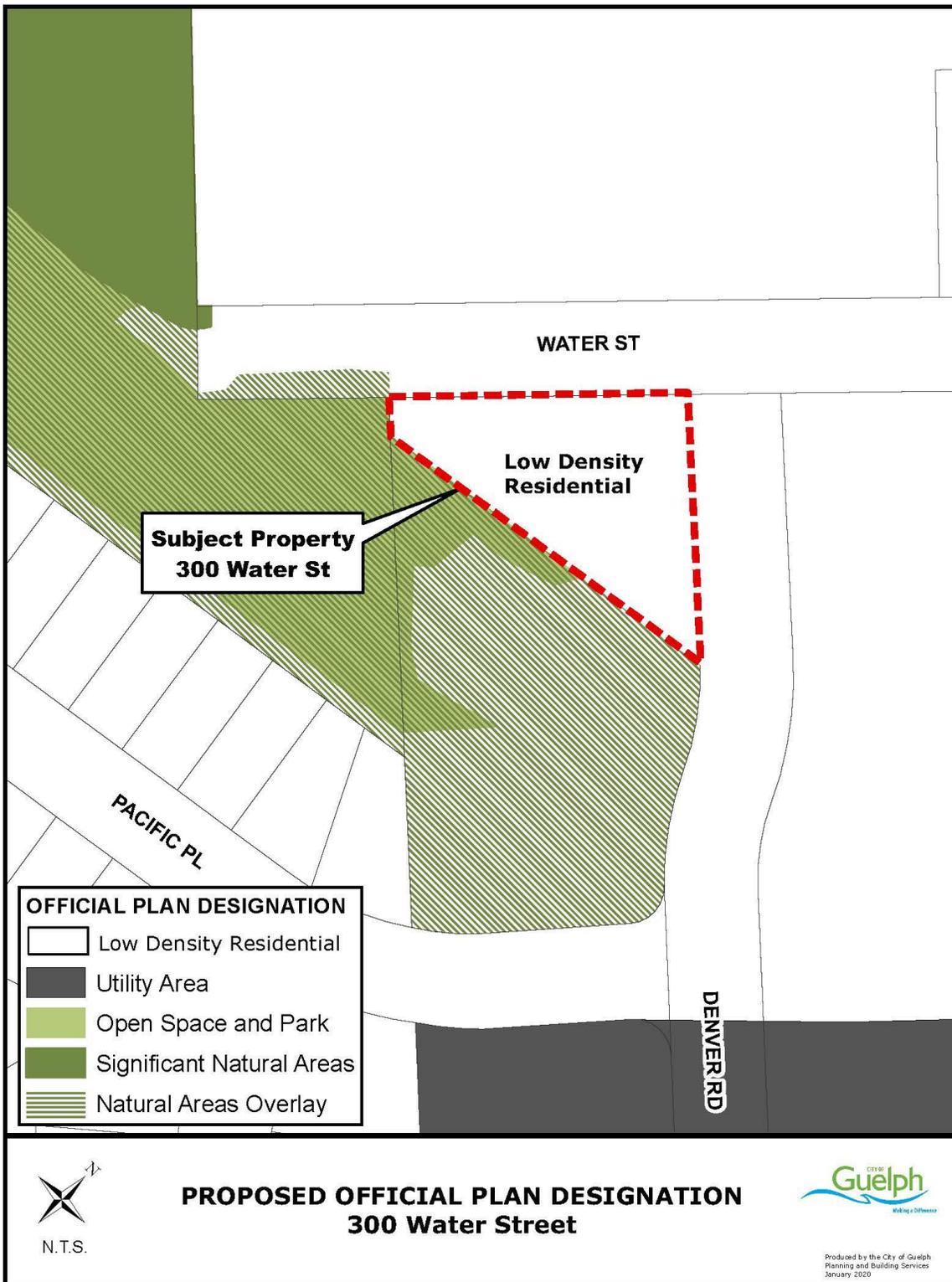
Natural Areas include three categories of features that are considered less ecologically significant than Significant Natural Areas, but that still warrant protection within the Natural Heritage System. The three feature categories are: Other Wetlands, Cultural Woodlands, and Habitat for Significant Species.

Unmapped Natural Areas or all or parts of Natural Areas included in the overlay designation shown on Schedules 2 and 4 require further study to determine the appropriate level of protection in accordance with the policies of this Plan. Natural Areas included in the overlay designation shown on Schedules 2 and 4 include Other Wetlands and Cultural Woodlands. Habitat for Significant Species (excluding Significant habitat of provincially Endangered and Threatened Species) is not identified within the Natural Areas overlay on the schedules of this Plan and must be identified in accordance with 4.1.4.

4.1.4.1 General Policies: Natural Areas

1. Development or site alteration shall not be permitted within unmapped Natural Areas or Natural Areas included in the overlay designation shown on Schedules 2 and 4 until an EIS or EA that determines which Natural Heritage System policies, if any, apply and is approved as part of a complete development application to the satisfaction of the City.
 - i) Where unmapped Natural Areas or all or parts of Natural Areas included in the overlay designation on Schedules 2 and 4 meet one or more of the criteria for designation as Significant Natural Areas, the appropriate policies of 4.1.3 will apply, and the areas identified for protection, including any established buffers, will be deemed to be designated Significant Natural Areas.
 - ii) Where unmapped Natural Areas or all or parts of a Natural Areas included in the overlay designation on Schedules 2 and 4 meet one or more of the criteria for designation as Natural Areas, the appropriate policies under 4.1.4 will apply, and the areas identified for protection, including any established buffers, will be deemed to be designated Natural Areas.
 - iii) Where unmapped Natural Areas or all or parts of a Natural Areas included in the overlay designation on Schedules 2 and 4 do not meet either i) or ii) above, the Natural Areas overlay designation will be deemed removed, and the underlying land use designation will apply.

Attachment 6 – Proposed Official Plan Land Use Designation and Policies



Attachment 6 – Proposed Official Plan Land Use Designation and Policies (continued)

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

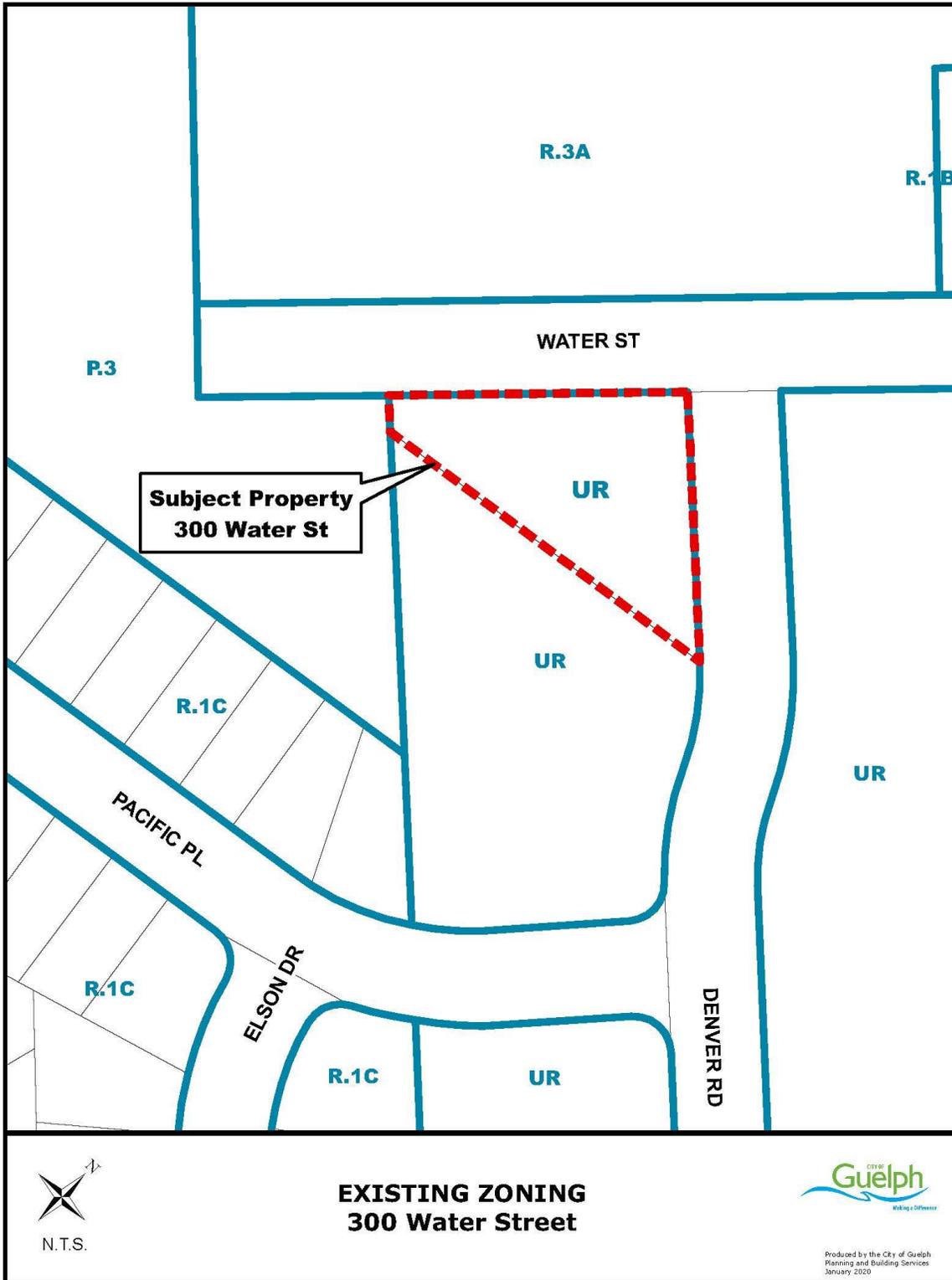
Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3.

