

Attachment-13 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		√	<ul style="list-style-type: none"> - Owner shall pay for/implement a traffic access and control plan, driveways, erosion/sediment control facilities, curb cut/fill and right of way services. - Must remove existing water supply wells, boreholes, septic systems and retaining walls over 1.0m abutting residential properties - Provide assurance and a log for proper operation, maintenance and cleaning for the stormwater management facilities, oil-grit separators and infiltration galleries.
Traffic*		√	<ul style="list-style-type: none"> - Update future horizon year in Traffic Impact Brief - Align driveway with Palermo Crescent
Urban Design*		√	<ul style="list-style-type: none"> - Limit height on Block B and C (max 3 storeys). - Ensure frontage on Cassino Ave by requiring a minimum amount of active entrances.
Environmental Planning	√		
Parks Planning*		√	<ul style="list-style-type: none"> - Must submit payment in lieu of conveyance of parkland - Must complete a satisfactory narrative appraisal report.
Zoning	√		
Heritage Planning	√		<ul style="list-style-type: none"> - No Soil can be disturbed until the Stage 2 Archeological Assessment is finished

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Landscaping*		√	<ul style="list-style-type: none"> - Must complete updated Arborist Report, Tree Management Plans and Tree compensation plan. - Must provide a site-specific Arborist Report, Tree Management Plans and Tree Compensation Plan for lot 3
Upper Grand District School Board*		√	<ul style="list-style-type: none"> - Submit Education Development Charges payment - Provide digital file of the plan with parcel fabric and street network - Need adequate sidewalks, lighting and snow removal (on sidewalks) - Need advisory sign at the development site

*Memo or letter attached

Attachment-13 (continued)

Internal Memo



Date May 12, 2023
To **Michael Witmer, Senior Development Planner**
From Shophan Daniel, C.E.T
Service Area Infrastructure, Development and Enterprise Services
Department Engineering and Transportation Services
Subject 103 – 105 Victoria Road North
OZS21-008
Submission 3

The applicant is proposing to redevelop 103-105 Victoria Road North (the 'subject lands') to a cluster townhouse development. The original development proposal proposed 44 cluster townhouses fronting onto Casino Avenue and three (3) single detached dwellings on Victoria Road North. A Zoning By-law Amendment application was submitted to rezone the subject lands from the current "Urban Reserve" (UR) Zone in part to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and in part to the "Residential Single Detached" (R.1A) Zone. The Zoning By-law Amendment application also requested specialized regulations for the R.3A-? Zone related to lot area per unit, setbacks between facades with habitable windows, setbacks to private amenity areas and maximum net density.

The comments below are a compilation from various city staff and departments, and are based on the following plans & reports:

- Functional Servicing and Stormwater Management Report (FSR), including Conceptual Grading/Servicing Plan – prepared by Stantec Consulting Ltd; November 2022
- Geotechnical Report – prepared by MTE Consultants Inc; April 2021
- Feasibility Noise Study – prepared by HGC Engineering; June 2021
- Traffic Impact Study (TIS) – prepared by Stantec Consulting Ltd; November 2022
- Phase I and II Environmental Site Assessment – prepared by MTE Consultants Inc; May 2021
- Letter of Reliance – prepared by MTE Consultants Inc; April 2022

Attachment-13 (continued)

Development Engineering:

Municipal Services:

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

Water capacity

The estimated development demands were not found to significantly impact existing pressures in the development area.

Please note that the available fire flow at the existing hydrant on Victoria Road North was above the calculated FUS requirement of 133 L/s which is located approximately 100 m away from the proposed development entrance. The fire flow requirement was not met on Cassino Ave. It's recommended that prior to site plan approval or building permit fire flow testing be conducted at the hydrants on Victoria Road North (H37-031) and Palermo Crescent (H37-032) to confirm the available fire flow in this area.

Wastewater capacity

We evaluated the influence of increased flows from a new development at 103 – 105 Victoria Dr N. Sanitary flows are predicted to increase by +2.42 L/s. This rate was provided by the in the functional servicing report. The DWF sanitary flows are predicted to increase by 2.42L/s, and the WWF sanitary flows by 2.69 L/s. There is sufficient capacity available within the City's existing infrastructure to support the proposed development.

