

Attachment-12 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Parks Planning*		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Environmental Planning*		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Grand River Conservation Authority	√		
Upper Grand District School Board*		√	Subject to conditions in Attachment 3

*Letters attached.

Attachment-12 Departmental and Agency Comments (continued)

Internal Memo



Date May 12, 2022
To **Lindsay Sulatycki**
From Michelle Thalen
Service Area Infrastructure, Development and Enterprise Services
Department Engineering
Subject 300 Grange Road - OZS21-006

This application is for a Zoning By-law Amendment to permit the development of 2 single detached homes and 22 cluster townhome units. A subsequent site plan application has been received and is currently under review by staff for this property.

The comments below are in response to the review of the following plans & reports:

- Functional Servicing and Stormwater Management Report (FSR) – MTE Consultants (March 4, 2022);
- Addendum Hydrogeological Assessment – MTE Consultants (March 4, 2022);
- Functional Servicing, Grading and Stormwater Plans 1 & 2 – MTE Consultants (March 9, 2022);
- Transportation Impact Brief & Traffic Geometrics Plan – Paradigm Transportation Solutions Ltd. (March 2022)
- Letter of Reliance, Supplemental Phase 2 ESA – MTE Consultants (February 11, 2022)
- Noise Feasibility Report - HGC Engineering (March 3, 2022).

Road Infrastructure:

Grange Road fronting the subject lands is a two (2) lane collector road complete with curb and gutter as well as municipal sidewalks on both the north and south side of the road.

As identified in the City's Official Plan, section 5.13, a 5.182m road widening along the Grange Road frontage (29.566m) is to be dedicated to the City prior to final site plan approval.

Traffic Services:

Transportation Services staff have reviewed the report "*300 Grange Road Guelph, Ontario Transportation Impact Brief*," dated March 2022. This report was prepared

in support of the zoning change for the subject site. Staff are satisfied with the findings and conclusions in this report and are supportive of the rezoning.

Source Water Protection:

Source Water Protection staff have no concerns and have provided comments during the ongoing review of the formal Site Plan application.

Municipal Services:

It has been confirmed that adequate sanitary and water capacities are available to service the development as conceptually proposed.

The water system near the proposed development provides pressures ranging from 64–69 psi, which is within the City’s preferred operating range of 50–80 psi. The available fire flow at hydrants near the development and at the proposed on-site hydrant ranged from 78–117 L/s. It is recommended that a FUS fire flow calculation be completed by the developer to determine the required fire flow based on building size and configuration.

The future DWF and WWF at the site are estimated to be 2.21 L/s and 2.46 L/s, respectively. The model results suggest the sewer system will sufficiently accommodate the flows of the proposed development.

The applicant will be responsible for the approval of the necessary permits from the MECP and all costs associated with the design and construction of extending the sanitary sewer to the frontage of the site for servicing the proposed development.

Stormwater Management:

At this time Engineering staff have reviewed the FSR and engineering plans provided in support of the rezoning application. It is noted that subsequent detailed information from the applicant has been provided for the Site Plan that is still under review. At this time, staff can confirm that stormwater quantity and quality control have been sufficiently addressed in the FSR to support this rezoning application and the site water balance and infiltration is being evaluated through the site plan submission.

Seasonal high groundwater on the site is continuously being monitored by the applicants’ consulting engineer and it is expected that the site plan design for stormwater management will meet all guidelines and/or standards as required by the City of Guelph and the Ministry of the Environment, Conservation and Parks.

Environmental:

Environmental Engineering staff have reviewed the Supplemental Phase 2 ESA and Letter of Reliance and are satisfied with the findings and conclusions in the report and are supportive of the rezoning.

Staff Recommendations

Zoning By-Law Amendment Application

Engineering supports approval of the zoning by-law amendment application.

The following conditions are provided as information to Council and will be imposed through site plan approval.

1. Prior to site plan approval the Owner shall grant to the City a road widening dedication of 5.182m along the frontage of the subject lands in accordance with the City's Official Plan (section 5.13).
2. Prior to site plan approval, 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. The cost related to preparation and implementation of such studies, plans and reports shall be borne by the Owner.
 - A Stormwater Management Report and plans certified by a Professional Engineer in accordance with the City's Development Engineering Manual (DEM) and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual". The report and plans must be updated to demonstrate that the 1m separation between the established seasonal high groundwater and the underside of the designed infiltration gallery is maintained.
 - An updated Hydrogeological Investigation report containing the updated one year of groundwater monitoring data on the site.
 - Updated Grading, Drainage and Servicing Plan prepared by a Professional Engineer for the site.
 - A Detailed Erosion and Sediment Control Plan, certified by a Professional Engineer.
 - A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
 - A Salt Management Plan in accordance with the City's Guidance Document for Proponents.