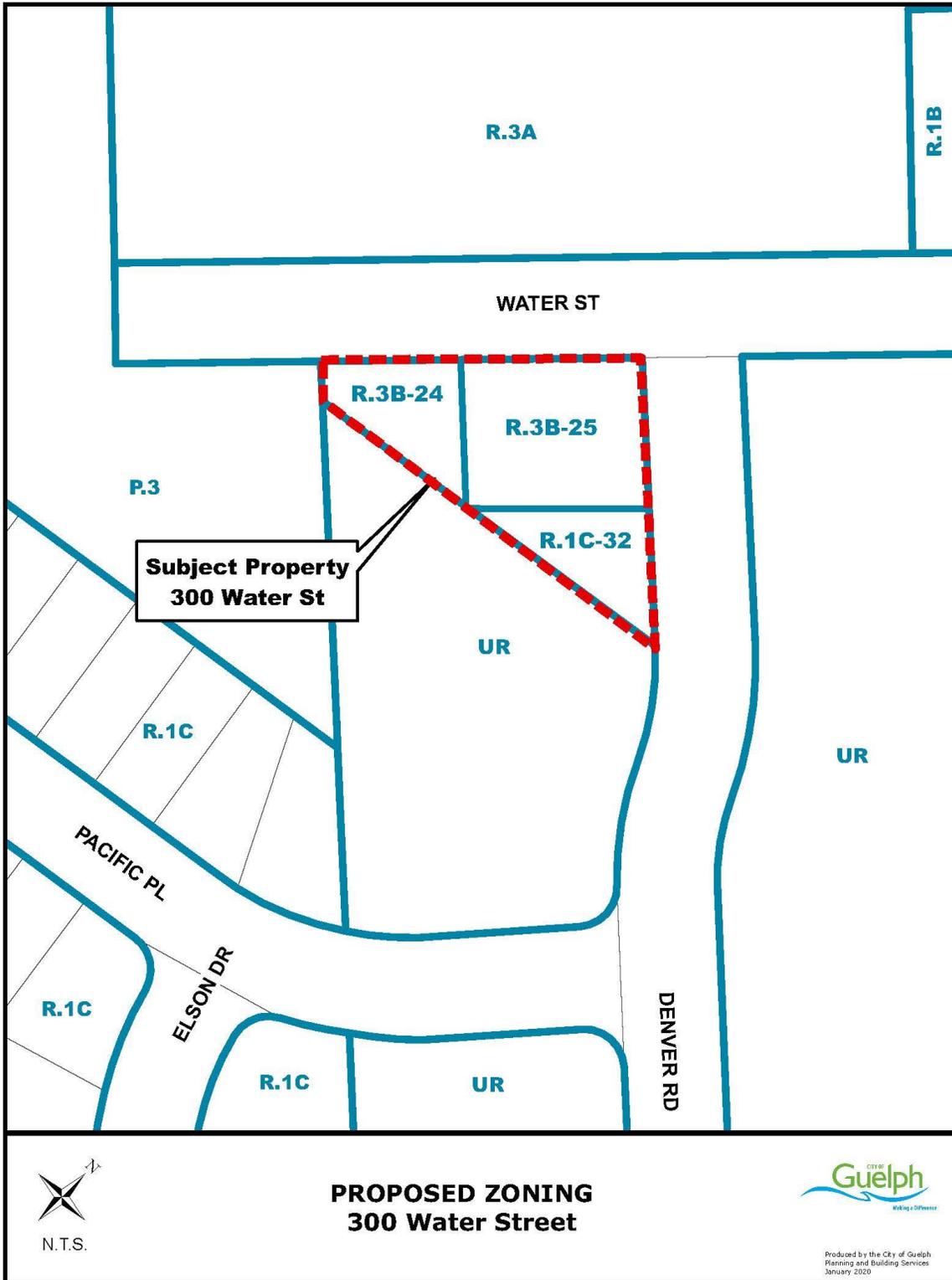
The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.
3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.

Attachment 7 – Existing Zoning



Attachment 8 – Proposed Zoning



Attachment 8 – Proposed Zoning (continued)

In accordance with the specialized zoning regulations outlined in Attachment 4 and Section 5.1 and Section 5.3 of the Zoning By-law as outlined below.

15006, 15378, 17187, 18116, 19063, 19691

TABLE 5.1.2 - REGULATIONS GOVERNING R.1 ZONES

1	Residential Type	SINGLE-DETACHED DWELLINGS			
2	Zones	R.1A	R.1B	R.1C	R.1D
3	Minimum Lot Area	555 m ²	460 m ²	370 m ²	275 m ²
4	Minimum Lot Frontage	18 metres and in accordance with Section 5.1.2.6.	15 metres and in accordance with Section 5.1.2.6.	12 metres and in accordance with Section 5.1.2.6.	9 metres and in accordance with Sections 5.1.2.5 and 5.1.2.6.
5	Maximum Building Height	3 Storeys and in accordance with Section 4.18.			
6	Minimum Front Yard	6 metres and in accordance with Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
6a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7.			
7	Minimum Side Yard 1 to 2 Storeys Over 2 Storeys	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.	1.5 metres 2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	1.2 metres 1.2 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2.	0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2.
8	Minimum Rear Yard	7.5 metres or 20% of the Lot Depth , whichever is less and in accordance with Section 5.1.2.4.			
9	Accessory Buildings or Structures	In accordance with Section 4.5.			
10	Fences	In accordance with Section 4.20.			
11	Off-Street Parking	In accordance with Section 4.13.			
12	Minimum Landscaped Open Space	The Front Yard on any Lot , excepting the Driveway (Residential) shall be landscaped and no parking shall be permitted within this Landscaped Open Space . Despite the definition of Landscaped Open Space , a minimum area of 0.5 metres between the Driveway (Residential) and nearest Lot Line must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.			
13	Garbage, Refuse and Storage	In accordance with Section 4.9.			
14	Garages	For those Lots located within the boundaries indicated on Defined Area Map Number 66, attached Garages shall not project beyond the main front wall of the Building . Where a roofed porch is provided, the Garage may be located ahead of the front wall of the dwelling (enclosing Habitable Floor Space on the first floor) equal to the projection of the porch to a maximum of 2 metres.			