Site Servicing:

Conceptual servicing has been reviewed. Servicing for the development will be further assessed during the site plan application. Please note that all cost associated with the upgrade to the municipal infrastructure shall be the responsibility of the developer.

Stormwater Management:

Please be advised that the storm sewer on Cassino Ave. is surcharged under the 5- and 100-year event in the existing conditions stormwater model. Additional storm sewer hydraulic analysis is needed to try and further refine allowable site discharge rates. Prior to site plan approval, stormwater management will be further assessed to ensure that there are no adverse impacts of the City's infrastructure.

Further, the seasonal high groundwater elevation with four seasons of data is to be verified prior to site plan approval. This information will confirm if the basement/garage floor elevation as proposed can meet the requirements of the Development Engineering Manual, which indicates a separation of 0.5m from the seasonal high elevation and support infiltration (1.0m separation from the bottom of the gallery to seasonal high elevation) and water balance as specified in the City's DEM.

Attachment-13 (continued)

Grading:

Preliminary grading plans has been reviewed. The overall site grading will provide for overland flow conveyance to the right-of-way. Grading will be further assessed during the site plan stage.

Environmental Noise:

The noise feasibility is generally acceptable for the zone change application. A detailed noise study will be required at the site plan stage.

Environmental Engineering:

The above noted Phase 1, 2 and the reliance letter have been reviewed. Engineering will support the Zone Change application from an environmental impact perspective. No further comments.

Traffic Services:

Provide a technical addendum will be required to the Traffic Impact Brief to address following outstanding items prior to site plan approval:

1. It was assumed 2023 as the completion year in the current Traffic Impact Brief. Update the future horizon year scenario to reflect a more realistic completion year, this will be assessed the site plan application stage.
2. Align the proposed driveway access on Cassino Drive with Palermo Crescent (centerline to centerline). Note that this will be required prior issuance of the site plan application
3. Identify proposed measures to support active transportation modes.

Comments related to TDM measures are offered below:

- Thank you for providing bicycle parking for residents and visitors. Staff will be happy to work with the applicants at the site plan stage to develop the details of the bicycle parking facilities.
- Please improve pedestrian connectivity between the Right of Way (ROW) and Blocks A and B. Ideally this should be achieved by adding a sidewalk along the front of Block A that connects to the existing public sidewalk on Cassino Drive; and
- The City is encouraging multi-unit residential developments to provide for all parking spaces for residents to be EV-ready. This means that the electrical conduits are installed, and panel capacity is sufficient to support Level 2 charging station equipment in the future. It is much less costly to add charging equipment when the electrical conduit and amperage is already provided. In addition, staff recommend that at least 5% of stalls are fully equipped with EV charging.

Source Water Protection:

Attachment-13 (continued)

The property is located in a WHPA B with a vulnerability score of 8. The property is not located in an Issue Contributing Area. We have a S 59 PAR that was submitted 19 Feb 2021 and is on file. The applicant should review what was submitted and decide if an updated S 59 PAR is required during the site plan application. If required, please complete and return an updated 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) This can be provided at formal Site Plan submission. 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 Recommendations:

Engineering supports approval of the Zoning By-law amendment application.

The following conditions are provided as information to Council and will be imposed through the 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:

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- 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. 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.
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 4 i) to 4 vi) 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

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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 General Manager/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.

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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 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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21. 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:
22. 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.
23. 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.
24. 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.
25. The Owner provides assurance of proper operation and maintenance of the Stormwater management facility and oil-grit-separator (OGS) unit(s) through site plan agreement.
26. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement.
27. The Owner agrees to maintain a 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.

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28. 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.

29. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare 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.

