

Attachment-13 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
Urban Design*		√	Site Plan Approval Required; Subject to conditions in Attachment-4
Landscape Planner*		√	Site Plan Approval Required; Subject to conditions in Attachment-4
Grand River Conservation Authority	√		
Upper Grand District School Board*	√		
Guelph Hydro	√		
Canada Post	√		

*Letters attached.

Attachment-13 Departmental and Agency Comments (continued)



MEMO

FILE: 16.131.001

TO: Lindsay Sulatycki
FROM: Development and Environmental Engineering
DEPARTMENT: Engineering Services
DATE: January 9, 2023
SUBJECT: 205-213 Speedvale Ave E – Zoning By-law Amendment and OP(OZS22-003)

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

- Functional Servicing Report – R.J. Burnside & Associates Ltd. (November 2022);
- Transportation Impact Study (TIS) – R.J. Burnside & Associates Ltd. (January 2022).
- Phase One Environmental Site Assessment – R.J. Burnside & Associates Ltd. (December 2018);
- Site Plan Elevations – Fryett Turner Architects Inc. (February 2022)

Road Infrastructure:

As per DRC precon comments, and identified in the City's Official Plan, section 5.13, 3.048 road widening along the Speedvale Ave E frontage is to be dedicated to the City prior to final site plan approval.

Municipal Services:

Existing services within the right of way along Speedvale Ave E include a Sanitary sewer, storm sewer, and watermain.

Servicing Capacities:

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

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Functional Servicing Report:

The Functional Servicing report was reviewed by Engineering Staff and is generally acceptable. Comments have been provided below which are to be taken into consideration at the time of site plan.

Stormwater Management:

The proposed stormwater management plan is generally acceptable and will be reviewed in greater detail under the site plan application in accordance with the Development Engineering Manual guidelines.

Grading and Drainage:

The proposed grading and drainage design is generally acceptable and will be reviewed in greater detail under the site plan application in accordance with the Development Engineering Manual guidelines.

Servicing:

The proposed servicing design is generally acceptable and will be reviewed in greater detail under the site plan application in accordance with the Development Engineering Manual guidelines.

Environmental:

Environmental Engineering Staff reviewed a Phase 1 Environmental Assessment and received a reliance letter from a Qualified Person and deemed it acceptable and have no further comments.

Transportation:

Transportation Staff have no further comments as per email from Gwen Zhang dated July 19th 2022. TDM and Parking have provided comments that are to be considered at time of site plan.

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Staff Recommendation:

Engineering supports approval of the zoning by-law and official plan amendment applications.

Future Site Plan Requirements:

Storm Water Management

1. Additional on-site infiltration testing will be required to support any proposed infiltration facility. The technical memorandum provided in the FSR (Appendix C) outlined that only the soil underlying the topsoil was tested. The specific soil testing required is for testing the soil underlying the facility itself – refer to Section 5.7.7 of the DEM.
 - a. Ensure soil is tested in all areas where an infiltration gallery is proposed
2. Additional geotechnical investigations are required to be preformed as per the DEM, including four seasons of groundwater monitoring. At time of site plan, please include a geotechnical report that is certified by a P-Eng.
3. For Catchment 202 please provide additional details with regards to treatment approach. Please provide cross sections and manufacturer information related to Stormtech 310 storage unit that shows quality control to ensure 80% TSS removal.

Grading

1. Grading Plan shall be signed and stamped by P-Eng.
2. Please include a limit of grading line on the grading plan specifically showing where the proposed grades match into existing at the rear of the proposed building.
3. Erosion and sediment control is required. Please refer to DEM
4. Show entire length of proposed retaining wall on plan. Please show T/W and B/W grades along length of wall.
5. Infiltration gallery on catchment 203 appears to be in root zone of trees. Ensure gallery location will not damage trees on adjacent property or become compromised due to roots from existing trees.

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Servicing

1. Servicing Plan shall be signed and stamped by P-Eng.
2. OGS is the only treatment facility shown for the parking lot water, however more treatment information is mentioned in report body. Please ensure information shown on the plan matches what is shown on the drawing. Please include cross sections on plan and manufacturer details with regards to water quality treatment.
3. Pipe shown from existing house downspout to STM. Please discharge to grade rather than directly into sewer.
4. All existing hydrant locations, and other infrastructure to be located by survey.
5. All water including that to supply fire suppression and private fire hydrants must be bulk metered. Please provide provision for a mechanical room within the building to facilitate bulk metering. Please reach out to City staff for bulk metering details when ready.

Transportation

TDM

This project demonstrates an understanding the role of active transportation, carshare, electric vehicle charging equipment, and access to transit in supporting TDM and working toward Net Zero Carbon goals. Staff have no further comments.

