

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 4
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment 4
Parks Planning*		√	Subject to conditions in Attachment 4

*Letters attached.

Attachment-12 Departmental and Agency Comments (continued)



MEMO

FILE: 16.131.001

TO: Lindsay Sulatycki
FROM: Development and Environmental Engineering
DEPARTMENT: Engineering and Transportation Services
DATE: November 1, 2022
SUBJECT: 639 Eramosa Road – Zoning By-law Amendment (OZC22-014)

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

- Conceptual Site Plan – July 2022
- Servicing Brief – Feb 2022, Revised September 29, 2022
- Site Screening Questionnaire – July 2022

Stormwater Management:

Changes to impermeable area appear to be minor. SWM is not required unless further changes are proposed.

Grading:

No changes to grading proposed at this time. Grading plan is not required unless changes to grade are proposed.

Infrastructure:

As outlined in the revised FSR that was received on October 31st, 2022 there will be no change to the sanitary flow demands of the property.

Servicing:

No upgrades or changes proposed to servicing plan. Servicing plan not required unless changes are proposed. If servicing is to be changed, it shall be designed in accordance DEM.

Engineering and Transportation Services
Infrastructure, Development & Enterprise

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General:

A noise study may be required at time of site plan.

Environmental: from Prasoon Adhikari's email dated 26 September 22

No external modification of the buildings are proposed. As such, there's no need for a Phase 1 ESA.

No environmental issue noted within the Site. As such, no additional environmental (soil and groundwater) work is required for the Site to be rezoned

Traffic: from Munshif Muccaram Memo revised 31 October 2022

For questions and follow-up regarding the above Traffic comments, please contact Munshif Muccaram, Traffic Technologist II (Munshif.muccaram@guelph.ca)

Transportation Services staff are generally supportive of the proposed redevelopment. Staff comments are offered below. **The following Transportation comments are to be addressed at the site plan stage:**

- Staff are concerned about the proposed parking layout and on-site traffic operations. The City's waste collection does not provide waste pick services at medical sites. With the proposed redevelopment of the site to be medical clinic, City's curbside waste pick is infeasible. For this reason, the site must be designed to accommodate on-site waste collection.
- Internal roadway must be resigned with 12m centerline radius and wider drive aisle around the corner to accommodate the truck maneuver. Provide a traffic geometric plan demonstrating turning maneuver for a heavy single unit truck on-site an at the access.
- Proposed parking spaced must be provided in accordance with the zoning by-law. Parallel parking spaces should be 6.5m X 2.6m. Length of the angle parking spaces to be 6.0m and may varies based on the angle parking. Clearly identify the angle and length of the parking space.
- Parking spaces (i.e., #7 & #15) require complex turning maneuver to access the parking space and they must be eliminated.

Source Water Protection: from Peter Riders email dated 19 September 22 – No Red Flags

- The property is located in a WHPA B with a vulnerability score of 6.
- The property is not located in an Issue Contributing Area.

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- Please complete and return a Section 59 Policy Applicability Review form. If you require assistance in completing the form, contact the City of Guelph's Risk Management Official at: 519-822-1260 ext. 2368 or peter.rider@guelph.ca
- https://guelph.ca/wp-content/uploads/SWP_Section59ReviewRequest.pdf
- In accordance with Grand River Source Protection Policy CG-MC-29, please provide a Salt Management Plan. (Please submit an electronic version)
- In accordance with Grand River Source Protection Policy CG-MC-12, please complete a Waste Survey Report (By-law (1996)-15202). (http://guelph.ca/wp-content/uploads/SWP_WasteSurveyReport_Web.pdf)

Note:

- Ensure that any private water supply or monitoring wells that are no longer in use are abandoned in accordance with O. Reg. 903.
- In accordance with Grand River Source Protection Policy CG-CW-37, the applicant will need to indicate what DNAPL (if any) or other potentially significant drinking water threats will be stored and/or handled on the property. A Risk Management Plan may need to be developed.

Staff Recommendation:

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

Mary Angelo, P. Eng.
Supervisor of Development Engineering

Louis de Jong, C.Tech
Development Technologist

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Infrastructure, Development & Enterprise

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Attachment-12 Departmental and Agency Comments (continued)

Internal Memo



Date	August 23, 2022
To	Lindsay Sulatycki, Senior Development Planner
From	Mallory Lemon, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	639 Eramosa Road - Proposed Zoning By-law and Official Plan Amendment – OZS22-014

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 August 18, 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 "Institutional – Educational, Spiritual and Other Services" (I.1) Zone to "Specialized Office Residential" (OR-?) Zone and to change the Official Plan designation from "Low Density Residential" to "Mixed Office/Commercial".

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.(a) of By-law (2019)-20366 states that the rate will be 2% of the total Market Value of the Land.

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.
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

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