Shophan Daniel, C.E.T
Engineering Technologist III
Engineering and Transportation Services
City of Guelph

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Mary Angelo, P.Eng
Manager, Development and Environmental Engineering
Engineering and Transportation Services
City of Guelph

Attachment-13 (continued)

Internal Memo



Date	March 23, 2023
To	Michael Witmer, Senior Development Planner
From	David de Groot, Senior Urban Designer
Service Area	Infrastructure, Development and Enterprise Services
Department	Planning Services
Subject	103-105 Victoria Road North: Zoning By-law Amendment Application – OZS21-008 Urban Design Comments

Urban Design staff has the following comments based on the:

- Revised Urban Design Brief dated December 19, 2022 from MHBC;
- Updated Site Plan – dated September 26, 2022 from MHBC;
- Updated Landscaping Plan dated December 6, 2022 from MHBC;
- Stacked Townhouse Elevations dated December 19, 2022 from Orchard Design Studio Inc.; and,
- Townhouse Elevation dated November 24, 2022 from Orchard Design Studio Inc.

The applicant has made a number of changes to the site concept plan including adding stacked townhouses adjacent to Cassino Ave, and revising location of parking and common amenity areas.

Background

Urban Design policies from the Official Plan were reviewed. The City of Guelph has completed Built Form Standards for Mid-rise Buildings and Townhouses. The comments below also reflect the review of these documents.

Urban Design Comments

- Generally urban design staff is supportive of the approach to the design of the site as shown on the site plan dated September 26, 2022 with the recommendations noted below. In particular:
 - Requiring a minimum number of front doors to face Cassino Ave.
 - Extending the north-south sidewalk to connect to the east-west sidewalk in front of Blocks B and C. Urban design staff has confirmed with the applicant that this will be provided through the site plan process.
- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.

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- Staff support changes that have been made including wider townhouse units to allow for front yard trees.
- Urban Design staff suggest that the following be considered for inclusion in the Zoning Bylaw:
 - Limit the building height of townhouses on Block B and C given the reduced rear yard setback proposed (i.e. 3 Storeyes building height maximum).
 - Require a minimum amount of active entrances facing Cassino Avenue to ensure the building fronts and faces the street.

Site Plan Issues

As part of the site plan process further detailed comments will be discussed. This includes:

- Provide a barrier-free pedestrian sidewalk adjacent the access driveway that connects Block C and D to a future municipal sidewalk along Cassino Avenue.
- Private Amenity for stacked townhouse units will need to be provided and designed to meet Zoning by-law requirements (i.e. not in front yard, minimum size requirements, etc.).
- As proposed the sidewalk at the top end of the access aisle shall be depressed to be level with the asphalt, and include a TWSI; ramps sloping 4% parallel with sidewalk.
- Provide 2m wide sidewalks in conformance with urban design built form standards, where adjacent parking stalls are perpendicular to the path of travel, or provide concrete curb stops at the head of stalls, in an effort to protect minimum requirements of the AODA
- Consider the location of outdoor pole lighting (driveway and pedestrian) so that it does not interfere with pedestrian movement, tree canopy, and light intrusion into units or adjacent properties.
- Staff encourage the planting of trees in the backyards outside the bottom of swales and with consideration of existing neighbouring trees.
- Upgraded elevations should be provided for townhouse unit siding onto Cassino Avenue (i.e. south elevation of Block A). Consider wrapping the porches around the corner as well as glazing and other material changes on these elevations.
- When considering the location of utilities such as hydro transformers, locations that are not fronting onto the public right of way. A utility plan will be required as part of the site plan application.
- Carefully consider the grading and topography of the stacked townhouses so that door sills do not exceed 1.5 metres above the adjacent sidewalk.
- The use of brick is supported. Consider the use of existing materials in the area. The use of real masonry products within building base should be used rather than replica materials. Avoid vinyl finishes.
- LID measures are strongly encouraged such as rain gardens, bioswales, etc., that provide habitat and food for native insects and birds.
- Provide 1 tree planted for every 10-12 metres of street frontage to increase the overall tree canopy of the property and reduce the heat island effect
- Location and function of bicycle indoor and outdoor parking.
- Keep in mind bird-friendliness strategies in the design of the elevations.
- Rooftop mechanical screening details.

Attachment-13 (continued)

- Servicing of units should avoid running through the middle of soft landscaped areas (i.e. front yards) where tree planting may conflict.