Parking

Staff acknowledge the intent of this development to be an environmentally low-impact and socially inclusive residents. The TIS outlines appropriate TDM opportunities to support a lower parking provision than required in the By-law. Transportation Services are willing to support a variance request on the parking required through the Zoning Bylaw, provided the development can demonstrate the following:

- Provide details through Site Plan on the secure indoor bicycle parking design, including dimensions of bicycle storage spaces, and specifications of the type of bike rack or locker proposed;
- Demonstrate occupant access to a car sharing service available on-site (minimum 1 vehicle to compensate for the reduction in parking by 10 spaces)*; and
- Demonstrate how occupants will have access to membership of the car share service and/or transit passes to promote and support lower car ownership.

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* Typically, car sharing services require a minimum of 25 active members to support the request to add a new vehicle to their local fleet. Depending on the occupancy proposed by the development, this may require additional interest in the wider community, or a special agreement/contract with the car-share service provider to guarantee adequate use of the vehicle. Vrtucar and ZipCar are popular services with fleets near or in Guelph.

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

Louis de Jong, C.Tech
Development Technologist

Engineering Services
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Attachment-13 Departmental and Agency Comments (continued)

Internal Memo



Date	January 16, 2023
To	Lindsay Sulatycki, Senior Development Planner
From	Mallory Lemon, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	205-213 Speedvale Avenue East - Proposed Zoning By-law and Official Plan Amendment – OZS22-003

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 Notice dated April 8, 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 the "Residential Single Detached" (R.1B) Zone to a "Specialized Infill Apartment" (R.4D-?) Zone and to add a site-specific policy to the Low Density Residential land use designation to permit a maximum net density of 45 units per hectare and a maximum building height of four storeys.

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 the Planning Act s.42, City of Guelph Official Plan Policy 7.3.5.6, and the City of Guelph Parkland Dedication By-law (2022)-20717 or any successor thereof.

In accordance with the Planning Act s.42, the rate will be the greater of the equivalent of Market Value of 1 hectare per 1000 dwelling units; or 5% of the total Market Value of the Land.

For this development the 5% rate is greater, so the payment in lieu of parkland will be calculated at 5% of the equivalent 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. In accordance with the Planning Act, the appraisal is considered valid for two (2) years. 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,

Mallory Lemon, Park Planner
Parks
Public Services

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Mallory.lemon@guelph.ca

Attachment-13 Departmental and Agency Comments (continued)

Internal Memo



Date October 24, 2022
To **Lindsay Sulatycki, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **205-213 Speedvale Avenue East: Official Plan Amendment and Zoning By-law Amendment Application – OZS18-011 and OZS22-003**
Urban Design Comments

Urban Design staff has the following comments based on the:

- Revised Site Plan Elevations from Fryett Turner Architects Inc submitted in March 2022;
- Urban Design Brief Update from Fryett Turner Architects Inc. submitted in March 2022; and,
- Planning Update report from Black, Shoemaker, Robinson & Donaldson Lt. submitted in March 2022.

Background

Urban Design policies from the Official Plan were reviewed. The City has approved Built Form Standards for Mid-rise Buildings and Townhouses that staff has also reviewed in preparing these comments. The building configuration, elevations and circulation has been revised compared with the first submission.

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 March 2022 with the comments below to be addressed through the site plan process.
- Given some of the site plan-related comments below, urban design staff suggest reducing the required parking (i.e. 23 parking spaces minimum required) to allow for the circulation, landscaping and accessibility comments to be addressed at site plan.
- Through this process, staff has concentrated on several key issues which have been positively addressed by the applicant including:
 - Adding principal entrance that is street facing; and,
 - Implementing 3m landscaped buffers provided around the lot edges.
- 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:

- Building materials and elevations will be further reviewed. Staff support high-quality materials for façade design and support the use of masonry.
- Reconfigure the vehicle driveway area to increase the landscape buffer with 242 Delhi Street. Generally, a 3m setback is to be provide.
- Ensuring sidewalks in front of perpendicular parking are a minimum of 2m (e.g. in front of parking stalls number 3-5, 13, and 14).
- Adjusting layout to ensure no parking in the front yard adjacent to Delhi Street.
- Adjusting parking to ensure turnaround does not intrude into 3m landscape setback along Speedvale Ave.
- Requiring a more detailed TIPP as per the City TTM will be required as a condition of Site Plan Approval.
- Utility meters, including transformers, should be located during the early design phases and placed on the side of buildings, out of view from the street level and/or incorporated into the building footprint.
- Refining the pedestrian connections and landscape design to create an accessible connection between the front building entrance and to the municipal sidewalk along Speedvale Avenue. This may affect the parking layout in this area.
- 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 views into the parking visible from Speedvale Avenue. Species to take into consideration overhead hydro lines along Speedvale Avenue.
- Providing consistent landscaping along the frontage of the buildings including room for trees to be incorporated to soften the foundation. Trees should be planted in adequate open, landscape beds in concert with other plantings. Additional setback space along Speedvale Avenue may be necessary to achieve this direction.
- The use of large canopy deciduous trees and native species are to be used across the site to support the Urban Forest Management Plan.
- Location and function of internal bicycle parking.
- Street furniture such as bicycle parking, benches etc.
- Provide a detail for pedestrian level lighting and internal exterior lighting.
- Street furniture such as benches etc.
- Keep in mind bird-friendliness strategies in the design of the elevations.
- Screening of rooftop mechanical equipment.

