

Attachment 13: Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		√	<ul style="list-style-type: none"> - No existing sanitary capacity; capacity; will be increased with Gordon Street improvements in 2023 - Recommend Holding Provision (H) - Revisions to Gordon Street access; single lanes; to be completed at site plan - Gordon St and Arkell Rd road widenings to be taken at site plan
Urban Design*		√	<ul style="list-style-type: none"> - Provide 20 m2 common amenity/unit - Remove need for noise wall - Building and parking lot length - Vehicular connection to 1388 Gordon St - Landscaping along Gordon St
Environmental Planning*		√	<ul style="list-style-type: none"> - No permanent dewatering permitted; use of foundation drain as per OBC - Minimize runoff - Continue groundwater monitoring
Parks Planning*			<ul style="list-style-type: none"> - Cash-in-lieu of parkland dedication
Zoning		√	<ul style="list-style-type: none"> - Tavern use not supported; separate definition for micro-brewery/brew pub in restaurant
Heritage Planning	√		
Transit		√	<ul style="list-style-type: none"> - Cash-in-lieu of parkland
Metrolinx	√		

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Canada Post	√		
Upper Grand District School Board*		√	<ul style="list-style-type: none"> - Education Development Charges - School bus pick-up off-site
Grand River Conservation Authority (GRCA)	√		
Guelph Police Service (GPS)	√		
Fire Services		√	<ul style="list-style-type: none"> - Surface parking area above any underground parking garage to structurally accommodate fire trucks
Enbridge	√		
Mississaugas of the Credit First Nation (MCFN)	√		

*Memo or letter attached

Attachment 13 (continued): Departmental and Agency Comments

Internal Memo



Date July 28, 2022
To **Michael Witmer**
From Michelle Thalen
Service Area Infrastructure, Development and Enterprise Services
Department Engineering
Subject 1354 Gordon Street – OSZ19-008

This application is for an Official Plan and Zoning By-law Amendment to permit the development of an 8 storey mixed use building.

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

- Functional Servicing and Stormwater Management Report (FSR) – WalterFedy (May 24, 2022);
- Grading and Servicing Plans – WalterFedy (May 24, 2022);
- Transportation Impact Study Response to Comments – R.J. Burnside & Associates Ltd. (May 20, 2022);
- Letter of Reliance – G2S Consulting Inc. (May 30, 2022);
- Noise Feasibility Study – HGC Engineering Ltd. (May 20, 2022).

Road Infrastructure:

Gordon Street fronting the subject lands is a four (4) lane arterial road complete with curb and gutter as well as municipal sidewalks on both sides of the road. The Gordon Street Environmental Assessment (EA) completed in 2021 has identified future road improvements to Gordon Street that include a centre turn lane as well as improved cycling and pedestrian infrastructure. All recommended improvements in the EA along the Gordon Street frontage has been shown on the Site Plan provided.

Arkeil Road fronting the subject lands is a two (2) lane arterial road complete with curb and gutter as well as municipal sidewalks on both sides of the road.

As identified in the City's Official Plan, section 5.13, a 5m road widening along the Arkeil Road frontage and a daylighted sightline corner will be required. Furthermore, a tapered road widening of varying width on the Gordon Street frontage is to be dedicated to the City to prior to final site plan approval for accommodation of the future bike lanes. All road widenings have been shown on the Site Plan and all building setbacks are to be measured from the adjusted property lines.

Attachment 13 (continued): Departmental and Agency Comments

Traffic Services:

Transportation Services staff have reviewed the latest submission dated May 2022.

Staff generally support the revised proposal that shows a single access point off Gordon Street. The originally proposed access on Arkell Road was removed.

With regard to the Gordon Street access, staff believe the egress traffic can be adequately accommodated by a single exit lane. The current site plan shows two exit lanes. In addition, a narrower driveway opening provides a safer pedestrian crossing. As such staff recommend the driveway be modified with a single exit lane.

Water Services:

Staff from Water Services have reviewed the latest submission and note that the applicant has changed the design of the building to avoid the need for permanent dewatering. They have no further comments or concerns.

Source Water Protection staff will provide comments at the time of preliminary submission of the Site Plan application.

Municipal Services:

Water Capacity

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

Sufficient and adequate capacity is available of the City's existing water supply and distribution system water main pressures, to accommodate the development. No water capacity constraints can be expected for most scenarios according to the City's InfoWater water model. However, there is potential for marginal water supply pressures in proposed development under certain conditions such as peak hour demand scenario at locations with elevation greater than 346 m above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 339 m AMSL in the existing water system.

