

## Attachment 14:

### Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		✓	<ul style="list-style-type: none"> <li>- 2.5 metre wide road widening required for Edinburgh Road North.</li> <li>- One access/egress driveway onto Edinburgh Road North.</li> <li>- Outstanding traffic data to be clarified/submitted.</li> <li>- Provide a sufficient turning area for parking lots at end of an aisle.</li> </ul>
Urban Design*		✓	<ul style="list-style-type: none"> <li>- Improving common amenity area behind the buildings.</li> <li>- Provide consistent landscaping along the frontages of the building.</li> <li>- Potential viability of a green roof.</li> <li>- Separate bike storage access in Block 2 such that bike users can directly access the storage facilities.</li> </ul>
Environmental Planning	✓		
Parks Planning*		✓	<ul style="list-style-type: none"> <li>- Payment in lieu of conveyance of parkland</li> <li>- Narrative property appraisal report.</li> </ul>
Zoning	✓		
Heritage Planning	✓		
Transit	✓		
CN Rail		✓	<ul style="list-style-type: none"> <li>- Minor amendments to the noise and vibration assessment report.</li> </ul>
Canada Post		✓	<ul style="list-style-type: none"> <li>- Buildings with 100 units or more must have a rear loading Lock Box Assembly with dedicated secure mail room.</li> </ul>

<b>Respondent</b>	<b>No Objection or Comment</b>	<b>Conditional Support</b>	<b>Issues/Concerns</b>
Upper Grand District School Board (UGDSB)*		✓	<ul style="list-style-type: none"> <li>- Educational Development Charges.</li> <li>- Adequate sidewalks, lighting, and snow removal.</li> <li>- An advisory sign informing about schools in the area.</li> </ul>
Grand River Conservation Authority (GRCA)	✓		
Guelph Police Service (GPS)	✓		
Fire Services		✓	<ul style="list-style-type: none"> <li>- Construction must include accessibility to water for fire fighting purposes – this area does have many hydrants that will accommodate distances and locations.</li> <li>- Fire routes are built in accordance to the OBC and can accommodate the loads of fire fighting apparatuses.</li> </ul>
Enbridge	✓		
Mississaugas of the Credit First Nation (MCFN)	✓		

\*Memo or letter attached

# Attachment 14 (continued):

## Departmental and Agency Comments



# MEMO

FILE: 16.13.001

TO: Michael Witmer, Senior Development Planner  
FROM: Engineering and Transportation Services  
DEPARTMENT: Infrastructure Development and Environmental Engineering  
DATE: November 21, 2022  
SUBJECT: 265 Edinburgh Rd N – OZS20-012

The applicant has applied to amend the Official Plan from the existing "Service Commercial" designation to the "Medium Density Residential" designation. The applicant has applied to change the zoning from the "Service Commercial One" (SC.1) Zone to a "Specialized General Apartment" (R.4A-57) Zone. The applicant is proposing a number of specialized regulations to the General Apartment Zone.

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

- Phase One Environmental Site Assessment, prepared by GeoPro Consulting Ltd., dated March 23, 2022 Revised;
- Phase Two Environmental Site Assessment, prepared by GeoPro Consulting Ltd., dated March 23, 2022 Revised;
- Functional Servicing and Stormwater Management Report, prepared by GM Blue Plan, dated March 2022.
- Environmental Noise and Vibration Assessment, prepared by SLR Consulting Ltd., dated March 2022
- Transportation study, prepared by Trans-Plan Transportation Inc., dated March 2022 Revised.

### 1. Road Infrastructure:

*Edinburgh Road North* abutting the subject property is designated as a two (2) lane arterial road with a centre turn lane and a grass boulevard on both sides, asphalt pavement, curb and gutter and concrete sidewalk on the west side of the street. The ultimate right-of-way width of *Edinburgh Road North* abutting the property is 30.00-metres. As such, a 2.5 meter wide road widening will be required along the frontage of the property.