Prepared by:

David de Groot

Senior Urban Designer

519.822.1260 ext. 2358

David.deGroot@guelph.ca

Attachment-13 (continued)

Internal Memo



Date	January 30, 2023
To	Michael Witmer, Senior Development Planner
From	Mallory Lemon, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	103-105 Victoria Road North - Proposed Zoning By-law Amendment – OZS21-008

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Revised Application dated December 22, 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 subject lands from the current "Urban Reserve" (UR) Zone in part to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone and in part to the "Residential Single Detached" (R.1A) Zone.

Parkland Dedication

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.

Cash-in-lieu of parkland dedication will not be required for the two existing single detached dwellings on Victoria Road North that are proposed to remain.

Cash-in-lieu of parkland dedication for the proposed single detached dwelling on Victoria Road North will be collected at the time of the building permit application and the applicant may choose to use the Standard Market Value for single and semi-detached dwellings as identified in Schedules A and B of the city's Parkland Dedication By-law (2022) 20717, rather than obtaining a narrative appraisal report for this lot.

In accordance with the Planning Act s.42, the rate of payment in lieu of parkland conveyance for the townhouse block will be the greater of 5% of the equivalent of Market Value of the land, or 1 hectare per 1000 dwelling units; up to a maximum of 10% of the equivalent market value of the land.

Attachment-13 (continued)

For this development the 1 hectare per 1000 dwelling unit rate will apply. The payment in lieu of parkland dedication amount is calculated at the equivalent market value of 5.12% 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. 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

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 (2022) 20717 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-13 (continued)

INTERNAL MEMO



DATE March 29, 2023
TO **Michael Witmer**
FROM Rory Barr Templeton
DIVISION Planning Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT 103-105 Victoria Road North OZS21-008

Michael,

I have had the opportunity to review the above noted application and provide the following comments.

Reports and Plans Reviewed:

- Concept Plan by MHBC, dated September 22, 2022
- Tree Inventory, Protection and Removals Plan by MHBC, dated November 17, 2022

Overall:

Tree Inventory, Protection and Removals Plan was submitted with the application identifying 160 trees over 10cm in DBH. Of these I count 77 trees considered Off-site and/or Boundary trees (5 boundary with the City, 4 entirely on City lands and 12 boundary trees with neighbouring properties). The proposal is to remove 77 trees some of which are Boundary Trees and will require both owners to consent prior to removal and/or injury. My assessment of the plans prepared by MHBC is provided below, along with recommendations.

Staff Comments:

- a) Thank you for indicating proposed locations for Tree Protection Fencing. Further revisions and/or additions to the TPZ may be required as part of the Site Plan process.
- b) Indication that paige wire fencing as a minimum, held in place by t-bars is to be used to define the TPZ, as per City Standards. Any sediment control required for the site can be used in concert with the TPZ. Coordination through to the Site Plan process.
- c) Of the 77 trees noted to be removed, 12 would be classified as exempt under the tree bylaw due to poor health, dead or species. Therefore 65 trees would be eligible for compensation using the Aggregate Caliper Ratio (ACR) as per the Tree Technical Manual. The development ACR total equals approximately 270 trees at 6cm caliper required as compensation. Given the extent of removals proposed, staff believe the full tree compensation required will not be achieved on site. Cash-in-lieu will be required for a portion of the compensation, but all opportunity to plant new trees as part of this development will be encouraged during the Site Plan process.
- d) Tree #18, 20 are off-site but are in poor health/structure. As trees #19,21 adjacent are proposed for removal, it would make sense that trees #18, 20 are also removed as part of this project, with consent of the owner. Please review during the Site Plan process.
- e) Tree#22 is noted as Silver Maple on the plans, however, from observations during a site walk I believe it may be a species of Elm. Please confirm during the Site Plan process.

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- f) Trees#102, 106 noted to be removed are Maples, and are directly adjacent mature Spruce. Their removal may expose open and needless sides of the Spruce which could be visually unappealing and expose the Spruce to new wind conditions that could make them structurally unsafe. Please review during the Site Plan process.
- g) The proposed additional lot to be created at the corner of Victoria Road and Cassino Avenue (ie. Lot 3) shows all trees to be preserved. As the proposed building envelope encapsulates several exiting trees, it is fair to assume trees on this new lot will need to be removed to construct a new house. Therefore, to ensure appropriate planning, tree retention and any compensation is achieved, as a condition of the severance, an obligation to provide a lot specific Arborist Report and Tree Management Plan as per the Tree Technical Manual to assess and determine appropriate compensation based on a proposed house footprint, servicing and driveway, will be required.

Recommended Conditions of Approval:

1. *THAT the developer shall complete an updated Arborist Report and Tree Management Plans, satisfactory to the General Manager of Planning and Building Services, prior to any grading, tree removal or Site Plan Approval. The updated plan will include:*
 - a. *The long-term protection of the trees on adjacent properties, with consideration to achieving a wider buffer and integration of appropriate design changes as may be required;*
 - b. *Pre, during and post construction mitigation and monitoring of private and neighbouring trees.*
2. *THAT the developer shall complete a Tree Compensation Plan, in addition to or included with, standard landscaping requirements of a Landscape Plan, satisfactory to the General Manager of Planning and Building Services, prior to any grading, tree removal or Site Plan Approval. Should space not be available for compensation trees on site, an alternative site and/or cash-in-lieu compensation will be provided.*
3. *THAT the developer, as a condition of the Severance, shall provide a site-specific (Lot 3) Arborist Report and Tree Management Plan, satisfactory to the General Manager of Planning and Building Services, prior to any grading, tree removal. The Plans will include:*
 - a. *The long-term protection of the trees on adjacent properties, with consideration to achieving a wider buffer and integration of appropriate design changes as may be required;*
 - b. *Pre, during and post construction mitigation and monitoring of private and neighbouring trees.*
4. *THAT the developer, as a condition of the Severance, shall complete a Tree Compensation Plan (Lot 3), in addition to or included with, standard landscaping requirements of a Landscape Plan, satisfactory to the General Manager of Planning and Building Services, prior to any grading, tree removal. Should space not be available for compensation trees on site, an alternative site and/or cash-in-lieu compensation will be provided.*

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

Regards,



Rory Barr Templeton
Landscape Planner
Planning
Infrastructure, Development and Enterprise
Location: City Hall

T 519-822-1260 x 2436
E rory.templeton@guelph.ca

Attachment-13 (continued)



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

20 January 2023

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

Dear Mr. Witmer:

Re: **OZS21-008, 103-105 Victoria Road North, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted revised application for a Zoning Bylaw Amendment to permit 55 townhouse units and three single detached dwellings.

Please be advised that the Board's comments submitted June 24, 2022, in response to the second submission of this plan remain applicable. These comments are attached for your reference.

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

Sincerely,

A handwritten signature in blue ink that reads "Adam Laranjeiro".

Adam Laranjeiro
Planning Technician

PLN: 23-003
File Code: R14

Upper Grand District School Board

• Ralf Mesenbrink; Chair • Jen Edwards • Irene Hanenberg • Martha MacNeil • Kenn Manzerolle
• Katherine Hauser; Vice Chair • Robin Ross • Luke Weiler • Laurie Whyte • Lynn Topping

Attachment-13 (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

24 June 2022

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

Dear Mr. Witmer:

Re: **OZS21-008, 103-105 Victoria Road North, Guelph**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for a Zoning Bylaw Amendment to permit 44 townhouse dwellings and one single detached dwelling.

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

- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
- Planning staff request that the developer provide the Upper Grand District School Board with a digital file of the plan containing parcel fabric and street network.
- 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.

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-13 (continued)

- 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: 22-064
File Code: R14

Upper Grand District School Board

• Linda Busuttill; Chair	• Mark Bailey	• Jolly Bedi	• Gail Campbell	• Jen Edwards
• Barbara Lustgarten Evoy; Vice-Chair	• Mike Foley	• Martha MacNeil	• Robin Ross	• Lynn Topping