

Attachment-11 Departmental and Agency Comments

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

MEMO



FILE: 16.131.001

TO: Katie Nasswetter
FROM: Shophan Daniel
DEPARTMENT: Engineering and Transportation Services
DATE: April 12, 2022
SUBJECT: 710 Woolwich Street – Zoning By-law Amendment (OZS21-010)

Engineering Services have prepared comments in response to the review of the following plans & reports:

- Functional Servicing Report (FSR) 710 Woolwich St – MTE (June 10, 2021);
- Stormwater Management Report 710 Woolwich St – MTE (June 10, 2021);
- Functional Site Grading & ESC Plan C2.1 – MTE (June 10, 2021);
- Functional Site Servicing Plan C2.2 – MTE (June 10, 2021);
- Phase 1 & 2 Site Plan SP-1 – Martin Simmons Architect (May 27, 2021);
- Phase One Environmental Site Assessment 710 Woolwich St – MTE (Revised May 25, 2021);
- Phase Two Environmental Site Assessment 710 Woolwich St – MTE (Revised May 25, 2021);
- Letter of Reliance: Phases One & Two Environmental Site Assessment 710 Woolwich St – MTE (June 15, 2021);
- Noise & Vibration Feasibility Study Final – HGC Engineering (February 19, 2021);
- Transportation Impact Study – IBI Group (June 8, 2021);
- Auto Turn Fire Truck Plan MS2.2 – MTE (June 10, 2021);
- Auto Turn Garbage Truck Plan MS2.1 – MTE (June 10, 2021);
- Source Water Protection Section 59 Review – IBI Group (June 14, 2021).

Stormwater Management:

Engineering has reviewed the proposed stormwater design from a high level perspective and finds it satisfactory with respect to stormwater quantity and quality control.

Since the design includes an infiltration gallery, please confirm the permeability (K) (cm/s)/infiltration rates (mm/hr) with permeameter tests conducted in the field (in-situ) in accordance with the Development Engineering Manual (DEM) prior to final site plan approval.

The seasonal high groundwater elevation with four seasons of data, is to be verified with the submission of a hydrogeological assessment prior to final site plan approval. This information will confirm if the basement floor elevations as proposed can meet the requirements of the Development Engineering Manual which indicates a separation of 0.5m from the seasonal high elevation and support infiltration (1.0m separation from bottom of gallery to seasonal high elevation).

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For site plan submission, please provide the following:

- A copy of the MTE Geotechnical Investigation Report, dated August 12, 2020 (as referenced in SWM/FSR Reports);
- A permeameter test needs to be conducted in the field (in-situ) to confirm the permeability using the following methods: Constant Head Double-ring Infiltrometer Method or Guelph Permeameter Method;
- Hydrogeological assessment confirming seasonal high groundwater elevation with four seasons of data;
- Include infiltration gallery design in Miduss model (Catchment 205);
- Label proposed infiltration gallery on Plans;
- Provide proposed infiltration gallery detail and profile detail plan;
- Design to be in accordance with the Development Engineering Manual.

Grading:

Overall the proposed grading plan is generally satisfactory and will be reviewed in greater detail under site plan review.

Infrastructure Review:

A servicing capacity analysis was completed and has indicated a sanitary capacity constraint in the receiving municipal sanitary sewer.

Staff will work with the developer to find a solution to this capacity issue. We recommend that a Holding Symbol (H) be placed on the subject lands until such time as all required municipal services are adequate and available to accommodate the specific development proposal to the satisfaction of the City Engineer.

Servicing:

For site plan submission please provide the following:

- A composite utility plan (within Woolwich Street right-of-way frontage) showing all utilities and proposed servicing to the site will be required prior to site plan approval. The design engineer has confirmed that daylighting was conducted on 2 September 2021 and no crossing conflicts with utilities/servicing were observed;
- Provide enlarged views of utilities fronting the site and cross-sections where proposed servicing laterals are crossing the Bell ducts/structures/other utilities on the Composite Utility Plan with current day lighting details;
- Any construction dewatering activities within the City right-of-way (within Woolwich St frontage) will need to be fully outlined in a dewatering plan in accordance with the MECF and those details are to be shared with the City's Technical Services Group at the time of application for a Street Occupancy Permit. Furthermore, the applicant is responsible to get any necessary permits or registration (Environmental Activity and Sector Registry

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(EASR)) with the MECP for the proposed construction dewatering prior to any work being permitted within the City right-of-way;

- Refer to City SD-3-56 for sewer and watermain lateral connections to proposed Towns.
- All work will need to comply with O.Reg. 406/19 Onsite and Excess Soil Management.