Water pressure in the mains under certain conditions, such as peak hour demand scenario at locations with elevation at 346 m AMSL could range from 38.0 to 42.0 psi (40 psi +/- 2.0 psi) and average day demand scenario at locations with elevation at 339 m AMSL could range from 47.5 to 52.5 psi (50 psi +/- 2.5 psi) in the existing water system.

Sanitary Sewer Capacity

No capacity is available in the current downstream sanitary sewers to service the development as conceptually proposed.

During proposed upgrades to Gordon Street as identified in the Gordon Street EA, replacement of the existing sanitary sewer will be included that will provide additional sanitary capacity for development in this area. Design is expected to be completed by year end and the budget has included construction to commence in 2023. As such, Engineering staff have recommended that this application have a holding provision until such time as sanitary capacity is available to the subject lands and the applicant has acknowledged within the FSR, the limitations of the sanitary sewer capacity for their development.

Attachment 13 (continued): Departmental and Agency Comments

Stormwater Management:

Engineering staff have reviewed the FSR and engineering plans provided in support of the rezoning application. At this time, staff can confirm that stormwater quantity and quality control have been sufficiently addressed in the FSR to support this rezoning application.

Environmental:

Environmental Engineering staff have reviewed the Phase 1 ESA, Phase 2 ESA, Supplemental Soil and Groundwater Investigation, Designated Substances Survey and Letter of Reliance and are satisfied with the findings and conclusions in the reports and are supportive of the rezoning.

Staff Recommendations

Zoning By-Law Amendment Application

Engineering supports approval of the Official Plan and Zoning By-law amendment application subject to the Holding Provision below. To ensure that the development of the subject lands does not proceed until the following condition is met to the satisfaction of the City Engineer/General Manager:

The Developer/Owner shall obtain approval from the City with respect to the availability of adequate sanitary sewer capacity prior to final site plan approval.

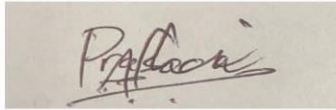
The following conditions are provided as information to Council and will be imposed through site plan approval.

1. Prior to site plan approval the Owner shall grant to the City a road widening dedication of 5m along the frontage of the subject lands on Arkell Road in accordance with the City's Official Plan (section 5.13).
2. Prior to site plan approval the Owner shall grant to the City a daylight road widening at the intersection of Arkell Road and Gordon Street in accordance with the City's Official Plan (section 5.13). The size of the lands will be determined during detailed review of the formal Site Plan.
3. 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 SWM report 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".
 - One year of groundwater monitoring in accordance with the City's Development Engineering Manual (DEM).
 - Detailed Grading, Drainage and Servicing Plan prepared by a Professional Engineer for the site.

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- A detailed Erosion and Sediment Control Plan, certified by a Professional Engineer.
- An updated Site Plan showing a single lane exit at the Gordon Street access.
- A detailed Noise Study in accordance with the City's Noise Control Guidelines.

For Mary Angelo,

A rectangular box containing a handwritten signature in black ink, which appears to be 'Mary Angelo'.

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

A handwritten signature in black ink that reads 'M. Thalen'.

Michelle Thalen, C. Tech.
Engineering Technologist III

Attachment 13 (continued): Departmental and Agency Comments

Internal Memo



Date August 11, 2022
To **Michael Witmer, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **1354 Gordon Street: Official Plan Amendment and Zoning By-law Amendment Application – OZS19-008**
Urban Design Comments

Urban Design staff has the following comments based on the:

- Revised concept plan submitted in August 2022;
- Revised Building drawings from SRM Architect Inc. dated May, 2022;
- Revised Sun and Shadow study report dated May 2022 from SRM Architect Inc.;
- Revised Landscape Concept plan dated May 2022 from MHBC; and,
- Pedestrian Wind Conditions – Letter of Opinion from RWDI dated May 2022.

Staff has also reviewed the Revised Urban Design Brief dated September 2021 from Weston Consulting.

Background

Urban Design policies from the Official Plan were reviewed. The City of Guelph has completed Urban Design Concept Plans for the Gordon Street Intensification Corridor, which contains concept plans, including one for this property. The document articulates Official Plan policies and provides greater guidance through additional direction and illustration. In addition, the City has approved the Built Form Standards for Mid-rise Buildings and Townhouses. While the Official Plan generally defines buildings of 4-6 storeys, the proposal is still mid-rise in form rather than a high-rise building form. Although completed after the submission of this application (i.e. December 2019), the City has also approved 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 August 2022 which shows the following additions:
 - Opportunities to achieve the required 20m² per unit of common amenity area with the additional notes outlined below