### 2. Traffic Study, Access, Parking and Transportation Demand Management:

While staff generally support this application, we found a number of comments have not been fully addressed to our satisfaction.

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Infrastructure, Development & Enterprise

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# Attachment 14 (continued):

## Departmental and Agency Comments



# MEMO

### 1. Traffic simulation issues.

- Staff do not recognize traffic queuing results from SimTraffic as queue lengths can be heavily influenced by the input storage lengths. Only 95 percentile traffic queue lengths from Synchro reports should be referenced.
- Provide a summary table to list 95 percentile traffic queue lengths from Synchro simulation for existing and future conditions.
- Appendix C is missing traffic queue lengths from Synchro. Some traffic inputs in Appendix C do not match with those in Figure 13.
- Synchro files must be submitted for review and record.

### 2. Parking demand and supply has been reviewed by Planning staff.

#### Site plan issues.

- Provide a sufficient turning area for parking lots at end of an aisle.
- Parking spaces must be provided in accordance with zoning-by-law requirements.

### 3. Transportation Demand Management Review

- Staff acknowledge the effort to enhance conditions for pedestrians on the site, per comment #6 (page 2) in Section 2 of the Transportation Study. On all drawings to be submitted with a site plan application, please extend the walkway on the north side of Building I to meet the existing concrete sidewalk.
- Section 6.4 discusses Planning Roadway improvements. Staff would like to note that Edinburgh Road from Willow Road to London Road is on the TMP's Spine Cycling Network, and while timing for implementation is unknown this will significantly enhance the quality of cycling infrastructure servicing this development.
- Staff recommend the applicants meet, but not exceed the minimum parking requirement per the zoning bylaw.
- Section 12: Transportation Demand Management Plan
  - Staff note that while the total number of bicycle parking spaces provided exceeds the amount required by the Site Plan Procedures and Guidelines document; the dispersion of bike parking is such that 120 long term spaces are provided in the basement to service 139 units. Staff recommend providing the recommended number of secure, long-term bike parking spaces for units, thus reducing the provision of surface visitor bike parking spaces.

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## Attachment 14 (continued): Departmental and Agency Comments



# MEMO

- Staff also would like to note that quality of bike parking facilities is of greater value than exceeding the recommended quantity. For instance, providing ground mounted or horizontal long-term spaces for residents is of greater value than extra vertical wall mounted spaces. Providing weather protection for visitor spaces is of greater value than a large quantity of exposed spaces.
- Staff will be providing direction on placement of bike parking facilities at the site plan stage to ensure facilities are well distributed between the various building entrances.
- Staff are very supportive of the unbundled parking recommendation for this site.
- No reference is made to either electric vehicle charging or carshare vehicles. Are these measures recommended for this site? To be discussed further at site plan stage.

### 3. Municipal Services:

#### Edinburgh Road North

Existing services within the right-of-way along Edinburgh Road North are as follows:

- 600 and 675mm Storm along the frontage property.
- 200mm diameter sanitary sewer.
- 200mm diameter watermain.

According to our service records, the subject property was pre-serviced by a 150mm diameter sanitary sewer lateral and a 50mm and a 150mm water service lateral and a 300mm and a 375mm storm lateral. If required by the City at the site plan stage, the Developer shall be responsible for the entire cost of removing the existing storm, sanitary sewer lateral and the water service lateral. The Developer will also be responsible to pay for the estimated and actual cost of any servicing upgrade including any curb cuts or curb fills if required, prior to site plan approval and prior to any construction or grading on the lands.

### Sanitary Sewer Wastewater Collection System, Water Supply and Distribution System Water

The development is located in the south end of Pressure Zone 2. This area is mainly supplied by the Paisley and Robertson Pumping Stations and pressures are maintained by the Speedvale Elevated Tank. The development will be serviced by an extension to an existing 150mm water service branching from the existing 200mm watermain on Edinburgh Road North. A 400mm watermain on Speedvale Avenue West and 200mm watermain on Edinburgh Road North provide good connectivity to the Speedvale Elevated Tank.