Attachment 8 – Proposed Zoning (continued)

17187, 19691

TABLE 5.3.2 - REGULATIONS GOVERNING R.3 ZONES

Row	Residential Type	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse	R.3B Zone On-Street- Townhouse
2	Minimum Lot Area	800 m ²	1,000 m ²	180 m ²
3	Minimum Lot Area Per Dwelling Unit	270 m ²	150 m ²	180 m ²
4	Minimum Lot Frontage	18 metres	18 metres	6 metres
5	Minimum Front Yard	6 metres and as set out in Section 4.24 and 5.3.2.7.		
5a	Minimum Exterior Side Yard	4.5 metres and in accordance with Sections 4.24, 4.28 and 5.3.2.7		
6	Minimum Side Yard	See Section 5.3.2.2.		1.5m from the side of the Building.
7	Minimum Rear Yard	See Section 5.3.2.2.		7.5 metres
8	Maximum Building Coverage (% of Lot Area)	30	40	50
9	Maximum Building Height	3 Storeys and in accordance with Sections 4.16 and 4.18.		
10	Minimum Distance Between Buildings	See Section 5.3.2.3		--
11	Minimum Common Amenity Area	See Section 5.3.2.4		--
12	Minimum Private Amenity Area	See Section 5.3.2.5		--
13	Minimum Landscaped Open Space (% of Lot Area)	40	40	35
14	Buffer Strip	Where an R.3 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone a Buffer Strip shall be provided. Buffer strips may be located in a required Side or Rear Yard.		
15	Fences	In accordance with Section 4.20.		
16	Off-Street Parking	In accordance with Section 4.13.		
17	Accessory Buildings or Structures	In accordance with Section 4.5.		
18	Maximum Number of Dwelling Units in a Row	12. Despite the preceding, where units are adjacent to a public Street, the maximum number of Dwelling Units in a row shall be 8.		8
19	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
20	Maximum Density of Site	See Section 5.3.2.6		...
21	Maximum Driveway (Residential) width R.3B Zone On-Street Townhouses			See Section 4.13.7.2.5

Attachment 9 – Original Conceptual Site Plan



Attachment 11 – Staff Review and Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the Planning Act. The PPS promotes efficient use of land and development patterns and addresses matters of provincial interest in land use planning. As per section 4.2 of the PPS, all planning decisions shall be consistent with the PPS.

Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. This is achieved in part by promoting efficient development and land use patterns with an appropriate range and mix of residential and employment and other uses to meet long term needs (Policy 1.1.1 (a), (b)).

The proposed development is consistent with these principles by:

- Focusing development within the built-up area of the City of Guelph to make the most efficient use of land and existing services.
- Providing for the development on existing roads in close proximity to transit routes and existing infrastructure/public service facilities.
- Providing a form of housing that is complimentary to adjacent residential development.

Policy 1.1.3 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for and efficiently use planned and/or available infrastructure and public service facilities; minimize impacts to air quality and climate change; and support active transportation. Settlement areas are to also contain a range of uses and opportunities for intensification and redevelopment. Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment taking into consideration existing building stock, brownfield sites and the availability of existing or planned infrastructure or public service facilities.

Policy 1.4.1 states that planning authorities shall provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents. The proposed development is consistent with the Province's direction by: supporting residential intensification, providing a new residential development form on lands containing appropriate levels of infrastructure, and providing for compact housing through residential intensification.

The proposed development is a compact form of development that will use land and infrastructure efficiently and contribute to the range of housing options in the area. The proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with the 2014 Provincial Policy Statement.

Places to Grow

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) provides a framework for managing growth in the Greater Golden Horseshoe area and works to support the achievement of complete communities and to ensure that land to

accommodate forecasted population and employment growth will be available when needed.

The current Growth Plan came into effect on May 16, 2019 and applies to any decisions on planning matters made on or after this date. The Growth Plan builds on other provincial initiatives and policies and provides a framework to manage and guide decisions on growth through building compact, vibrant and complete communities by directing growth to built-up areas, the promotion of transit-supportive densities, and a healthy mix of residential, employment and recreational land uses.

The guiding principles of the plan include:

- Building compact, vibrant and complete communities;
- Optimizing the use of existing and new infrastructure to support growth in a compact and efficient form;
- Providing for different approaches to managing growth that recognize the diversity of communities in the Growth Plan.

The subject property is located within the City's "Built-Up Area" as shown on Schedule 1: Growth Plan Elements of the Official Plan.

Section 2.2.1 and 2.2.2 of the Growth Plan identify how population growth will be accommodated within the "Delineated Built-up Areas". These sections introduce policies related to intensification, reducing dependence on the automobile, complete communities and efficient use of infrastructure and public service facilities. The proposed Zoning By-law Amendment conforms with the policies of this section by:

- Directing development to the built-up area;
- Promoting development that supports active and public transportation options;
- Proposing different housing forms in the neighbourhood that contributes to the mix of housing types in the area;
- Contributing to the objective of a 'complete community' by encouraging development in close proximity to services, public transit and public open space; and,
- Making efficient use of existing infrastructure and public service facilities (e.g. roads, water and sewer, etc.).

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with and conform to the Growth Plan for the Greater Golden Horseshoe (2019).

Official Plan

Existing Land Use Designations and Policies

The subject property is currently designated "Open Space and Park" with a "Natural Areas Overlay" in the Official Plan. Permissible uses in the "Open Space and Park" land use designation include: public and private recreational uses and facilities, parks, golf courses, conservation lands, cemeteries and complementary uses. Complementary uses are uses that are normally associated with the main recreational use, are compatible with, and do not detract from or restrict, the primary function of the Open Space and Parks designation.

The subject property also has a "Natural Areas Overlay" designation. Development or site alteration is not permitted within the Natural Areas included in the "overlay"

designation until an Environmental Impact Study (EIS) or Environmental Assessment (EA) has been completed to determine which Natural Heritage System policies, if any, apply and is approved to the satisfaction of the City.

Natural Resource Solutions Inc. prepared an Environmental Impact Study and associated Addendum in accordance with Official Plan policies to address the "Natural Areas Overlay" designation. The EIS was reviewed and circulated to City staff, the Grand River Conservation Authority (GRCA) and was brought to the July 11, 2018 Environmental Advisory Committee (EAC) meeting. Comments from the City's Environmental Planner, the GRCA and EAC's approved motion of conditional support are provided in Attachment 13.

The subject property was previously connected via the hydro-corridor to the Natural Heritage System. Tree removals that occurred within the hydro-corridor in 2017 severed this connection. The treed area that occurs on the subject property does not meet the City's criteria for Significant Woodland or Cultural Woodland. A small wetland feature occurs on the subject property. The wetland is 0.08 hectares in size and does not meet the 0.5 hectare minimum size criterion for Locally Significant Wetlands or 0.2 hectare minimum size criterion for Other Wetlands. Since the treed area does not qualify as Significant Natural Area or Natural Area, it is not protected by the City's Natural Heritage System policies.

In accordance with Official Plan Policy 4.1.4.1 (iii) – General Policies of Natural Areas, where unmapped Natural Areas or all or parts of Natural Areas included in the overlay designation do not meet the criteria for designation as "Significant Natural Areas" or "Natural Areas", the underlying designation would apply and the "Natural Areas Overlay" designation can be removed. The underlying designation of "Open Space and Parks" would therefore apply and the applicant has applied for an Official Plan Amendment to redesignate the site to the "Low Density Residential" land use designation. Below is an evaluation of the Official Plan Amendment criteria.

Urban Forest and Private Tree Protection By-law Requirements

The subject property is regulated under the City's Private Tree Protection By-law. Based on the Tree Inventory and Preservation Plan (TIPP) prepared by Natural Resource Solutions Inc. (August 2017) in support of the development application, 182 trees greater than 10 centimeters in diameter at breast height are proposed for removal. Of the 182 trees proposed for removal, 122 trees were assessed to be in poor to very poor health and the remaining 60 trees were assessed to be in excellent to fair health. Compensation is required for trees that are in fair or better condition at a 3:1 replacement ratio or cash-in-lieu equivalent, therefore a minimum of 180 compensation plantings are required. Prior to site plan approval, the Owner/Developer is required to prepare an updated TIPP and a condition has been included in Attachment 4 to this effect.

