

Attachment-8 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Engineering*			See comments below.
Urban Design*			See comments in Attachment-2
Parks Planning*		√	Subject to conditions, see comments below
Zoning *			See comments below.
Canada Post*		√	Subject to conditions, see comments below
Upper Grand District School Board*		√	Subject to conditions, see comments below

*comments provided below.

MEMO

FILE: 16.131.001

TO: Katie Nasswetter
FROM: Shophan Daniel
DEPARTMENT: Engineering and Transportation Services
DATE: August 22, 2022 (update)
SUBJECT: 785 Gordon Street- Zoning By-law Amendment (OZS22-005)

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

- Functional Servicing Report and Stormwater management – prepared by MTE consultants Inc. dated March 25, 2022
- Functional Site Grading and Servicing Plan – prepared by MTE consultants Inc dated February 12, 2018
- Phase One Environmental Site Assessment – prepared by MTE consultants inc. dated March 21, 2022.
- Noise Vibration Feasibility Study – prepared by Acoustic Engineering Ltd. Dated March 21, 2022
- Transportation Impact and Parking Study – prepared by Salvini consulting inc. dated March 2022.

FSR and Stormwater Management:

The report shall be stamped by the Design Engineer. Further we require MTE to obtain a new swm criteria from the City for the proposed development.

In a table format please clarify and what the flow rates are for each catchment area.

If the ponding depth is subject to change at detailed design please clarify if the change will be significant.

In the 100 year storm event flows cannot be directed toward the easement as it may impact adjacent properties.

Grading:

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

Infrastructure Review:

Water

The model results suggest that the water system at the proposed development will provide pressures within the City's preferred operating range of 50 – 80 psi. The available fire flow at the nearby hydrant and the development fire connection are 601 L/s and 479 L/s, respectively.

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Wastewater

We have evaluated the influence of the site's proposed flow of +5.9 L/s on the existing system. This rate was calculated based on the area of the site and the increased flow was applied as constant flows in the WWF simulation. This is a simplified, conservative approach to ensure any potential impacts from the development will be captured in the analysis. The model results suggest that the existing collection system has sufficient residual capacity to manage the increased flows from the proposed development.

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;
- Any construction dewatering activities within the City right-of-way will need to be fully outlined in a dewatering plan in accordance with the MECP 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 (EASR)) with the MECP for the proposed construction dewatering prior to any work being permitted within the City right-of-way;
- For the site plan submission please confirm if the connection for the sanitary sewer can be serviced from Gordon Street?
- All work will need to comply with O.Reg. 406/19 Onsite and Excess Soil Management.

Environmental:

- A reliance letter from the qualified person (QP) was not submitted with the Phase One ESA report.
- Prior to an RSC filing, a Phase Two ESA in accordance with the reporting requirements of O. Reg. 153/04 is required to investigate the soil and/or groundwater conditions within the APECs.
- Since there is a change in property use planned (i.e., commercial to residential), an RSC is required in accordance with O. Reg. 153/04, as amended.

Noise Study:

The noise feasibility study shall be revised prior to 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 feasibility study.

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- The feasibility study shall be signed and stamped by a P.Eng.
- Please revise the report to read MECP currently in several paragraphs its noted as MOECP.
- This area is considered a Class 2 as such please revisit the criteria for a class 2 and revise the report.
- The traffic data should be assessed at 10 years beyond the date of occupancy. The report is dated march 2022 as such the current data is only for 9 years.
- Label the table in section 2.4 for the report.
- The warning clauses used in the report are Type A warning clauses however table b.1 states that type C is required.

Traffic:

Transportation Services staff have finished the review of recent submission. We are generally satisfied with the report "Student Residential Apartment 785 Gordon Street Transportation Impact and Parking Study." We understand the Parking Study will be reviewed by Planning staff.

The following comments are offered with regard to the site plan review.

1. The existing above ground utility within the proposed driveway access must be relocated to provide a minimum of 1.5m clearance from the driveway access.
2. The internal private roadway shall be designed with a minimum of 12m centerline radius to accommodate smooth truck maneuvers.
3. The drive aisle has to be designed as per City's Development Engineering Manual with 6.5m for single loaded drive aisles and 7.0m for double loaded drive aisles.
4. For parking spaces at the end of an aisle, please provide a sufficient turning space such as a 1.2m hammer head.
5. The underground drive aisles must have large radii to facilitate vehicle maneuvers.
6. The following elements should be considered for the ramp design:
 - Provide a 6m long transition at the both ends of the ramp with a grade of 6.3% or less (i.e., half of 12.5%) to prevent vehicles from 'bottoming-out.' The proposed 10% grade transition at the bottom of the ramp should be revised.
 - Provide a vertical profile of the ramp with a sufficient vertical clearance.
 - Any access control device to the ramp should be placed away from the main drive aisles and sidewalks. If pedestals are used for FOB operation, a sufficient clearance should be provided for ingress and egress vehicles. The proposed 6m wide ramp access is insufficient to accommodate a pedestal and two vehicles simultaneously entering and exiting the access.
 - Provide heated ramp for a ramp section that has a grade of 8% or greater.
7. TDM comments

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- In addition to providing showers and changerooms to employees of the commercial uses of the building, consider provision of a bicycle repair station in a centralized area to support students in making simple repairs and enhance the cycling-friendly nature of the development; especially considering this is one of the predominant modes anticipated for residents.
- At the site plan stage, staff will work with the applicants to ensure the long term bike parking facilities are user friendly and that short term/visitor bicycle parking is easily accessible, dispersed between the various building entrances and ideally sheltered from inclement weather.
- Staff were pleased to see EV parking accounted for in the Sustainability Statement, dated March 18 2022, and will look for this infrastructure at the site plan stage.
- Sustainable Transportation staff are supportive of the reduced residential parking provision at this site.