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# Attachment 14 (continued):

## Departmental and Agency Comments



# MEMO

The water system near the proposed development provides high pressures, above the preferred operating range of 50 – 80 psi, but below the maximum allowable pressure of 100 psi. The high pressures are caused by the relatively low site elevation of 331m compared to the Speedvale Elevated Tank, which has a top water level of 393m. The estimated development demands were not found to significantly impact pressures in the development area.

The available fire flow at hydrants near the development area ranged from 119 – 235 L/s. It is recommended that a FUS calculation be completed by the developer to determine the required fire flow based on building size, construction and configuration.

### Sanitary

DWF sanitary flows are predicted to increase by +13.13 L/s, and WWF sanitary flows by +13.57 L/s. These rates were estimated based on the development information provided below and the City's 2019 Development Engineering Manual flow rates.

The model results suggest the local sewer on Edinburgh Rd N currently flows at <1% (DWF) to 1% (WWF) of its full capacity using the estimated design flow rates. The sewer is projected to flow at 55% (DWF) to 58% (WWF) of its full capacity under post-development conditions. Looking downstream along Alma St N, the receiving trunk sewer is projected to flow at 12% (DWF) to 42% (WWF) of its full capacity under post-development conditions, representing +1% (DWF) and +2% (WWF) increases from existing conditions.

### 3. Storm Water Management & Servicing:

The preliminary servicing drawing is acceptable for the zone change application. Servicing will be reviewed in detail during the site plan application.

The preliminary Stormwater management design is acceptable for the zone change application. However, stormwater management will be further assessed to ensure it continues to meet the City's swm criteria during the site plan application.

### 4. Environmental:

Staff have reviewed the ESA reports and provide the following comments:

- Prior to site plan approval, please provide all associate environmental reports, and the Record of Site Condition (or RSC) is a mandatory requirement for the Site development, as the Site is going from less sensitive (industrial/commercial) to more sensitive use (mixed-use residential).

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## Attachment 14 (continued): Departmental and Agency Comments



# MEMO

- We recommend the developer/QP review our guidelines for the development of contaminated or potentially contaminated sites: <https://guelph.ca/wp-content/uploads/DevelopmentGuidelinesContaminatedSites.pdf>

### 5. Noise Comments:

The revised feasibility study is acceptable. A detailed noise study will be required as part of the site plan application. Please note that the detailed noise report shall be completed in accordance with the NPC-300 and City's noise guidelines.

### **Staff Recommendation/Conclusion:**

Engineering has reviewed the above-noted reports and plans and support the zone change application.

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

1. That the Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
  - i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the MECP "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;

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## Attachment 14 (continued): Departmental and Agency Comments



# MEMO

- ii. A 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 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;
  - v. a construction traffic access and control plan for all phases of servicing and building construction;
  - vi. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
  - vii. please provide all associate environmental reports, and the Record of Site Condition (or RSC) is a mandatory requirement for the Site development, as the Site is going from less sensitive (industrial/commercial) to more sensitive use (mixed-use residential).
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 3 i) to vii) 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.

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## Attachment 14 (continued): Departmental and Agency Comments



# MEMO

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. Prior to site plan approval the Owner shall give the City 2.5 meter wide road widening free from all encumbrances along the frontage of the property (Endinbrugh Rd).
10. 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.
11. The Owner shall pay to the City the actual cost of construction of municipal services within the City's right-of-way including such items as sanitary, water and storm laterals, driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans, the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.
12. 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.
13. The Owner acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the General Manager/City Engineer.
14. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
15. The Owner shall confirm that the basements will have a minimum 0.5 metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.

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## Attachment 14 (continued):

### Departmental and Agency Comments

# MEMO



16. The Owner shall construct the new buildings at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer.
17. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable Zoning By-law envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
18. The Owner shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.
19. The Owner shall enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
20. The Owner shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.
21. The Owner shall submit a Noise impact study report in accordance with Guelph Noise Control Guidelines to the satisfaction of the General Manager /City Engineer.
22. 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.