Official Plan Amendment Criteria

Policy 9.7.1 of the Official Plan states that "Where any land designated Open Space and Parks is under private ownership, this Plan does not imply that such land is open to the general public or that the land will be purchased by the City of any other public agency." The applicant has submitted an Official Plan Amendment to redesignate the property to "Low Density Residential".

Policy 9.7.2 of the Official Plan provides criteria to evaluate a development application requesting to change the land use designation from "Open Space and Parks". Below is an evaluation of this criteria:

- a. The provision of adequate open space, parks and recreational areas, particularly in the vicinity of the subject lands.

There is adequate open space and recreational areas/facilities in the vicinity of the subject property including: Silvercreek Park, Water Street Park, Centennial Park (approximately 550 metres), Hugh Park (approximately 1.0 km), and Guelph Soccer Club/Guelph Community Sports Dome.

- b. The existence of cultural heritage resources or natural heritage features on the site.

The applications were circulated to the City's Heritage Planner for comment and no cultural heritage resources potential was identified. As discussed earlier in this report the treed area does not qualify as Significant Natural Area or Natural Area, it is not protected by the City's Natural Heritage System policies.

- c. The recreational service that is provided by the existing use and the benefits and costs accruing to the City through the public acquisition of the property.

The property is in private ownership and is treed so there are no recreational uses currently provided. Parks and Recreation staff have confirmed that there are no plans to acquire this property for active parkland.

- d. The possibility of any other government agency purchasing or sharing in the purchase of the subject lands.

Given the size, location and irregular shape of the property, no other government agency has expressed interest in acquiring the subject property.

- e. The ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space and parks acquisition plan.

The City's Parks and Recreation staff were circulated the applications for review and comment and were part of the original pre-consultation discussions with the applicant. It has been determined that the subject property is not a suitable location for active open space/parkland. Parks and Recreation staff have confirmed that there are no plans to acquire the site for active parkland.

Policy 7.3.2 of the Official Plan provides a Park Hierarchy to determine site suitability for parkland and is primarily based on function, size and population served by each level of open space. The following table summarizes the hierarchy of open space contained in the Official Plan and criteria for each.

Table 1: Park Hierarchy

Type	Primary Use	Size	Staff Comment
Urban Squares	Provide for opportunities for passive recreation and social interaction.	No minimum size specified but are intended to be included within Community Mixed-use Nodes, along Intensification Corridors and within Downtown.	Are to be primarily developed in areas of significant intensification, which this development is not within.
Neighbourhood Parks	Cater to the needs and interests of the residents living within the general vicinity for unorganized, unstructured and spontaneous leisure activities. Generally contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas and may contain natural areas.	Minimum size of 1.0 hectare so that a variety of outdoor recreation activities may be accommodated.	The adjacent neighbourhood is within close proximity to many other Open Space areas including: Centennial Park, Hugh Guthrie Park. There are a number of trails connecting these areas to the neighbourhood. The property is 0.2 hectares, which is significantly smaller than the 1.0 hectare minimum size requirement.
Community Parks	Designed primarily to provide facilities for active recreation at an intermediate and/or major level such as sportsfields, recreation and/or community centres.	10-20 hectares in size	The subject property is not suitable given the size requirements for community parks.

Type	Primary Use	Size	Staff Comment
Regional Parks	Designed to primarily provide facilities or features that attract visitors from the local community and from the broader region.	Greater than 25 hectares in size	The subject property is not suitable given the size requirements for regional parks.

Community Energy Initiative Update (2019) and Climate Change

Section 4.7 of the Official Plan contains policies on Community Energy. Policy 4.7.4.1 of the Official Plan indicates that the City will utilize the development approvals process, such as site plan control, to ensure that new residential development includes sustainable design features.

The Owner/Developer has indicated that they will be including a number of energy efficiency measures within the stacked townhouse development, consistent with the City’s Community Energy Initiative (CEI) 2019 update. These initiatives proposed by the Owner/Developer will contribute to the City meeting its goal to become a net zero community by 2050. The Owner/Developer has provided a letter summarizing how their proposal addresses the CEI update (2019), and it is included in Attachment 12.

Staff are recommending a condition to be implemented through site plan approval that the Owner/Developer shall provide a commitment to incorporate features into the development that will contribute to meeting the action items from the CEI (see condition in Attachment 4).

Urban Design

The proposed development is in keeping with the City’s urban design goals, objectives and policies. To achieve a complete community, the Official Plan contains policies regarding urban design that apply to all development. Several urban design objectives in the Official Plan apply to the proposed development, including:

- To create neighbourhoods with diverse opportunities for living, working, learning and playing (a);
- To build compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking (b); and,
- To design for a choice of mobility including walking, cycling, transit and driving (m).

In April 2018, Council approved the Built Form Standards for Mid-rise Buildings and Townhouses. The Built Form Standards ensure that the future development and design of mid-rise and townhouse forms is appropriate for the City based on existing context and contemporary urban design practices. Based on the approved Built Form Standards, staff is supportive of the approach to the design of the site

shown on the concept plan. The concept plan is meeting several of the built form standards for on-street townhouses including:

- Providing a minimum front yard setback of 6 metres;
- Townhouse units are a minimum of 6 metres wide;
- Driveways have been grouped to maximize soft surfaces and provide more soil volumes for trees;
- Providing a minimum rear yard setback of 7.5 metres for 5 of the 6 units (1 unit has a reduced setback of 3.8 metres due to the irregular shape of the lot);
- Providing a minimum of 35% as landscaped open space; and,
- Providing a minimum exterior side yard setback greater than 4.5 metres to allow for tree planting along the side of the building to help frame the street.

Residential Development Policies

Section 9.3 of the Official Plan contains policies that apply to the residential land use designations. The proposed development satisfies the residential objectives. These objectives include:

- Facilitating the development of a full range of housing types and densities to meet a diversity of lifestyles and the social needs and well-being of current and future residents throughout the City;
- Ensuring compatibility between various forms of housing and between residential and non-residential uses;
- Maintaining the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification;
- Directing new residential development to areas where full municipal services and infrastructure is available and can be provided in an efficient and cost effective manner;
- Ensuring new development is compatible with surrounding land uses and the general character of neighbourhoods; and
- Ensuring new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling and transit.

Policy 9.3.1.1 of the Official Plan provides development criteria for multi-unit residential buildings and intensification proposals. This criteria is to be used to assess development proposals for multi-unit residential development within all residential designations and for intensification proposal within existing residential neighbourhoods. The criteria are listed below and applied to this development application.

1. Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.

The proposed applications facilitate development of a form and scale that is in keeping with the existing neighbourhood. The proposed on-street townhouses and single detached residential dwelling are compatible with the existing townhouses on Water Street and the single detached dwellings on Water Street and on Pacific Place.

2. Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.

The lot frontages proposed are compatible with the general frontages in the area. The on-street townhouse units will have a minimum frontage of 6 metres.

3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.

A number of convenience commercial uses are located within walking distance at the corner of Municipal Street and Edinburgh Road South. Centennial Park is also within walking distance. There is a bus stop within 500 metres of the subject property.

4. Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.

The proposed development of 7 residential units will not have an unacceptable impact on the adjacent roads and intersections. A Traffic Impact Study was not required as part of a complete application and was not requested through the circulation and review of the applications as the number of vehicular trips anticipated from 7 residential units would not warrant one.

5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.

Parking can be provided in the form of garages and driveways and each unit will be able to accommodate two (2) parking spaces.

6. That adequate municipal infrastructure, services and amenity areas for residents can be provided.

Engineering staff have confirmed that there is adequate servicing capacity available to service the proposed development.

7. Surface parking and driveways shall be minimized.

Parking for the proposed development is provided in accordance with the requirements of the Zoning By-law. Driveways for the on-street townhouse units are being grouped to maximize soft surfaces and provide more soil volumes for trees.

8. Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclists and vehicular traffic, where applicable.

The subject property is located on existing municipal roads. The sidewalk will be extended in front of the proposed development along Water Street and Denver Road.

9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.

Grading and stormwater management reports have been prepared in support of the applications. Stormwater is directed to the existing storm system and

grading is proposed within the property limits. The height of the proposed buildings does not impact adjacent properties in terms of shadowing or wind.

10. The development addresses public safety, identified public views and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.