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- Showing the potential vehicular connection to the commercial plaza to the south.
- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.
- Staff support the following changes that have been made:
 - Moving the building to achieve a 5m front yard setback;
 - Adding 3m landscaped buffers around the parking lot edges adjacent to property lines;
 - Revising the shape of the underground parking to allow for additional room for tree planting along the public realm;
 - Provision of green roofs; and,
 - General approach to massing proposed.
- Staff has concerns with the noise wall implications proposed as part of the outdoor common amenity. See further comments below.
- Urban Design staff suggest that the following be considered for inclusion in the Zoning Bylaw:
 - Require a minimum amount Common Amenity Area;
 - Maximum building length (e.g. approximately 75m);
 - 5m minimum setback from Gordon Street given the mixed-use nature; and,
 - Limit the amount of surface parking.

Site Plan Issues

As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements will be completed through the site plan process. This includes:

- Urban design staff understand that the applicant will provide 20m² of common amenity area per unit. This may affect the site plan. Staff understand the applicant will be exploring options for additional common amenity area (CA) at grade and on rooftops in particular. Please remember outdoor CA shall be designed and located so that the length does not exceed 4 times the width and is not to be located in a required front yard.
- Revising the approach to Common Amenity Area adjacent to Arkell Road to avoid the need for a large noise wall. For the part of the common amenity space adjacent Arkell Road please consider a design that embraces the opportunity to meet the noise study requirements, such as a passive, walk-through only space, filled with plantings, perhaps a sculptural element for viewing, etc. More active uses in the outdoor common uses can be placed further away from Arkell Road. Urban design staff is not supportive of a noise mitigation wall as it will be an aesthetically unpleasing feature along Arkell at 1.8 m high along the property line.
- Developing the elevations including materials and colours. The materiality of the Gordon Street base in particular will be further discussed. In general, staff would support a simpler approach that responds more directly to its immediate context.

Attachment 13 (continued): Departmental and Agency Comments

- Refining the pedestrian connections and landscape design between the commercial unit entrances to the municipal sidewalk and to the corner of Arkell Road and Gordon Street. Opportunity for building access at the corner and/or a 'flow out' use from an adjacent commercial unit to help animate the public realm should be part of the overall design, in particular show a more direct pedestrian connection to the corner of Arkell/Gordon Street. This may include moving the commercial entrance and addressing the recommendations of the Pedestrian Level Wind Study.
- Implementing the recommendations of the Pedestrian Level Wind Study.
- Providing opportunities for foundational plantings to help soften the building façade and breakdown massing. Trees should be planted in adequate open, landscape beds in concert with other plantings.
- Tree Inventory – 38 regulated trees are proposed to be removed. This equates to 1597cm DBH using the Aggregate Caliper Calculation of the Tree Technical Manual. Compensation will be required through both the physical planting of trees on site as part of an approved Landscape Plan and a cash in lieu payment for those trees not accounted for.
- Providing street trees along both frontages (12m o/c, 1m off property line), in concert with planting beds to help delineate the ROW, support the City's Urban Forest Management Plan to increase the urban tree canopy, and screen undesirable views/uses, such as parking that fronts Gordon Street, blank façades, and identify public/private spaces along the commercial/residential building.
- Adequate soil volumes for trees over the underground parking is critical. Consideration of alternative technologies (Silva Cell) to achieve soil volumes, especially in areas where there is competing need for hard pavement, is strongly encouraged.
- Continuing to coordinate with the adjacent development to the east regarding grading and landscaping in particular.
- When developing the overhead clearances for the garbage trucks using the City's standards for municipal pick-up as per the Waste Collection Guidelines For Multi-residential Developments.
 - <https://guelph.ca/wp-content/uploads/Guidelines-for-Solid-Waste-Collection.pdf>
- Screening, location and approach to the hydro transformer placement.
- Connection to adjacent property to the south (1388 Gordon Street).
- Location and function of internal bicycle parking.
- Street furniture such as bicycle parking, benches etc.
- Keep in mind bird-friendliness strategies in the design of the elevations.
- Rooftop mechanical screening details.
- Architectural details.
- Developing the first floor in more detail including details such as the location of the signage and canopies
- Continued encouragement of green roofs and LID systems.