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## Attachment 14 (continued): Departmental and Agency Comments



# MEMO

23.The Owner shall place, or agree to place, the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the agreement to be registered on title:

- a. "Purchasers and/or tenants of all lots or units are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer."
- b. "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Owner for the planting of trees on City boulevards in front of residential units does not obligate the City or guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling. The City shall not provide regular maintenance for trees planted on private property save and except any maintenance conducted pursuant to section 62 of the Municipal Act, 2001, c.25, as amended, and purchasers of all lots or units shall be obligated to maintain any tree on private property in accordance with and pursuant to the City of Guelph's Property Standards By-law (2000)-16454, as amended."
- c. "Purchasers and/or tenants of all lots or units, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic."
- d. "Purchasers and/or tenants of all lots or units are advised that on-street parking restrictions may apply to the street fronting their property."

24.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.

25.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.

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## Attachment 14 (continued): Departmental and Agency Comments



# MEMO

26. 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.
27. The Owner to provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through site plan agreement and condominium declaration.
28. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement and condominium declaration.
29. The Owner agrees to maintain log for perpetual cleaning / maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through site plan agreement and condominium declaration.
30. 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.
31. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

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**Shophan Daniel, C.E.T**  
Engineering Technologist III

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**Mary Angelo, P.Eng**  
Manager, Development &  
Environmental Engineering

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## Attachment 14 (continued): Departmental and Agency Comments

### Internal Memo



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Date	July 21, 2022
To	<b>Michael Witmer, Senior Development Planner</b>
From	David de Groot, Senior Urban Designer
Service Area	Infrastructure, Development and Enterprise Services
Department	Planning Services
Subject	<b>265 Edinburgh Road North OZS20-012</b> <b>Zoning By-law and Official Plan Amendment Applications</b> <b>Urban Design Comments</b>

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Urban Design Staff have the following comments based on the revised Conceptual Site Plan dated June 29, 2022. Staff has also reviewed the Urban Design Brief, dated March 2022, from GSP Group; Concept site plan, floor plans and elevations, dated 2022.04.05 by Technoarch Architects and Designers; site grading plan, dated March 2022 by GM Blue Plan Engineering; and, Environmental Noise & Vibration Assessment, dated March 2022 by SLR Canada; and, Shadow Impact Study prepared by GSP Group dated February 2022.

#### Background

Urban Design policies from the Official Plan were reviewed. In addition, City Council approved the Built Form Standards for Mid-rise Buildings and Townhouses have been reviewed. The comments below 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 June 2022.
- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.
- The zoning bylaw should include a maximum limit of building length based on the concept plans submitted.
- Through this process, staff has concentrated on several key issues which have been positively addressed by the applicant including:
  - Moving the buildings to achieve a 6m front yard setback as per the Built Form Standards for Midrise Buildings;
  - Adding principal entrances that are street facing, with secondary entrances provided from the parking lot;

## Attachment 14 (continued):

### Departmental and Agency Comments

- Adding entrances at regular intervals facing the street that incorporate ground floor units with 'front doors' that face the street;
  - Conformance with angular plane regulations;
  - 3m landscaped buffers provided around the lot edges; and,
  - Moving more Common Amenity Space behind the buildings.
- 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 are to be addressed. This includes:
  - Refining the direct pedestrian connections between the main building entrances to the municipal sidewalk as shown on the Streetscape Concept Plan. Further consideration of grading, accessibility, visible and physical pedestrian connectivity to main entrances and lobby spaces from the municipal sidewalk is important.
  - Continuing to refine the shape of the common amenity area and work on developing the programing of the common amenity area in conjunction with the landscape architect and noise consultant. This includes the location of passive and active uses. The ground floor indoor common amenity area should maintain a relationship with the exterior common amenity areas. Part of the common amenity space adjacent Edinburgh Road should be designed meet the noise study requirements, such as a passive, walk-through only space, filled with plantings, perhaps a sculptural element for viewing, etc.
  - Further direction for programming of common amenity areas will required such as:
    - Raised community garden plots that are barrier-free;
    - An off-leash dog area (consider fencing to define this space);
    - Treed sitting area with informal, moveable chairs (for reading a book or socializing);
    - A gazebo with harvest table to encourage outdoor gatherings; and/or
    - A play structure.
  - Refining the location of the ground floor commercial and interaction with parking.
  - A Pedestrian Level Wind Study letter of opinion will be required as part of a formal Site Plan Submission. Terms of reference for the study can be found at <https://guelph.ca/wp-content/uploads/Terms-of-Reference-for-Wind-for-the-City-of-Guelph-Guidelines-19-05-27.pdf>
  - Continuing to explore active transportation connection to the trail along the north of the site.
  - Refining access to bike storage in Block 2 to avoid requiring bikes to use the main elevator and moving bikes through the lobby space. Explore separate ramping systems that bring bike users directly into basement bike storage facilities or moving bike store to the ground level.
  - Providing barrier free parking spaces in the basement parking level for residents of the building. Please make clear provisions for barrier-free

## Attachment 14 (continued):

### Departmental and Agency Comments

- parking (Type A and B stalls preferred) underground that are close to and have easy access to elevator lobbies.
- Provide consistent landscaping along the frontage of the buildings to be incorporated to soften the foundation and create a consistent streetwall. Landscaping can include patios, sidewalks or outdoor display areas.
- A Tree Inventory and Preservation Plan will be required as part of a formal Site Plan submission.
- The use of large canopy deciduous trees and native species are to be used across the site to support the Urban Forest Management Plan.
- Natural materials are encouraged at the base of the building (e.g. stone, brick) while manufactured products should be above the pedestrian level.
- 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. Reference the City's Tree Technical Manual to ensure appropriate soil volumes are achieved.
- Planting islands within parking field are to be a minimum 3 metres wide and 11m long.
- Provide a detail for pedestrian level lighting and internal exterior lighting.
- 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.
- Continued encouragement of green roofs and LID systems.
- Green roofs are strongly encouraged. Have these been explored?
- Discuss other Low Impact Development (LID) strategies to be employed on the site.

Prepared by:  
**David de Groot**  
Senior Urban Designer  
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# Attachment 14 (continued):

## Departmental and Agency Comments

### Internal Memo



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Date	May 6, 2022
To	Michael Witmer, Senior Development Planner
From	Mallory Lemon, Park Planner
Service Area	Public Services
Department	Park and Trail Development
<b>Subject</b>	<b>265 Edinburgh Road North - Proposed Zoning By-law and Official Plan Amendment – OZS20-012</b>

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Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law and Official Plan Amendment including the Notice of Revised Application dated April 27, 2022 and 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 'Service Commercial One' (SC.1) Zone to a 'Specialized General Apartment' (R.4A-?) Zone and to change the Official Plan designation from "Service Commercial" to "Medium Density Residential".

#### **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.

Section 17.(c) 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; 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 17.82% 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



## Attachment 14 (continued):

### Departmental and Agency Comments

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:

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 current information provided, I would support the proposed development subject to the conditions outlined above.

Regards,

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

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

## Attachment 14 (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](mailto:municipal.circulations@ugdsb.on.ca)

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

17 May 2022

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

Dear Mr. Witmer:

Re: **OZS20-012, 265 Edinburgh Road North, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted revised application for an Official Plan Amendment and a Zoning Bylaw Amendment to permit two (2), seven (7) storey apartment buildings with a total of 139 dwelling 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 applications for an Official Plan Amendment and a Zoning Bylaw Amendment.

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.

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#### Upper Grand District School Board

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

• Mark Bailey  
• Mike Foley

• Jolly Bedi  
• Martha MacNeil

• Gail Campbell  
• Robin Ross

• Jen Edwards  
• Lynn Topping

## Attachment 14 (continued): Departmental and Agency Comments

265 Edinburgh Road North

-2-

17 May 2022

- That 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:

*"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: 22-050  
File Code: R14

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