The proposed development does not impact public safety, public views, or impede access to open space, parks and trails.

11. The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.

The City's Senior Heritage Planner has reviewed the development proposal and did not identify any cultural heritage resource impacts from the development.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30% target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the City. The goals and objectives of the AHS have also been incorporated into the Official Plan in Section 7.2 (Affordable Housing). These policies are intended to encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities and have been applied to the review of this proposed residential development application.

Implementing the City's affordable housing target is largely dependent upon designating a suitable amount of land and density for residential use, including mixed use developments. There is a high correlation between the City's growth management policies and the ability to meet both growth management and affordable housing targets. Apartment and townhouse units represent the vast majority of residential units that are below the affordable benchmark price, as identified in the AHS.

The proposed development includes the development of 6 townhouse units and is anticipated to contribute to the City meeting its overall affordable housing target. However, it is also noted that how much of any given development may be affordable cannot be assessed at the time of zoning approval, understanding that this would only be known when the first sale or rental price is established. For this reason, the measurement on the actual achievement of affordable housing targets is done on the basis of what has been constructed and then sold or rented in the previous year. The City's annual Affordable Housing Reports prepared over the past few years have indicated that the City has been meeting affordable housing targets.

Review of Proposed Zoning

In addition to the regulations set out in Section 5.3.2 – "On-Street Townhouse" (R.3B) Zone of Zoning By-law (1995)-14864, as amended the following chart summarizes the specialized zoning regulations of the R.3B-24 and R.3B-25 Zones:

	Required	Proposed
Minimum Rear Yard Setback (applies only to one unit in the R.3B-24 Zone)	7.5 metres	3.8 metres
Storm Gallery Protection	Not required in the standard R.3B Zone.	No buildings or structures (excluding fences) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

In addition to the regulations set out in Table 5.1.2 – Regulations Governing R.1 Zones of Zoning By-law (1995)-14864, as amended, the following specialized regulation is required for the residential single detached dwelling in the R.1C-32 Zone:

	Required	Proposed
Minimum Rear Yard Setback	7.5 metres or 20% of the lot depth, whichever is less	3.5 metres

Analysis of Proposed Zoning

On-Street Townhouses

To permit a minimum rear yard setback of 3.8 metres, whereas Table 5.3.2, Row 7 requires a minimum rear yard setback of 7.5 metres.

Staff comment: this specialized regulation only applies to the end unit and is required at a pinch point to recognize the irregular shape of the lot. The end unit will have a large side yard so a reduction will not negatively impact the outdoor amenity area for the future homeowner.

Storm Gallery Protection - no buildings or structures (excluding fences) shall be located or constructed within 1.5 metres of an underground infiltration storm gallery.

Staff comment: this specialized regulation applies to the townhouse units as underground infiltration galleries are proposed. The purpose of this regulation is to ensure that the underground infiltration galleries are not built on or damaged by buildings or structures and will function as designed.

Single Detached Residential Dwelling

To permit a minimum rear yard of 3.5 metres, whereas Table 5.1.2, Row 8 requires a minimum rear yard of 7.5 metres or 20% of the lot depth, whichever is less.

Staff comment: this specialized regulation is required at a pinch point to recognize the irregular shape of the lot. The lot is meeting the minimum lot area requirement of the zone and still provides a large side yard. A reduction in the minimum rear

yard setback at one point does not negatively impact the outdoor amenity area for the future homeowner.

Engineering Review

Policy 6.1.3 of the Official Plan requires all new development to be on full municipal services, including sanitary sewers, water supply, stormwater management and transportation networks. Engineering and Traffic staff have reviewed the development proposal and supporting studies and have confirmed that the development can be supported by full municipal services and that sufficient capacity is available. The owner/developer will be responsible for all costs associated with connecting, decommissioning existing and upgrading municipal services, where necessary. Engineering staff have provided conditions which are included in Attachment 4 and the full Engineering comments can be found in Attachment 13.

Traffic Review

A Traffic Impact Study (TIS) was not required as part of a complete application or required through the circulation and review of the applications. The number of units proposed (7 in total) does not warrant the submission of a traffic impact study.

Parking

Parking for the proposed development is being provided in excess of the parking requirements of the Zoning By-law. Section 4.13.4.3 of the Zoning By-law requires 1 parking space per townhouse unit and 1 parking space per single detached residential dwelling. Each townhouse unit will provide two (2) parking spaces, 1 in the garage and 1 on the driveway and the single detached dwelling will be providing a minimum of two (2) parking spaces, 1 in the garage and 1 on the driveway.

Parkland Dedication

The owner/developer will be required to pay cash in lieu of conveyance of parkland prior to the issuance of any building permits. The payment in lieu of parkland conveyance would be calculated at a rate of 7.56% of the appraised property value for the townhouse portion of the site in accordance with Section 17(c) of the City Guelph's Parkland Dedication By-law (2019)-20366 as amended by By-law (2019)-20380, or any successor thereof. The single detached portion of the site in the current proposal is 477.1 sq. m. The payment in lieu of parkland conveyance would be in accordance with Valuation Area #4 of Schedule "A" of By-law (2019)-20366 as amended by By-law (2019)-20380, or any successor thereof. According to City records no previous parkland dedication has been provided for this property so the full amount is required. The final payment in lieu of parkland conveyance rate will depend on the final details of the development and rate in effect at the time of issuance of the building permit.

Comments Received on the Applications

The Statutory Public Meeting was held on May 14, 2018. Below is a summary of the issues raised at the public meeting and through the circulation of the applications.

Density

Concerns were raised regarding the density of the proposed development and the impact of the density on the existing neighbourhood.

Staff response: The original application proposed the development of 7 on-street townhouse units and 1 single detached residential dwelling resulting in a density of 39 units per hectare. The applicant has revised the proposal by removing 1 on-street townhouse unit which results in a density of 33.9 units per hectare. The number of residential units proposed is considered to be appropriate, noting that the proposed residential density of 33.9 units per hectare is in conformity with the "Low Density Residential" land use designation of the Official Plan. As discussed earlier in this report, the proposed development is in conformity with the Official Plan and satisfies the Official Plan Amendment criteria.

Traffic

Concerns were raised regarding the amount of traffic that will be added to the area as a result of this development.

Staff response: A Traffic Impact Study (TIS) was not required as part of a complete application or required through the circulation and review of the applications. The number of units proposed (7 in total) does not warrant the submission of a traffic impact study.

Existing on-street parking concerns

Concerns were expressed regarding the loss of on-street parking.

Staff response: On-street parking is not reserved for specific developments or residents. The proposed development will be providing parking in accordance with the requirements of the Zoning By-law.

Specialized Zoning Regulations Requested

Concerns were raised on the original proposal regarding the number of exceptions to the standard R.3B zone.

Staff response: It is common practice for applicants to request specialized regulations to parent zones (ie. R.3B). The Zoning By-law can not contemplate every property's configuration and development constraints. Standard zoning categories cannot be applied to "fit" every property. Staff look at specialized requests on a site-specific basis.

The revised proposal results in the number of specialized regulations required being significantly reduced. The applicant has requested one specialized regulation due to the irregular shape of the lot. An analysis of how this specialized regulation is appropriate is provided earlier in the report.

Loss of Trees

Concerns were raised on both the original proposal and revised proposal regarding the loss of trees as a result of the proposed development.

Staff Response: As discussed earlier in this report, the subject property was previously connected via the hydro-corridor to the Natural Heritage System. Tree removals that occurred within the hydro-corridor in 2017 severed this connection. The treed area that occurs on the subject property does not meet the City's criteria for Significant Woodland or Cultural Woodland. Since the treed area does not

qualify as Significant Natural Area or Natural Area, it is not protected by the City's Natural Heritage System policies.

A Tree Inventory and Preservation Plan (TIPP) was included in the Environmental Impact Study and Environmental Planning staff have reviewed the TIPP. The subject property is regulated under the City's Private Tree Protection By-law. Based on the Tree Inventory and Preservation Plan submitted with the applications, 182 trees greater than 10 centimeters in diameter at breast height are proposed for removal. Of the 182 trees proposed for removal, 122 trees were assessed to be in poor to very poor health and the remaining 60 trees were assessed to be in excellent to fair health. Compensation is required for trees that are in fair or better condition at a 3:1 replacement ratio or cash-in-lieu equivalent, therefore a minimum of 180 compensation plantings are required.