Mary Angelo, P. Eng.
Supervisor of Development Engineering

Michelle Thalen, C.Tech
Engineering Technologist III

Attachment-12 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE June 23, 2022
TO Lindsay Sulatycki
FROM Jason Elliott, Environmental Planner
DIVISION Infrastructure, Development and Enterprise
DEPARTMENT Planning and Building Services
SUBJECT **Zoning By-law Amendment for 300 Grange Road (File #OZS21-006)**

Proposal

The proposed development includes two single detached residential dwellings and 21 cluster townhouse units. The purpose of the Zoning By-law Amendment application is to change the zoning on the portion of the subject lands currently zoned "Residential Townhouse (R.3A) and Residential Single Detached (R.1D) to a Specialized Residential Townhouse zone (R.3A-XX) to permit a private access driveway and associated reduced minimum lot frontage, and reduced minimum separation distances between the townhouse blocks. This proposed zone change has been revised since the initial submission.

Comments

I have reviewed the May 2022 submission. While the Environmental Impact Study has not appropriately demonstrated conformance with all Natural Heritage System policies, I have conducted my own policy analysis and am satisfied that the proposal does conform. On that basis, Environmental Planning has no objection to the proposed Zoning By-law Amendment subject to the following.

Recommended Conditions of Approval

Prior to Site Plan approval the developer shall provide the following to the satisfaction of the General Manager of Planning, Building and Urban Design:

- a) An **Environmental Impact Study (EIS)** based on an approved Terms of Reference that demonstrates conformance with Official Plan Natural Heritage System policies and ensures there will be no negative impacts to protected features in relation to the proposed development. The EIS must consider all elements of the proposed development including stormwater management. Additionally, the EIS must consider relevant recommendations from the Clyde Creek Subwatershed Study.
- b) A **Tree Inventory and Preservation Plan** undertaken by a qualified arborist in accordance with the requirements of the City's Tree Technical Manual.
- c) A detailed **Landscape Plan** that includes streetscape, landscaping and tree compensation (as required) with native and non-invasive species.
- d) **Cash-in-lieu compensation** for any trees to be removed that are regulated by the City's Private Tree By-law, are in fair to excellent condition, and cannot be compensated through proposed restoration plantings.

Please do not hesitate to contact me should you have any questions,

A handwritten signature in black ink, appearing to read "Jason Elliott". The signature is written in a cursive style with a large initial "J".

Jason Elliott
Environmental Planner

Infrastructure, Development and Enterprise
Planning and Building Services
Location: City Hall
519-822-1260 x 2563
Jason.elliott@guelph.ca

Attachment-12 Departmental and Agency Comments (continued)

Internal Memo



Date April 27, 2022

To Lindsay Sulatycki, Senior Development Planner

From Mallory Lemon, Park Planner

Service Area Public Services

Department Park and Trail Development

Subject 300 Grange Road - Proposed Zoning By-law Amendment – OZS21-006

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Complete Application dated April 4, 2022, and:

- Arborist Report-March 2022
- Composite Utility Plan-March 2022
- Environmental Impact Study-March 2022
- Existing Conditions Plan-March 2022
- Frontage Renderings-March 2022
- Grading Plan-March 2022
- Grading Plan 2-March 2022
- Hydrogeologic Investigation Addendum-March 2022
- Landscape Plans-March 2022
- Letter of Reliance – Environmental Reports-February 2022
- Noise Study-March 2022
- Planning Report Addendum-March 2022
- Preliminary Excess Soil Analysis-February 2022
- Revised Stormwater Management Report-March 2022
- Site Plan-February 2022
- Site Servicing Plan-March 2022
- Site Servicing Plan 2-March 2022
- Supplemental Phase II Environmental Site Assessment-March2022
- Traffic Geometrics Plan-March 2022
- Transportation Impact Brief-March 2022

Park and Trail Development offers the following comments:

Zoning Bylaw Amendment:

Park and Trail Development has no objection to the proposed Zoning By-Law Amendment to change the zoning on the portion of the subject lands currently zoned "Residential Cluster Townhouse" (R.3A) and "Residential Single Detached" (R.1D) to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone.

Please address the following items:

Parkland Dedication

Park and Trail Development recommends payment in lieu of conveyance of parkland for the development.

Payment in lieu of parkland conveyance will be required for this development in accordance with City of Guelph Official Plan Policy 7.3.5.6 and the City of Guelph Parkland Dedication By-law (2019)-20366 as amended by By-law (2019) 20380 or any successor thereof.

It appears that the two single detached dwellings will be severed from the site, creating three lots in total. Parkland dedication for each lot will be processed separately as the building permits for each lot are received.