Prepared by:
David de Groot
Senior Urban Designer
519.822.1260 ext. 2358
David.deGroot@guelph.ca

Attachment 13 (continued): Departmental and Agency Comments

Internal Memo



Date July 7, 2022

To Michael Witmer, Senior Development Planner

From Christina Vannelli, Park Planner

Service Area Public Services

Department Park and Trail Development

Subject 1354 Gordon Street - Proposed Zoning By-law and Official Plan Amendment – OZS19-008

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 dated June 10, 2022 and the following:

- Cover Letter – May 2022
- Site Plan – May 2022
- Architectural Drawing Set
- Comments Response Matrix – May 2022
- Environmental Reliance Letter – May 2022
- Landscape Plan
- Architect – May 2022
- Noise Feasibility Study – May 2022
- Pedestrian Wind Condition Letter of Opinion – May 2022
- Servicing and Stormwater Management Report – May 2022
- Transportation Impact Study Response to Comments – May 2022
- Updated Functional Grading and Servicing

Parks offers the following comments:

Parkland Dedication

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

Attachment 13 (continued): Departmental and Agency Comments

Payment in lieu of parkland conveyance will be required 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.

Section 17.(d) of By-law (2019)-20366 states that the rate will be the greater of the equivalent of Market Value of 1 hectare per 500 dwelling units (not to exceed 30% of the Total Market Value of the land); 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 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 (2019)-20366, the appraisal is only considered valid for one (1) year. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal. We recommend submitting the appraisal two months ahead of the building permit application to avoid delays.

The 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

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.

Attachment 13 (continued): Departmental and Agency Comments

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,

Christina Vannelli, OALA, CSLA
Park Planner, Parks
Public Services
T 519-822-1260 x 2431
E christina.vannelli@guelph.ca

Attachment 13 (continued): Departmental and Agency Comments

INTERNAL MEMO



DATE July 28, 2022
TO **Michael Witmer**
FROM Jason Elliott, Environmental Planner
DIVISION Infrastructure, Development and Enterprise
DEPARTMENT Planning and Building Services
SUBJECT **1354 Gordon Street, OZS19-008 – 3rd Submission**

Proposal

The proposed development comprises an eight-storey mixed use building with 110 apartment units and an underground parking garage. It has been revised from the last submission to now include two levels of underground parking. An Official Plan Amendment is proposed to add a site-specific policy to the Neighbourhood Commercial Centre designation to permit a maximum height of eight storeys. A Zoning By-law Amendment is proposed to rezone the lands from Urban Reserve (UR) Zone to a specialized General Apartment (R.4A-?) Zone with site specific provisions.

Material Reviewed

- Resubmission Cover Letter and Comment Response Matrix, both dated May 27, 2022
- Functional Servicing and Stormwater Management Report (FSR) – WalterFedy, dated May 24, 2022
- Site Plan dated May 17, 2022 and Architectural Drawings dated May 19, 2022 – SRM Architects
- Grading and Servicing Plans – WalterFedy, dated May 24, 2022
- Landscape Concept – MHBC, dated May 17, 2022

Comments

Based on a review of the submission materials, Environmental Planning has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment subject to the following items to be addressed prior to Site Plan approval to the satisfaction of the General Manager of Planning, Building and Urban Design:

- Demonstration that permanent dewatering will be avoided through building design that takes into account the Ontario Building Code requirement for a foundation drain.
- Further refinement of the proposal to maximize opportunities for runoff reduction and an update of the associated water balance.
- Completion of one year of groundwater monitoring at various locations across the site to explore appropriate locations for the infiltration gallery(s) with the required separation from the seasonal high groundwater table.
- Conformance with the City's Bird-friendly Design Guideline.

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

Attachment 13 (continued): Departmental and Agency Comments

RE: 1354 Gordon Street, OZS19-008 – 3rd Submission
Page 2 of 2



Jason Elliott
Environmental Planner

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

519-822-1260 x 2563
Jason.elliott@quelp.ca

C:Michelle Thalen

File #OZS19-008

Attachment 13 (continued): Departmental and Agency Comments



**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

24 June 2022

Michael Witmer
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Mr. Witmer:

Re: **OZS19-008, 1354 Gordon Street, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted revised applications for an Official Plan Amendment and a Zoning Bylaw Amendment to permit an eight (8) storey, mixed use building with 110 apartment units.

Planning staff previously provided a response to the original circulation of this application. Board's previous conditions have since been amended to reflect the revised Official Plan and Zoning Bylaw Amendment applications.

Please be advised that the Planning Department **does not object** to the proposed application. We request that the following conditions be considered as part of the Site Plan Approval process:

- 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.
- The developer agrees 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

• Linda Busuttii; Chair
• Barbara Lustgarten Evoy; Vice-Chair

• Mark Bailey
• Mike Foley

• Joly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping

Attachment 13 (continued): Departmental and Agency Comments

1354 Gordon Street

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24 June 2022

"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,



Adam Laranjeiro
Planning Technician

PLN: 22-063
File Code: R14

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