Through the detailed design of the site, the Owner/Developer will need to consider plantable space opportunities to accommodate tree compensation and associated landscaping to support and enhance the City's urban forest.

Peer Review of Environmental Impact Study

One member of the public retained an independent consultant to peer review the Environmental Impact Study submitted by the applicant. Questions were raised as to whether staff would review this peer review.

Staff response: The City's Environmental Planning staff review Environmental Impact Studies submitted in support of development applications. The peer review was forwarded on to Environmental Planning staff for consideration. A number of comments provided in the peer review were also identified by City staff and additional comments provided by staff and EAC were addressed by the applicant in an EIS Addendum.

Attachment 12 – Community Energy Initiative Update Commitment

January 6, 2019

City of Guelph
Planning and Building Services
Infrastructure, Development and Enterprise
1 Carden Street
Guelph, ON N1H 3A1

Attention: Ms. Lindsay Sulatycki, MCIP, RPP
Senior Development Planner

**Re: 300 Water Street – OP1707 and ZC1712
Community Energy Initiative**

Dear Ms. Sulatycki:

Please accept this letter outlining our commitment to the City's Community Energy Initiative and the City of Guelph's goal to become a Net Zero Carbon community by 2050.

While we have not selected a home builder to construct the proposed townhouses and single detached dwelling, we are committed to working with the future builder in order to support sustainability. This is expected to be implemented through the following conservation measures:

- All dwelling units will be equipped with low flow faucets and showerheads and low volume flush toilets;
- Individually metered units which allow each resident to monitor/limit their energy usage;
- Double-glazed windows/high performing or Energy star windows;
- Install energy efficient lighting;
- Select energy efficient appliances and electronics;
- Drought resistant soft landscape materials will be used wherever possible;
- All dwelling units will incorporate Low VOC (volatile organic compounds) emitting and recycled materials wherever possible;
- Trees will be planted to enhance tree canopy as a result of the proposed development.

A number of convenience commercial uses are located within walking distance (700 metres) at the corner of Municipal Street and Edinburgh Road South including, restaurants and a fitness centre. Centennial Park is located within 550 metre walk of the Site and Hugh Park is located within a 1.0 kilometre walk of the Site. There is a bus stop located at Edinburgh and Water Street which is within a 500 metre walk of the Site. The location of the Site and the opportunity to walk and use public transportation will help to contribute to the City's target to reduce transportation energy.

We trust that the above noted measures demonstrate our commitment to ensuring that the proposed dwelling units are ultimately energy efficient.

Regards,



Joe Rider
TJL Transport Ltd.

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
Grand River Conservation Authority*		√	
Heritage Planning	√		
Zoning	√		
Upper Grand District School Board*		√	Subject to conditions in Attachment 4

*Letters attached.



MEMO

FILE: 16.131.001

TO: Lindsay Sulatycki, Senior Development Planner
FROM: Infrastructure, Development and Environmental Engineering
DEPARTMENT: Engineering and Tran Services
DATE: January 8, 2020
SUBJECT: 300 Water Street – Zoning By-law Amendment Application (ZC1709)

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the “Urban Reserve” (UR) zone to a “Residential Single Detached” (R.1C) zone and to a “Specialized Residential On-Street Townhouse” (R.3B-?) zone.

The subject property is located on the south-west corner of Water Street and Denver Road (see Schedule 1 - Location Map). The property is approximately 0.2 hectares in size and has an exterior frontage of approximately 63.6 metres along Water Street and a frontage of approximately 57.3 metres along Denver Road. The property is currently vacant and contains a number of trees.

Surrounding land uses include:

- To the north: Water Street, beyond which are residential townhouses;
- To the south: a Hydro Corridor, beyond which are single detached residential uses;
- To the east: Denver Road, beyond which are lands zoned “Urban Reserve” and “Institutional”, and,
- To the west: a Hydro Corridor

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

- Development Concept Plan, prepared by GSP Group, dated February 23, 2017;
- On-Street Parking Plan, prepared by GSP Group, dated July 26, 2017;
- Topographical Plan, prepared by Van Harten Surveying Inc., dated December 19, 2011;
- Phase One Environmental Site Assessment, prepared by GM Blue Plan Engineering, dated May 19, 2017;
- Functional Servicing Letter, prepared by GM Blue Plan Engineering, dated Revised November 13, 2019;
- Preliminary Site Servicing and Grading Plan, prepared by GM Blue Plan Engineering, dated November 13, 2019.

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1. Road Infrastructure:

Water Street abutting the subject property is designated as a two (2) lane local road with grass boulevard on both sides, asphalt pavement, curb and gutter and concrete sidewalk on the north sides of the street. The ultimate right-of-way width of *Water Street* abutting the property is approximately 20.00-metres and has not been identified in the City's official plan for road widening.

Denver Road abutting the subject property is designated as a two (2) lane local road with grass boulevard on both sides, asphalt pavement, curb and concrete sidewalk on the east sides of the street. The right-of-way width of *Denver Road* abutting the property is approximately 20.12-metres and has not been identified in the City's official plan for road widening.

Traffic Study, Access, Parking and Transportation Demand Management:

Development Concept Plan

- To provide distance from the proposed driveways to the hydro poles and fire hydrant. The minimum distance is 1.5m. It is noted on the drawing relocate the hydro pole will be relocated, this will be further investigated during the site plan application.

2. Municipal Services:

Water Street and Denver Rd

Existing services within the right-of-way along *Water Street* are as follows:

- 525mm diameter storm sewer.
- 200mm diameter sanitary sewer.
- 300mm diameter watermain.

Existing services within the right-of-way along *Denver Rd* are as follows:

- 525mm diameter storm sewer.
- 200mm diameter watermain.
- No Sanitary Sewer on *Denver Rd*.

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 *Water Street*. 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 347 m height above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 340 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.

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

The proposed single detached house will require a service connection, as there are no existing sanitary sewers on Denver Rd. Further, a 3-metre wide easement has been shown on the revised plan in favour of the future homeowner, to service the detached house. Please note that the City will not assume the service lateral and all cost associated with the maintenance, and replacement will be the responsibility of the future homeowner.

3. Storm Water Management

The revised FSR states that the infiltration gallery has a 1.5m separation from the high groundwater table, however due to the close proximity of the bedrock and structures; we ask the engineer to investigate/monitor the groundwater during the site plan application process and review, the groundwater data must continue to be collected. Prior to site plan application approval, the seasonal high groundwater and design of the infiltration gallery must be updated with the new data. This will ensure that there is sufficient data informing the seasonal high elevations prior to site plan approval.

During detailed design, the seasonal high groundwater elevation is to be shown on the engineering grading plans to ensure that house basement floor elevations are a minimum 0.5metre higher than the seasonal high groundwater elevation. If the 0.5metre separation cannot be achieved, the developer shall build the houses without basements or the developer shall construct waterproof basements as per the Ontario Building Code.

A minimum of one on-site infiltration test shall be conducted at the proposed bottom elevation of each infiltration BMP. In addition, one on-site infiltration test shall be conducted at every other soil horizon encountered within 1.5 meters below the proposed bottom elevation. One of the following methods are to be used to determine the field saturated hydraulic conductivity (Ks):

Guelph Permeameter method (Constant head well permeameter method); and/or Constant head double-ring infiltrometer method.

For further details, please see the multi-step infiltration testing protocol as documented in the Credit Valley Conservation (CVC) Authority Low Impact Development Stormwater Management Planning and Design Guide, "Appendix C- site evaluation and soil testing protocol for stormwater infiltration credit valley conservation (CVC) authority stormwater management criteria". Further in the detail drawing please show the seasonal high groundwater elevation i.e. spring high.

Please note that as per the City design criteria for storm water management the applicant is required to match the pre-development infiltration rate. The testing shall be completed prior to site plan approval. Stormwater Management will be reviewed and further examined during the site plan application.

4. Environmental

The Site is approximately 0.21 hectare (or 0.51 acres) in size and currently vacant with wooded areas.