Section 17.(c) of By-law (2019)-20366 will apply to all three lots. Section 17.(c) states that the parkland dedication 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. Final parkland dedication rates will depend on final property sizes, details of the approved development, the rate in effect at the time of the issuance of the first building permit for each lot, and the market values of the land for each lot a day before issuance of the first building permit.

For the townhouse lot, 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, at least a month in advance. 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.

For the single residential lots, Schedule A of the Parkland Dedication Bylaw may be used to determine the market value of the land.

Environmental Impact Study

Please provide an opinion in the EIS if the existing chain link fence along the west property line can be retained, taking into consideration the number of trees on the shared property line that are ingrown into the fence and are recommended for removal. It may be advisable to remove and replace the existing chain link fence. The fence mesh and posts must be fully intact post-construction.

Conditions of development

I 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 Developer shall be responsible for the cost of design and implementation of the **Open Space Works and Restoration** in accordance with the "Environmental Implementation Report" to the satisfaction of the Deputy CAO of Public Services. 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 Architects (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 the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.
3. 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.
4. 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.
5. 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.
6. 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 City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
 - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Blocks XX and Lots XX that abut these Blocks and Lots".
 - "Purchasers and/or tenants of all lots or units are advised that a public trail exists abutting or in close proximity to Blocks XX and Lots XX and that public access to this trail will occur between Blocks XX and Lots XX".
 - "Purchasers and/or tenants of all lots are advised that the Open Space Block 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.”

- “Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, stormwater management and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence. The Developer shall also send written notification of proposed demarcation types to any existing homeowners in lots adjacent to open space, stormwater management and park blocks.”

Summary

The above comments represent Park & Trail Development’s review of the proposed development. We recommend that another submission be provided to address the above comments before approval of the application.

Regards,

Mallory Lemon, Park Planner
Parks, **Public Services**

T 519-822-1260 x 3560
Mallory.lemon@guelph.ca

Attachment-12 Departmental and Agency Comments (continued)



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

PLAN REVIEW REPORT TO:	Lindsay Sulatycki Senior Development Planner City of Guelph
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DATE:	July 7, 2021	YOUR FILE:	OZS21-006
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RE:	Applications for Zone Change 300 Grange Road, Guelph, Ontario
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GRCA COMMENT:

The Grand River Conservation Authority (GRCA) has no objection to the proposed zone change application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the property contains a portion of the regulated allowance associated with the floodplain of Hadati Creek located on adjacent lands.

2. Legislative/Policy Requirements and Implications:

A portion of the property is regulated by the GRCA under *Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*. Any future development or alteration will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Additional Information/Suggestions provided in an advisory capacity:

A plan review fee is required for the processing of the zoning application, an invoice will be sent under separate cover in the amount of \$430.00.

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

Yours truly,

Handwritten signature of Ashley Rye in black ink.

Ashley Rye
Resource Planner
Grand River Conservation Authority

cc. 2278560 Ontario Inc., 500 Hanlon Creek Blvd., Guelph ON, N1C 0A1 (Invoice)
Charlotte Balluch, Fusion Homes, cballuch@fusionhomes.com

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

Attachment-12 Departmental and Agency Comments (continued)



**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

24 June 2021

PLN: 21-039
File Code: R14

Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki;

**Re: Zoning Bylaw Amendment, OZS21-006
300 Grange Road, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted complete application for a Zoning Bylaw Amendment to permit the development of 21 cluster townhouse units along with two single detached residential dwellings.

Board staff have reviewed the applicant's Transportation Impact Brief, dated April 2021, and note the following excerpt on page 21 regarding pedestrian connections:

"The site concept plan provides an internal sidewalk network throughout, which provides a direct connection to the existing sidewalk network along the north side of Grange Road. The development is also expected to include a future pedestrian connection to the adjacent subdivision located at 312-316 Grange Road as well as an additional connection at the north end of the site to the existing Hadati Creek Trail."

The Board understands the importance of future sidewalk connections within the community. We strongly encourage that the aforementioned pedestrian connections are constructed to improve pedestrian connectivity for students walking to school and for all future residents to the existing street network.

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 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 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:

Upper Grand District School Board

• Martha MacNeil; Chair
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair
• Jen Edwards

• Jolly Bedi
• Mike Foley

• Linda Busuttill
• Robin Ross

• Gail Campbell
• Lynn Topping

"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.

Sincerely,

Upper Grand District School Board



Adam Laranjeiro

Planning Technician

adam.laranjeiro@ugdsb.on.ca

cc – Ruchika Angrish, Manager of Planning, UGDSB

Heather Imm, Senior Planner, UGDSB