General:

It is our understanding that the site will be severed into two parcels, a commercial parcel (Phase 1 - 0.34ha) and a residential parcel (Phase 2 - 1.11ha) which will require an easement over the shared driveway and servicing infrastructure.

Environmental:

Confirmation of the RSC has been provided to the City. Therefore, we have no further concerns from an environmental engineering perspective and supports the Zone Change.

Noise Study:

The noise feasibility study is acceptable for the proposed zone change application. A detailed noise study will be required prior to site plan approval. Please note that the following comments shall be addressed in the detailed noise study.

1. Section 4.3 2nd paragraph, page 6, & Figure 2: Some location points are not at their anticipated worst-case noise location respective of the transportation sources; please review and relocate to ensure conservative calculations are completed. Locations B, D, (F), H, J, L, (N), P, Q should be reviewed. Based on the results below, some of the locations did not include either road or rail noise: based on the predication locations this may be acceptable, but this method of analysis leaves gaps in knowledge about the units under assessment and doesn't ensure the worst-case scenario for the proposed units is identified. Based on the proposed building and unit layout and orientation, every proposed unit will experience at least some noise from both sources. Please review and revise accordingly. Please feel free to contact us if you have any questions about this.

Consultant Response: We conservatively assume that sound levels at the shielded side of a building are 15 decibels less than on the exposed side of a building and have updated the table accordingly for clarification.

Updated Comment: That was not the intent of the comment. While the locations used are satisfactory to determine an average noise level for each of the Block façade locations, the PORs used do not provide enough information to determine required unit-level

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mitigation/warning clause. Additional or alternative POR locations should be used during the Detailed Noise Study to ensure sufficient coverage for mitigation/warning clause determination. Alternatively, additional discussion would be required, within the report, to justify the use of the predicted average façade noise levels and demonstrate their applicability to other units within the blocks.

Where does the assumption of 15 decibels come from? Why this particular value? We also note that despite including text to this effect, the values identified were not adjusted as per the text, and in some cases, values were identified that were not calculated as part of the submitted STAMSON data.

2. Section 7, page 13: Please note that when listing the final warning clauses in the Detailed Noise Study, please do not refer to them by letters, but simply state each unit's warning clause as a legal statement, complete with appropriate civic address and lot or unit number, as per the site plan registered with the application approval. Note also that should all or part of this site use horizontal or vertical divisions and be subject a future Draft Plan of Condominium, the Detailed Noise Study as part of the Site Plan may or may not have all the unit legal identifiers necessary to complete the warning clauses: if that is the case please continue to list them as sample or draft, using the best information possible to identify which units require which clauses, and with a note that full warning clauses will be required as part of the condo application. As this is a feasibility study, the warning clauses included should be noted as sample wording only, and that specific wording to be used in legal agreements will be provided as part of the required Detailed Noise Study at time of Site Plan Control application.
3. Section 8.1 list item 1, page 16: All acoustical calculations/analysis must be completed prior to Site Plan approval, including the work outlined in this list item.
4. Figure 3: Incorrect distances shown to rail line for A & E.
5. STAMSON Calculation Outputs: Incorrect distances used (propagation of error from Figure 3). OLA prediction should not use row house adjustment factor, as this site is not consistent with ORNAMENT's intended use of that factor.

Traffic:

Following traffic comments will need to be addressed at site plan stage.

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- Provided drive aisle width is insufficient (for the residential development). As per Development Engineering Manual (DEM) minimum drive aisle width of 7.0m to be provided where parking is provided on both sides of the aisle.
- Internal roadway length exceeds 90m, an appropriate turnaround facility is required for a fire truck to change its direction within the site. The turnaround facility must meet the OBC requirements, and it must be designed to Building Services satisfactions.
- Traffic Geometric Plans – provided traffic geometric plans does not demonstrate the egress maneuver for fire truck and waste pick-up truck. Plans to be revised to demonstrate truck maneuver at the access (in and out) and on-site circulation.

Source Water Protection:

The property is located in a WHPA B with a vulnerability score of 8.
The property is located in an Issue Contributing Area (TCE).

Please contact the Project Coordinator to complete a Policy Applicability Review at 519-822-1260 ext. 2173 or angela.vandergugten@guelph.ca
(http://guelph.ca/wp-content/uploads/SWP_Section59ReviewRequest.docx)

In accordance with Grand River Source Protection Policy CG-MC-29, please provide a Salt Management Plan. (Please submit an electronic version)

In accordance with Grand River Source Protection Policy CG-MC-12, please complete a Waste Survey Report (By-law (1996)-15202). (http://guelph.ca/wp-content/uploads/SWP_WasteSurveyReport_Web.pdf)

Note:

Ensure that any private water supply or monitoring wells that are no longer in use are abandoned in accordance with O. Reg. 903.

In accordance with Grand River Source Protection Policy CG-CW-37, the applicant will need to indicate what DNAPL (if any) or other potentially significant drinking water threats will be stored and/or handled on the property. A Risk Management Plan may need to be developed.

Staff Recommendation:

Engineering staff recommend that a Holding Symbol ('H') be placed on the subject lands to ensure that all required municipal services are adequate and available to accommodate the specific development proposal to the satisfaction of the City Engineer.

The Holding symbol (H) may be removed when the following condition has been met:

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- 1) All required municipal services are adequate and available to accommodate the specific development proposal to the satisfaction of the City Engineer

The following conditions are provided as information to Council and will be imposed through the 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. Detailed Noise Report shall be submitted and shall be completed in accordance with the City's noise guidelines.
 - iii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - iv. a composite utility plan (within right-of-way frontage) showing all utilities and proposed servicing to the site
 - v. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - vi. a construction traffic access and control plan for all phases of servicing and building construction;
 - vii. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding

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- viii. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
 - ix. All work will need to comply with O.Reg. 406/19 Onsite and Excess Soil Management.
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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 viii) 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,

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the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.

11. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands currently using or draining into the existing watermain, sanitary and storm sewer.
12. The Owner acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the General Manager/City Engineer.
13. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
14. The Owner shall confirm that the basements will have a minimum 0.5metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.
15. The Owner shall construct the new buildings at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer.
16. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
17. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.
18. The Owner shall enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
19. The Owner shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.

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20. 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.
21. 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:
22. 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.
23. 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.
24. 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.
25. The Owner provides assurance of proper operation and maintenance of the Stormwater management facility and oil-grit-separator (OGS) unit(s) through site plan agreement.
26. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement.
27. The Owner agrees to maintain a log for perpetual cleaning/maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries

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- and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through site plan agreement.
28. All applications for a building permit shall be accompanied by a plot plan that shows that the proposed building, grading and drainage are in conformance with the approved overall site drainage and grading plan.
29. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

Shophan Daniel, C.E.T
Engineering Technologist III

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

INTERNAL MEMO



DATE March 8, 2022

TO **Katie Nasswetter, Senior Development Planner**

FROM David de Groot, Senior Urban Designer

DIVISION Planning Services

DEPARTMENT Planning, Engineering & Environmental Services

SUBJECT **710 Woolwich Street: Zoning By-law Amendment Application
OZS21-010
Urban Design Comments**

Urban Design Staff have the following comments based on the revised materials that were submitted in February 2022, from IBI Group. Only conceptual information was provided without supporting technical information. Therefore, these comments are provided at a high level.

Background

Urban Design policies from the Official Plan were reviewed. In addition, for the Woolwich/Woodlawn Community Mixed Used Node and Woolwich Intensification Corridor an urban design concept plan and related principles were endorsed by Council in July 2016. Staff were further directed to use the Urban Design Concept Plans, Principles and Illustrative Diagrams to guide the review of development applications within these nodes.

In addition, City Council approved the Built Form Standards for Mid-rise Buildings and Townhouses and Commercial Built Form Standards. The comments below also reflect the review of these documents.

Urban Design Comments

- Generally Urban Design staff is supportive of the approach to the design of the site shown on the concept plan submitted in February 2022.
- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.
- Through this process, staff has concentrated on a number of key issues which have been positively addressed by the applicant including:
 - Generally improving pedestrian circulation;
 - Look for opportunities to add additional room for landscaping; and,
 - Showing a pedestrian connection to the GJR lands to the west once the future trail system is approved, designed and built so that the crossing can be made safely through a site plan condition.
- Urban design staff understand that Planning Services is supportive of the reduced setback along the south property line given other constraints on this particular site, however from an urban design perspective there are concerns with this reduction from a tree canopy and buffering perspective. Urban design staff understand that trees will still be provided along this property line as outlined in the February 2022 letter. Staff look forward to reviewing these details through the site plan with the goal of promoting canopy tree growth and providing adequate buffering along the southern property line.

- As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements. This includes:
 - Developing the elevations including materials and colours as well as architectural details. Consider the use of existing materials in the area in refining the design. Avoid vinyl finishes.
 - Upgrading Block D side elevations facing Woolwich Street (e.g. add additional glazing on this façade, mark the corner etc.).
 - Breaking-up the amount of asphalt surface parking areas between the blocks by for example consider introducing a concrete paver (installed on concrete base).
 - Carefully consider the grading and topography so that door sills do not generally exceed 1.5 metres above the adjacent sidewalk.
 - Provide a detail for pedestrian level lighting and street lighting for the internal streets.
 - Street furniture such as bicycle parking, benches etc.
 - Rooftop mechanical screening details.
 - Encouraging Low Impact Development technologies that can be incorporated into the landscape and architecture.

Prepared by:
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Senior Urban Designer
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Internal Memo



Date	September 16, 2021
To	Katie Nasswetter
From	Tiffany Hanna, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	710 Woolwich Street Proposed Zoning By-Law OZS21-010

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

Zoning Bylaw Amendment and Official Plan Amendment

Park & Trail Development has no objection to the proposed Zoning By-Law to revise the existing SC.1-28 (Specialized Service Commercial Zone) to permit additional uses including stacked townhouses, apartments, retail, office, medical office and personal service uses.

Parkland Dedication

Payment in lieu of conveyance of parkland is required for the development. Parkland dedication has not been paid previously.

Payment in lieu of Parkland will be required for this development in accordance with Section 18 and 17(b) the City of Guelph Parkland Dedication By-law (2019)-20366 as amended by By-law (2019) 20380 or any successor thereof.

Section 18 of By-law (2019)-20366 states:

- Where a Development or Redevelopment will include a mix of uses, and two or more of the requirements under section 17 a) - e) may apply to the Development or Redevelopment, the payment required in lieu of a conveyance of a portion of the Land to the City for Parkland shall be determined in accordance with whichever single requirement under section 17 a) – e) applies to the Development or Redevelopment which will result in the greatest total payment to the City being required.

Section 17 (c) states that the rate will be the greater of:

- The equivalent of Market Value of 1 hectare per 500 dwelling units; or
- 5% of the total Market Value of the Land.

For this development the 1 hectare per 500 dwelling unit rate is greater. The payment in lieu of parkland for the current proposal is 13.3% of the market value of the entire subject property.

The final payment in lieu of parkland amount will depend on the details of the approved development, the parkland dedication rate in effect at the time of the issuance of the first building permit and the estimated market value of the land a day before issuance of the first building permit. Should the site be developed in phases, staff will apply the by-law to the proposed development and two appraisals may be required if the total amount of cash in lieu of parkland is not collected at the first building permit.

A narrative appraisal report of the subject property will be required to determine the payment in lieu of parkland amount prior to submission of any building permit applications. As per Section 21 of Bylaw (2019)-20366, the appraisal is only considered valid for one (1) year. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal. We recommend submitting the appraisal two months ahead of the building permit application to avoid delays.

Future trail connection

The [Guelph Trail Master Plan proposed trail map](#) shows a proposed trail along the GJR railway behind this site. This particular trail has been shown as a priority project and may be implemented in the near future. Since capital budget for this project has not been approved it is hard to plan for future connections from this development site to the future trail at this time.

When/if the trail project proceeds to the detailed design phase, staff will engage with you and encourage you to consider a connection to the trail network. This trail connection will help support the City's Strategic Plan initiatives of supporting active transportation. Please consider showing a potential connection to a future trail in your site plan application.

Conditions of Development

Park & Trail Development recommends the following development approval conditions:

1. The Owner shall be responsible for **payment in lieu of conveyance of parkland** to the City to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance with the City's Parkland dedication By-law (2019)-20366 as amended by (2019)-20380 or any successor thereof, prior to issuance of any building permits.
2. Prior to the issuance of the first building permit, the Owner shall provide to the Deputy CAO of Public Services or their designate, a **satisfactory narrative appraisal report** prepared for The Corporation of the City of Guelph for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.42 of the Planning Act. The value of the land shall be determined as of the day before the day the first building permit is issued. The narrative appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services or their designate.

3. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, the City, acting reasonably, reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.

Summary

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

Regards,

Tiffany Hanna, Park Planner
Park and Trail Development, Parks
Public Services
Location: City Hall



UPPER GRAND DISTRICT SCHOOL BOARD

Planning Department

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

Email: planning.info@ugdsb.on.ca

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

19 August 2021

PLN: 21-052

File Code: R14

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

Dear Ms. Nasswetter;

Re: OZS21-010
710 Woolwich Street, Guelph

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for a Zoning Bylaw Amendment to permit the development of 96 stacked townhouses together with a retail commercial building.

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

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer shall agree in the site plan agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the site plan agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease.

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

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

Upper Grand District School Board

• Martha MacNeil; Chair
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair
• Jen Edwards

• Jolly Bedi
• Mike Foley

• Linda Busuttil
• Robin Ross

• Gail Campbell
• Lynn Topping