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The summary of findings of the Phase One ESA is as indicated below:

- The Site was occupied by a two-storey residential building until it was demolished in 2015.
- No actual or potential environmental concerns or impacts were identified or associated with the current and historical usage of the Site.

COMMENTS:

Based on the findings of the Phase One ESA report, it appears that no actual or potential environmental concerns or risks were associated with the historical or current on-site operations or any off-site impacts.

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. a grading, drainage and servicing plan prepared by a Professional Engineer for the site;
 - iii. 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;
 - iv. a construction traffic access and control plan for all phases of servicing and building construction;
 - v. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.

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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 4 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 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 shall pay for the design and construction of the proposed sidewalk as shown on the preliminary site servicing and grading plan. (Revision Nov 13, 2019)
12. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands for drainage and servicing.
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.

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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 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 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:
 - 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 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

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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.”
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.
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 is 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

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fee to the satisfaction of the City.

Shop han Daniel
Engineering Technologist III

Mary Angelo
Supervisor, Development Engineering

**Infrastructure, Development & Environmental
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INTERNAL MEMO



DATE September 12, 2019
TO Lindsay Sulatycki
FROM Jyoti Pathak
DIVISION Parks and Recreation
DEPARTMENT Public Services
SUBJECT 300 Water Street – Proposed Zoning By-Law Amendment ZC 1712 and Official Plan Amendment OP 1707 – Second Submission

Open Space Planning has reviewed the revised submission for the above noted Proposed Zoning By-Law and Official Plan Amendment including Revised Development Concept dated October 15, 2018, Environmental Impact Study Addendum dated November 22, 2018, Second EIS Addendum dated May 7, 2019, Comments Response dated June 20, 2019, Functional Servicing Letter dated May 2, 2019, Preliminary Site Servicing and Grading Plans dated June 21, 2019 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 the “Urban Reserve” (UR) zone to a “Residential Single Detached” (R1.C) zone and a “Specialized Residential On-Street Townhouse” (R.3B-?) zone and to change the Official Plan designation from “Open Space and Park” with “Natural Areas” overlay to “Low Density Residential” provided that the following items are addressed:

Environmental Impact Study

Environmental Education:

We appreciate that the EIS addendum has committed that the environmental education sign will address the topics we outlined in the last comments and that details of this sign will be confirmed with staff prior to Site Plan approval. However, the EIS addendum also mentioned that “feasibility and responsibility off-property” would be confirmed. We would like to remind the applicant of their EIS commitment to provide the educational sign as a form of mitigation of induced impacts from the development. The applicant will be required to provide this sign in an off-site location because the development parcels will all be individually owned and thus unsuitable for a public sign. The construction details for this sign are required to meet the City’s Facility Accessibility Design Manual and will be included in the Site Plan plans for staff review and approval.

Demarcation:

We appreciate that the EIS addendum has noted the requirement for a Property Demarcation fence along the Silvercreek Park boundary.

Development Concept Plan

Parkland Dedication:

The owner shall be responsible for payment in lieu of conveyance of parkland prior to the issuance of any building permits. The proposed residential net density for the townhouse portion of the site in the current proposal is 37.78 units per hectare. The payment in lieu of parkland conveyance would be calculated at a rate of 7.56% of the appraised property value for the townhouse portion of the site in accordance with Section 17(c) of the City of

Guelph's Parkland Dedication By-law (2019) 20366 as amended by By-law (2019) 20380 or any successor thereof. The single detached portion of the site in the current proposal is 477.1 sq. m. The payment in lieu of parkland conveyance would be \$8,842.00 in accordance with Valuation Area #4 of Schedule "A" of By-law (2019) 20366 as amended by By-law (2019) 20380 or any successor thereof. According to City records no previous parkland dedication has been provided for this property so the full amount is required. The final payment in lieu of parkland conveyance rate will depend on the final details of the development and rate in effect at the time of issuance of the building permit.

The Owner shall provide a satisfactory narrative appraisal report for the townhouse portion of the site. Appraisals are considered valid for a maximum period of one year in accordance with Section 21 of Parkland Dedication By-law (2019) 20366 as amended by the By-law (2019) 20380. We recommend providing the appraisal to Open Space Planning staff at least two months prior to the first building permit submission to avoid delays.

Please include a paragraph about staff recommended parkland dedication in the staff report to Council including the following information:

- The staff payment in lieu of parkland recommendation
- Rate of parkland dedication based on the current development proposal
- Attach parkland dedication calculation spreadsheet in PDF format

Buffer Strip

A buffer strip will be required on the proposed R.3B zone lands adjacent to Silvercreek Park and the Hydro One lands. The location and final details of this item will be provided on the Site Plan drawings for staff review and approval.

Conditions of Development:

We recommend the following development approval conditions:

Prior to Site Plan approval:

1. The Developer shall be responsible for the cost of design and development of the **demarcation** of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with **cash or letter of credit** to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
2. The Owner shall be responsible for **payment of money 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 to 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.

3. Prior to the issuance of the first building permit for the townhouse portion of the lands, 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 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.
4. The Developer shall 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 City's subdivision agreement to be registered on title:
 - "Purchasers and/or tenants of all lots or units abutting the existing Silvercreek Park are advised that it will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence."
 - "Purchasers and/or tenants of all lots or units abutting the existing Silvercreek Park are advised that no private gates will be allowed in this demarcation fence."
 - "Purchasers and/or tenants of all lots or units are advised that a public trail exists in close proximity to all lots and that public access to this trail occurs on Water Street."
 - "Purchasers and/or tenants of all lots are advised that the existing Silvercreek Park has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."

Summary:

The above comments represent Park Planning'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,

Jyoti Pathak, OALA, CSLA
Park Planner

Parks and Recreation

INTERNAL MEMO



DATE December 20, 2019
TO Lindsay Sulatycki, Senior Development Planner
FROM Leah Lefler, Environmental Planner
DIVISION Infrastructure, Development and Enterprise
DEPARTMENT Planning and Building Services
SUBJECT 300 Water Street – 3rd submission
Proposed Official Plan and Zoning By-law Amendments
File: OP1707 and ZC1712

Environmental planning staff have reviewed the following Revised Application Materials which were prepared to address staff comments:

- Preliminary Site Servicing and Grading Plan; GM BluePlan; November 13, 2019
- 300 Water Street Response Letter; GM BluePlan; November 14, 2019
- Functional Servicing Letter - Revised; GM BluePlan; November 13, 2019

Comments provided by environmental planning staff have all been adequately addressed.

Conformity with Natural Heritage System Policies

The subject property is currently mapped as Natural Areas Overlay on Schedule 2: Land Use Plan of the City of Guelph's Official Plan. The subject property was previously connected via the hydro-corridor to the Natural Heritage System. Tree removals that occurred within the hydro-corridor in 2017 severed this connection. The treed area that occurs on the subject property does not meet the City's criteria for Significant Woodland or Cultural Woodland. A small wetland feature occurs on the subject property. The wetland is 0.08 hectares in size and does not meet the 0.5 hectare minimum size criterion for Locally Significant Wetlands or 0.2 hectare minimum size criterion for Other Wetlands. Since the treed area does not qualify as Significant Natural Area or Natural Area, it is not protected by the City's Natural Heritage System policies.

Urban Forest and Private Tree Protection By-law Requirements

The property is, however, regulated under the City's Private Tree Protection By-law. Based on the Tree Inventory and Preservation Plan prepared by Natural Resource Solutions Inc. (August 2017) in support of the development application, 182 trees greater than 10 centimeters in diameter at breast height are proposed for report. Of the 182 trees proposed for removal, 122 trees were assessed to be in poor to very poor health and the remaining 60 trees were assessed to be in excellent to fair health. Compensation is required for trees that are in fair or better condition at a 3:1 replacement ratio or cash-in-lieu equivalent, therefore a minimum of 180 compensation plantings are required.

Environmental Advisory Committee Motion of Conditional Support

The 300 Water Street Environmental Impact Study prepared by Natural Resource Solutions Inc. (August 2017) was brought to the July 11, 2018 Environmental Advisory Committee (EAC) meeting. EAC's approved motion of conditional support is provided in Attachment 1.

Conditions to be met prior to Site Plan Approval

Based on the above, environmental planning staff recommend that the following conditions be met prior to Site Plan Approval:

1. The Developer shall complete an updated Tree Inventory and Preservation Plan and

Vegetation Compensation Plan, satisfactory to the General Manager of Planning Services and in accordance with the City of Guelph Private Tree Protection By-law (2010)-19058 prior to any grading, tree removal or construction on the site.

2. Prior to Site Plan Approval, the Developer shall provide details with respect to:
 - verification and confirmation of high groundwater levels on site;
 - *in situ* permeameter testing in support of the clear stone infiltration gallery
 - stormwater management plan that demonstrates maintenance of pre- to post-development recharge and runoff volumes;
 - grading, drainage and erosion and sediment control plans;
 - educational signage; and
 - a salt management plan.

2. The Developer shall implement all recommendations of the following Environmental Impact Study and supporting Addenda to the satisfaction of the City: 300 Water Street Environmental Impact Study (NRSI, August 2017), 300 Water Street EIS Agency Comment Responses (NRSI, May 3, 2018), 300 Water Street Guelph July 23rd Agency Comments and Responses (NRSI, November 22, 2018) and 300 Water Street, Guelph – Second EIS Addendum – Additional Hydrological Information (NRSI, May 7, 2019).

3. Prior to Site Plan Approval or Site Plan Agreement, the Developer shall pay to the City, **the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook**, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.

4. Prior to Site Plan Approval or Site Plan Agreement, the Developer shall provide the City with **a letter of credit** to cover the City approved cost estimate **for implementing the Vegetation Compensation Plan or equivalent cash in lieu** to the satisfaction of the General Manager of Planning.

Please let me know if you require further clarification on any of the above.

Regards,



Leah Lefler
Environmental Planner

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

519-822-1260 extension 2362
leah.lefler@guelph.ca

C Shophan Daniel, Engineering Technologist III
Tiffany Hanna, Park Planner
Scott Cousins, Hydrogeologist

INTERNAL MEMO



Attachment 1. Environmental Advisory Committee meeting's approved motion of the July 11, 2018 meeting.

"Staff recommends that the Environmental Advisory Committee conditionally support the Environmental Impact Study prepared by NRSI, subject to the preparation of an EIS addendum that:

1. Incorporates responses to agency comments provided in NRSI's letter dated June 6, 2018 to address the following deficiencies:
 - Lack of confirmation of whether the wetland pocket on site is part of the Speed River Provincially Significant Wetland Complex.
 - Lack of confirmation from the Ministry of Natural Resources and Forestry regarding requirements for Species at Risk under the Endangered Species Act, notably Species at Risk Bats.
 - Lack of assessment and rationale to support the conclusions made on the significance of natural heritage features provided in Table 3. For example, analysis of Habitat for Significant Species (Official Plan Policy 4.1.4.4) has not been provided; however, S1-S3 species are reported in the flora appendix, Milksnake (Special Concern) is listed as 'Observed by NRSI' in the Species at Risk Screening Appendix, and locally significant bird species are listed in the bird appendix.
 - Lack of an assessment of whether or not the existing policy and legislative framework permit the removal of the wooded unit that comprises the subject property.
 - Per the City's Urban Forest policies, lack of a description of alternative site plan designs and mitigation measures considered to preserve the City's urban forest.
 - Lack of analysis of potential impacts from unauthorized trails leading from the proposed development via the Hydro One lands and onto Silvercreek Park to the existing park trail.
 - Lack of assessment of impacts associated with stormwater runoff, water quantity and water quality. The Hydrogeological Study did not include a monthly water balance for the wetland on the subject property (i.e. pre-development to post-development water balance). Findings from the Functional Service Report and Hydrogeological Study were not integrated into the EIS. Site drainage, off-site influences (including stormwater outlet to the Speed River) and the wetland water regime were not considered in the impact analysis.
 - Per GRCA's policy 8.4.4, lack of confirmation of whether the wetland pocket on site meets the criteria required to permit development within a naturally-occurring wetland. GRCA Policies for the Administration of Ontario Regulation 150/06 Section 8.4.4 states that "Development within a naturally-occurring wetland may be permitted where the wetland is less than 0.5 hectares (1.24 acres), and it can be demonstrated that the wetland is not: a) part of a Provincially Significant Wetland; b) located within a floodplain or riparian community; c) part of a Provincially or municipally designated natural heritage feature, a significant woodland, or hazard land; d) a bog, fen; e) fish habitat; f) significant wildlife habitat; g) confirmed habitat for a Provincially or regionally significant species as determined by the Ministry of Natural Resources and Forestry or as determined by the municipality; h) part of an ecologically functional corridor or linkage between larger wetlands or natural areas; i) part of a groundwater recharge area; or j) a groundwater discharge area associated with any of the above."

2. Provides clarification on the presence/absence of amphibian breeding habitat.
3. Provides clarification on the City's requirements for tree compensation.
4. Assesses impacts associated with stormwater management, water quantity and water quality.
5. Assesses impacts of site salt applications on receiving water bodies and recommends design components and salt management plan to reduce/eliminate these impacts.
6. Includes assessment to changes in site evapotranspiration following tree removal in site water balance analysis.
7. Provides content for the Environmental Implementation Report, if deemed necessary.
8. Assesses impacts of nearby pumping well(s) to the site's hydrogeological conditions."

Attachment 13 – Departmental and Agency Comments (continued)



Administration Centre: 400 Clyde Road, PO Box 729 Cambridge, ON N1R
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriv

PLAN REVIEW REPORT TO: City of Guelph
Lindsay Sulatycki, Senior Development Planner

DATE: July 3rd, 2019 **YOUR FILE:** OP1707 & ZC1712

RE: Application for Official Plan and Zoning By-law Amendment
300 Water Street, City of Guelph

We have reviewed the information circulated with your June 26th 2019 request for comments. Specifically we reviewed the May 2, 2019 letter from GM Blueplan regarding the Functional Servicing, the June 20, 2019 letter from GM Blueplan regarding the hydrogeological study and the Nov. 22, 2018 letter from NRSI regarding agency review comments.

Based on our review, we can advise that the May 3, 2018 NRSI letter adequately addresses the previous GRCA Natural Heritage review comments about the status of the wetland feature. We can also advise that the May and June 2019 letters from GM Blueplan adequately address the previous GRCA Natural Heritage review comments on the site hydrology.

Should you have any questions or require further information, please contact us.

Yours truly,


Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning

Attachment 13 – Departmental and Agency Comments (continued)



UPPER GRAND DISTRICT SCHOOL BOARD
500 Victoria Road North, Guelph, Ontario N1E 6K2
Phone: (519) 822-4420 Fax: (519) 822-2134

Martha C. Rogers
Director of Education

April 20, 2018

PLN: 18-32
File Code: R14
Sent by: mail & email

Lindsay Sulatycki
Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki;

Re: OP1707 & ZC1712
300 Water Street, Guelph

Planning staff at the Upper Grand District School Board has received and reviewed the above noted Notice of Complete Application for a proposed Official Plan amendment and Zoning By-law amendment to permit the development of one (1) single detached dwelling unit and seven (7) on-street townhouses.

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

- Education Development Charges shall be collected prior to the issuance of a building permit
- 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

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

Sincerely,

Emily Bumbaco
Planning Technician

Attachment 14 – Public Notification Summary

December 22, 2017	Applications received by the City of Guelph
January 19, 2018	Applications deemed complete
February 2, 2018	Notice of Complete Applications mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject property
April 19, 2018	Notice of Public Meeting advertised in the Guelph Tribune
April 24, 2018	Notice of Public Meeting mailed to prescribed Agencies, City departments and surrounding property owners within 120m of the subject property
May 14, 2018	Statutory Public Meeting of Council
June 21, 2019	Complete revised submission received
July 16, 2019	Notice of Revised Submission mailed to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications
January 20, 2020	Notice of Decision Meeting sent to interested parties who spoke at the public meeting, provided comments on the applications or requested to receive further notification on the applications
February 10, 2020	City Council meeting to consider staff recommendation