Staff Recommendation:

Engineering staff recommends that the plans and/or reports be updated and resubmitted for final review. Engineering will not be able to approve the application until comments are addressed.

Shophan Daniel, C.E.T
Engineering Technologist III

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

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Internal Memo



Date	August 24, 2022
To	Katie Nasswetter, Senior Development Planner
From	Ryan Mallory, Parks Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	785 Gordon Street - Proposed Zoning By-law and Official Plan Amendment – OZS22-005

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law and Official Plan Amendment including the Notice of Complete Application and Public Meeting dated May 12, 2022, Notice of Rescheduled Public Meeting dated June 21, 2022, and supporting plans, reports and studies. Staff offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment:

Park and Trail Development has no objection to the proposed Zoning By-Law and Official Plan Amendment to rezone the property from SC.1-11 (Specialized Service Commercial) Zone to a new R.4B-?? (Specialized High Density Residential Zone and to change the Official Plan designation from Neighbourhood Commercial to High-density Residential with site specific policies.

Staff would encourage the applicant to consider including parkland dedication in a revised proposal.

Parkland Dedication

Park and Trail Development has agreed to accept 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 (2022) - 20717 or any successor thereof.

Section 17. d) of By-law (2022)-20717 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 so the payment in lieu of parkland is currently 30% of the market value of the subject property.

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 (2022) - 20717, the appraisal is only considered valid for one (1) year. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal. We recommend submitting the appraisal two months ahead of the building permit application to avoid delays.

The amount of cash in lieu of parkland dedication will depend on the details of the approved development, parkland dedication rate in effect at the time of the issuance of the first building permit and the estimated market value of the land a day before issuance of the first building permit.

Conditions of development

I recommend the following development approval conditions:

Prior to Site Plan approval

1. The Owner shall be responsible for **payment in lieu of conveyance of parkland** to the City to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance with the City's Parkland dedication By-law (2019)-20366 as amended 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. As per Section 21 of Bylaw (2022) - 20717, the appraisal is only considered valid for one (1) year.
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 current information provided, I would support the proposed development subject to the conditions outlined above.

Regards,

Ryan Mallory, MCIP, RPP
Park Planner
Park and Trail Development
Public Services

INTERNAL MEMO



DATE May 27, 2022
TO **Katie Nasswetter**
FROM Pat Sheehy
DIVISION Building Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT Zoning Services comments- 785 Gordon Street (OZS22-005).

Building Services has reviewed the proposed Official Plan and associated Zoning By-law amendments for the subject property and has the following comments.

The proposed Zoning By-law amendment is request extensive relief from a number of zoning regulations in order to fit this development on this site.

A new specialized zone will be required, please contact Michelle Mercier for the new by-law number.

The proposal is for a large student-oriented building with limited green space and reduced parking. It is along a transit corridor near the University, so the parking may be supportable.

Zoning has some concerns with a few aspects of this development.

- Zoning would not be supportive of a restaurant/bar having an outdoor patio close to residential. This conflicting noise would be an issue that can be avoided without the patio be allowed
- Common amenity areas and landscaped open space areas are to be reduced from the standard. This should be reviewed as there seems to be only building and parking.
- The definition of "Post Secondary School Residence" should match the existing definition used in the R.4B-14 zone.

Thanks
Pat



CANADA POST
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CANADAPOST.CA

POSTES CANADA
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MAY 18, 2022

Katie Nasswetter | Senior Development Planner
Planning and Building Services
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T 519-822-1260 x 2356
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Re: 785 Gordon St-Notice of Complete Application & Public Meeting

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.***

Canada Post further requests the owner/developer be notified of the following:

There will be no more than one mail delivery point to each unique address assigned by the Municipality

Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Should the description of the project change, please provide an updated plan in order to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

If you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

Neil Mazey
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

PLANNING DEPARTMENT

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

Email: municipal.circulations@ugdsb.on.ca

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

1 June 2022

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

Dear Ms. Nasswetter:

Re: **OZS22-005, 785 Gordon Street, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for an Official Plan Amendment and a Zoning Bylaw Amendment to permit the development of a 10-storey mixed use building containing 389 residential units.

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

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- In an effort to ensure children can walk safely to school or to a designated bus pickup point, the Board requests that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) be provided.
- It is recommended that an advisory sign be erected at the development site informing prospective residents about schools in the area.

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

Sincerely,

Upper Grand District School Board

• Linda Busuttill; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping