

Attachment-11 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Site Plan Approval Required; Subject to conditions in Attachment-3
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment-3
Parks Planning*		√	Site Plan Approval Required; Subject to conditions in Attachment-3
Urban Design		√	Site Plan Approval Required; Subject to conditions in Attachment-3

*Letters attached.

Attachment-11 Departmental and Agency Comments (continued)

Internal Memo



Date	January 10, 2023
To	Lindsay Sulatycki
From	Shophan Daniel C.E.T
Service Area	Infrastructure, Development and Enterprise Services
Department	Engineering & Transportation Services
Subject	Zoning By-law Amendment application (145 Speedvale Ave)

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Convenience Commercial" (C.1-xx) Zone to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use. Further details of the requested zoning can be found in the supporting documents submitted with this application

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

- Functional Servicing and Stormwater Management Report (FSR) – prepared by Gama Engineering Inc., dated, Revised October 2022
- Grading and Servicing Plan - prepared by Gama Engineering Inc., dated, Revised October 2022
- Phase II Environmental Site Assessment – prepared by A&A environmental Consultant Inc., dated November 2020
- Feasibility Noise Study, prepared by Actinium Engineering., dated October 2021

Traffic Services:

No concerns with the proposed zone change. Proposed loading area to be revised to avoid complex turning maneuvers on-site for the trucks. This needs to be demonstrated because, based on the plans, there is a conflict. This will be reviewed prior to site plan approval.

Municipal Services:

Servicing Capacity:

The servicing capacity analysis was completed prior to the submission of the application. The results were as follows:

Water

Based on the model results, the proposed development has acceptable pressures slightly above the City's preferred operating range of 50 – 80 psi but below the maximum allowable pressure of 100 psi. The available fire flow at the Speedvale Avenue hydrant near the development area is 322 L/s and at Edinburgh Road is 277 L/s.

Wastewater

The sanitary flow from the proposed development is not explicitly provided in the FSR. The proposed development is on a 0.32 ha parcel and will consist of a convenience store, carwash and gas bar. The sanitary flows are predicted to increase by +0.544 L/s. The increased flow was applied as constant flows in the WWF simulation. The model results suggest that the existing collection system has sufficient capacity to manage the increased flows from the proposed development. We ask the engineer to confirm the sanitary flow rate prior to site plan approval.

Site Servicing:

Detailed review of the site services will be completed during the site plan stage.

Stormwater Management:

The conceptual stormwater management strategy is acceptable for the purpose of the zone change application. However, please note that during the site plan application, a detailed review will be completed; please note that additional items, such as oil grit separator units and additional items, maybe be required

Grading:

The conceptual grading strategy is acceptable for the purpose of the zone change application. Please note that during the site plan application, a detailed review of site grading will be completed.

Environmental Engineering:

The ESA phase I and II have been reviewed and are acceptable no further comments on the zone change application.

Noise Feasibility Study:

The noise study is a feasibility noise study is sufficient for the current application (Zoning Amendment); note that a detailed noise study will be required at the time of future application (site plan). When completing the detailed noise study, please refer to the City's noise guidelines.

Staff Recommendations:

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 Ministry of the Environment's "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;
 - ii. The Owner agree to collect and obtain groundwater monitoring data to determine the seasonal high groundwater elevation if required by the City.
 - iii. A Detailed Noise Report shall be submitted and shall be completed in accordance with the City's noise guidelines.
 - iv. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - v. 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;
 - vi. a construction traffic access and control plan for all phases of servicing and building construction;
 - vii. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
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 4 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.
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. 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.
10. 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.
11. 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.
12. 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.

13. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
14. The Owner shall confirm that the basements will have a minimum 0.5metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.
15. 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.
16. 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.
17. 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.
18. 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.
19. The Owner shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.
20. 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.
21. 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.
22. 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."

23.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.

24.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.

25.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.

26.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.

27. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement and condominium declaration.
28. 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.
29. 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.
30. 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.
31. The Owner must submit UST removal documentation (including confirmatory soil sampling results) for City's records and reference

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Attachment-11 Departmental and Agency Comments (continued)

Internal Memo



Date	June 10, 2022
To	Lindsay Sulatycki, Senior Development Planner
From	Ryan Mallory, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	145 Speedvale Avenue West - Proposed Zoning By-law Amendment – OZS21-013

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Complete Application dated January 5, 2022, and offers the following comments:

Zoning Bylaw Amendment:

Park and Trail Development has no objection to the proposed Zoning By-Law Amendment to rezone the property from the "Specialized Convenience Commercial" (C.1-17) Zone to a new "Specialized Convenience Commercial" (C.1-xx) Zone to allow for the redevelopment of the existing vehicle gas bar and convenience store and to add an automatic car wash as a permitted use.

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 Where Land in the City will be Developed or Redeveloped for commercial or industrial purposes, the payment required in lieu of the conveyance of a portion of the Land for Parkland shall be two percent (2%) of the 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 (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

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,

Ryan Mallory, Park Planner
Parks
Public Services

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