Prepared by:

David de Groot

Senior Urban Designer

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Attachment-13 Departmental and Agency Comments (continued)

INTERNAL MEMO



DATE October 19, 2022
TO **Lindsay Sulatycki**
FROM Landscape Planning
DIVISION IDE
DEPARTMENT Planning and Building Services
**SUBJECT 205-213 Speedvale Avenue – Proposed Zoning By-law
Amendment (OZS18-011)**

Landscape Planning Staff have reviewed the submitted materials for the above noted applications, including:

- Revised Site Plan Elevations from Fryett Turner Architects Inc submitted in March 2022;
- Urban Design Brief Update from Fryett Turner Architects Inc. submitted in March 2022; and,
- Revised Tree Preservation Plan from Aboud and Associates Inc. submitted in March 2022.

It is understood that the application is to permit the future construction of a three and a half storey, 21 unit apartment building (Specialized Infill Apartment R.4D-?) and the conversion of the existing dwelling located at 213 Speedvale Avenue East to a three unit building.

Comments:

Tree Preservation Plan (TIPP)

The draft TIPP incorporates the anticipated number of removals (25 in total) and number of transplantations (2 in total). Overall it appears that generally:

- The development will result in the removal of 25 trees, 9 of which require compensation;
- The development will result in the transplantation of 2 tree on site.

Where trees are proposed for removal along property lines and may have shared ownership, staff note that it is the responsibility of the proponent owner to obtain permission from adjacent property owners prior to the removal or damage of these trees.

Tree Compensation and Replacement

Compensation for regulated tree removals has been calculated using the City's Tree Technical Manual Aggregate Caliper Formula. Combining all individual trunks of regulated trees, it is anticipated that this will result in:

- 38 compensation trees.

I would like to see all 38 compensation plantings be incorporated into the respective development proposal through the preparation of the landscaping, replanting and replacement plans.

Staff also note that where replacement plantings are not achievable cash in lieu may be accepted at a rate of \$500 for each tree damage or destroyed.

Corresponding conditions are recommended below, as they relate to this proposal.

Conditions of Approval (Rezoning):

The following are recommended conditions of the corresponding rezoning application should also reflect that these requirements are also to be addressed prior to site plan approval.

Conditions to be met prior to site plan approval/site alteration and/or tree removal:

1. The Developer shall prepare an updated **Tree Inventory & Preservation Plan** as well as a **Landscaping, Compensation and Replacement Plan**, satisfactory to the General Manager of Planning Services prior to any site alteration, tree removal or construction on the site.
2. The Developer shall prepare detailed **Landscaping, Compensation and Replacement Plan**, prepared by an OALA that includes provision of street trees and landscaping of amenity space/ common elements of the condominium satisfactory to the General Manager of Planning Services.
3. The Developer shall provide a qualified **Arborist**, satisfactory to the General Manager of Planning Services and the 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 and tree protection measures and procedures on a weekly or more frequent basis and report on their findings to the City on a monthly basis.
4. The Developer shall complete and provide a security to the City to ensure the proper and timely completion of all landscaping in accordance with the approved **Landscaping Plan(s)**. The amount of the securities required is determined from a detailed cost estimate for the sited works, listing items, quantities, unit costs and total costs. The cost estimate is to be prepared by the consultant and to the satisfaction of the General Manager of Planning Services.
5. The Developer shall complete and provide a security to the City to ensure the proper and timely completion of all tree(s) proposed to be transplanted on site. The amount of the securities required will be set at \$500/tree. The cost estimate is to be prepared by the consultant and to the satisfaction of the General Manager of Planning Services.

I trust these comments are sufficient please let me know if you have any questions.

Regards,



Rory Barr Templeton
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Attachment-13 Departmental and Agency Comments (continued)



**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

16 May 2022

Lindsay Sulatycki
Senior Development Planner
City of Guelph
1 Garden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki:

Re: **OZS22-003, 205-213 Speedvale Avenue East, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for an Official Plan Amendment to develop the subject lands with a three and a half storey, 21-unit apartment building and convert an existing single detached dwelling into a three-unit building.

Please be advised that the Planning Department does not object to the proposed application for an Official Plan Amendment, subject to the following conditions:

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).

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

Sincerely,

Adam Laranjeiro
Planning Technician

PLN: 22-049
File Code: R14

Upper Grand District School Board

• Linda Busutti; Chair	• Mark Bailey	• Jolly Beal	• Gill Campbell	• Jen Edwards
• Barbara Lustgarten Eroy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping