

Attachment-15 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		√	- Complete water balance of each catchment area at Site Plan.
Urban Design*		√	- Consider some passive common amenity spaces to avoid noise wall requirement - Consider indoor garbage
Environmental Planning*		√	- Update Water Balance Strategy - Final Tree Inventory, Preservation Plan and Tree Compensation Plan - Maximize infiltration; reduce runoff
Parks Planning*		√	- Payment in lieu of parkland - Detailed design of the trailhead
Zoning	√		
Heritage Planning	√		
Transit	√		
Grand River Conservation Authority*		√	- Receive permit for use of Vaughan Street stormwater management pond - Provide information of Vaughan Street driveway connection
Canada Post	√		
Upper Grand District School Board (UGDSB)	√		- Connect to area pedestrian network to support new secondary school on Arkell Rd - No school bus on private property warning clause
Guelph Police Service (GPS)	√		
Fire Services	√		
Enbridge	√		
Alectra	√		
Mississaugas of the Credit First Nation (MCFN)	√		

*Memo or letter attached

Attachment-15 (continued)

Internal Memo



Date May 11, 2023
To **Michael Witmer**
From Michelle Thalen, C.Tech
Service Area Infrastructure, Development and Enterprise Services
Department Engineering and Transportation Services
Subject **1373-1389 Gordon Street**
OZS22-001, Submission 3

Engineering Services have prepared comments in response to the review of the following plans & reports provided with this third submission:

- Functional Servicing and Stormwater Management Report (FSR) – prepared by MTE Consultants Inc.; March 24/23
- Site Grading Plan - prepared by MTE Consultants Inc.; dated March 24/23
- Site Servicing Plan - prepared by MTE Consultants Inc.; dated March 24/23
- Feasibility Noise Study – prepared by HGC Engineering; dated Dec. 7/22
- Feasibility Noise Study Addendum – prepared by HGC Engineering; dated March 10, 2023.

Staff with Traffic Services, Environmental Engineering and Source Water Protection have reviewed reports and plans from previous submissions and offer comments below as noted.

Development Engineering:

Municipal Services:

The servicing capacity analysis was completed by the City's consulting engineer and the results were reported back to MTE on October 27, 2022. The results are as follows:

Water

The FSR proposed a new service connection to the 400 mm watermain on Gordon Street to service the new development. Development demands were estimated by the MP consultant based on the information provided in the FSR. The average day demand (ADD) and the maximum day demand (MDD) of the development were calculated as 0.61 L/s and 0.91 L/s, respectively. Based on the model results, the water system at the proposed development provided pressures within the City's preferred operating range of 50 – 80 psi. The available fire flow at the nearby

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hydrants H_1806, H_525 and the development fire connection are 709 L/s, 376 L/s and 811 L/s, respectively.

Wastewater

The proposed redevelopment is on a 1.01 ha parcel and will consist of a mixed-use commercial/residential apartment building. The property proposes to connect to the 250ø diameter sewer along Gordon Street. The model results suggest the existing collection system has sufficient capacity to manage the increased flows from the proposed development.

Site Servicing:

Engineering staff have reviewed the plans provided and agree with the Engineering Consultants design that the site can be serviced by municipal infrastructure for both wastewater and water on Gordon Street.

The proposed box culvert over the existing City owned storm channel will require at the time of site plan, both an easement for access and a license agreement to permit the structure to be on City owned lands, to be registered on the title of the subject lands. All required maintenance, repair, rehabilitation, and inspection of the structure in keeping with the Ontario Structure Inspection Manual (OSIM) as set out in the Public Transportation and Highway Improvement Act will be the responsibility of the landowner. A copy of the inspection report after each inspection is to be provided to the City upon completion. Should a future condominium application be submitted, Engineering staff will require the easement and license agreement to be identified in the condominium declaration.

Stormwater Management:

The previous submission comments have been sufficiently addressed with the revised FSR. During detailed site plan design, the following comments should be addressed:

- Development Engineering staff support the comments provided by Environmental Planning staff during their review of this application and will need to see the revisions requested in the water balance.
- With reference to section 4.3 of the FSR, where MTE has suggested that during detailed site plan design the parking lot water can be infiltrated to reflect the approved Stormwater Master Servicing Plan. The infiltration policies within the Master Servicing Plan only refer to the Source Water Protection vulnerability score of the site versus the City's policy of not infiltrating parking lot water within a two-year time of travel to a wellhead (WHPA-B). Section 4.3 of the FSR and the detailed site design will need further review accordingly.
- In section 4.4, Snouts are not an accepted form of quality control for sites as they are not a product verified by the Canadian Environmental Technology Verification (ETV) program.
- A more detailed water balance that breaks down each catchment area is required, similar to the format that was provided for 388 Arkell Road, Guelph (authored by MTE).

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Grading:

Engineering staff have reviewed the grading plan and agree with the conceptual design as proposed. Grading on the north property line and on the adjacent lands to the north will be subject to site plan approval. Permission from the adjacent private landowner will be required as noted on the grading plan.

Environmental Noise:

The Noise Feasibility Study demonstrates that the proposed height of the noise wall surrounding the outdoor amenity space is in compliance with both the MECP's noise limits stated in the NPC-300 as well as the City of Guelph's Noise Control Guidelines.

During detailed site plan design, all engineering plans are to show the location of the noise attenuation wall and ensure that the grading design meets the City's guidelines.

Environmental Engineering:

The City's Environmental Engineer has reviewed the revised Phase One ESA report submitted with the Site Plan application and has no concerns. As such, Environmental Engineering has no remaining concerns, comments or recommendations for this development application.

Traffic Services:

As confirmed in the submission review memorandum dated September 27, 2022, Transportation Services staff have reviewed "Traffic Impact Study Update" letter prepared by Paradigm Transportation Solutions Limited and are supportive of the Official Plan Amendment and Zoning By-law Amendment applications for the properties 1373 and 1389 Gordon Street.

Source Water Protection:

Source Water Protection staff have received information as required with the Site Plan application and can support the current rezoning application.

Staff Recommendations:

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

Michelle Thalen, C.Tech
Engineering Technologist III
Engineering and Transportation Services
City of Guelph

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

Attachment-15 (continued)

Internal Memo



Date May 24, 2023
To **Michael Witmer, Senior Development Planner**
From Rory Templeton, Landscape Planner
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **1373 and 1389 Gordon Street: Official Plan Amendment and Zoning By-law Amendment Application – OZS22-001**
Urban Design Comments

Urban Design staff has the following comments based on the:

- Updated Site Plan – March 24, 2023
- Noise Feasibility Study Addendum – March 10, 2023

Background

Urban Design policies from the Official Plan were reviewed. The City of Guelph has completed Urban Design Concept Plans for the Gordon Street Intensification Corridor, which contains concept plans, including one for this property. The document articulates Official Plan policies and provides greater guidance through additional direction and illustration. In addition, the City has approved the Built Form Standards for Mid-rise Buildings and Townhouses. While the Official Plan generally defines buildings of 4-6 storeys, the proposal is still mid-rise in form rather than a high-rise building form. The City has also approved Commercial Built Form Standards which are applicable in the Neighbourhood Commercial Designation. 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 conceptual site plan submitted in March 2023 with the zoning recommendations noted below. In particular:
 - Achieving a minimum 17m² per unit of common amenity area with the additional notes outlined below; and,
 - Showing and protecting for the potential vehicular connection to future redevelopment to the north.
- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan has been improved.
- Staff support the following changes that have been made:
 - The reduction in building height;

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- 3m landscaped buffers provided around parking lot edges;
- Multiple ground-floor building entrances located at regular intervals along Gordon Street; and,
- Design accommodations for publicly accessible future trail connection to Natural Heritage System.
- Urban design staff also support creating a pedestrian connection south to Vaughan Street.
- Urban Design staff suggest that the following be considered for inclusion in the Zoning Bylaw:
 - Require a minimum amount Common Amenity (CA) Area (i.e. 17m² per unit).

Site Plan Issues

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

- Common Amenity area calculations for this development are to be based on 20 m²/unit as per the Zoning Bylaw, though the development has proposed 17 m²/unit. Adequate justification for the reduction in common amenity has been provided which includes the design and development of a trailhead on the development site which will be accessible to the public to connect to a future trail within the Natural Heritage System. Based on this, Urban Design staff support reducing the amount of required common amenity area.
- Revising the approach to Common Amenity Area adjacent to Gordon Street to avoid the need for a noise wall is preferred. For the part of the common amenity space adjacent Gordon Street please consider a design that embraces the opportunity to meet the noise study requirements, such as a passive, walk-through only space, filled with plantings, perhaps a sculptural element for viewing, etc. More active uses as part of the outdoor common area could be placed further away from Gordon Street and/or moved around the back side of the building where noise may be reduced to acceptable levels. However, urban design staff are supportive of the findings noted in Addendum #1 – Revised Outdoor Amenity Noise Barrier Heights, that based on the proposed Site Plan, a noise mitigation wall along Gordon Street of no more than 1.8m in height is required.
- Details regarding waste management. Staff encourage reviewing garbage storage approach and location (i.e. exterior waste management bins adjacent to the building). For example, the use of an interior garbage room could be explored to free up additional space for additional common amenity area.
- High-quality materials for façade design are encouraged to promote visual diversity in texture and colour, reflecting varied built form materials used in Guelph, including brick and stone. Generally, replica materials such as pre-cast concrete panels made to look like stone or brick are not recommended within the first 3 storeys of a building,
- Implementing the recommendations of the Pedestrian Level Wind Study.
- Continuing to explore active transportation connections through the site. Providing a convenient off-street path of travel for cyclists to get from the planned multi-use path along Gordon Street to the bicycle room.

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- Provide street trees along the Gordon Street frontage (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 identify public/private spaces along the commercial/residential building.
- Protecting for potential vehicular connection to adjacent property to the north.
- Location and function of internal bicycle parking.
- Street furniture such as bicycle parking, benches etc.
- Keep in mind bird-friendliness strategies in the design of the elevations.
- Rooftop mechanical screening details.
- Developing the first floor in more detail including details such as the location of the signage and canopies.
- Continued encouragement of green roofs and LID systems.

Prepared by:

Rory Templeton

Landscape Planner

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INTERNAL MEMO



DATE April 26, 2023
TO **Michael Witmer, Senior Development Planner**
FROM Jason Elliott, Environmental Planner
DIVISION Planning, Urban Design and Building Services
DEPARTMENT Infrastructure, Development and Enterprise
SUBJECT 1373-1389 Gordon (OZS22-001) – Fourth Submission

Material Reviewed

- Revised Submission Cover Letter prepared by GSP Group (March 24, 2023);
- Updated Site Plan (Drawing SP-01) prepared by Martin Simmons Sweers (March 24, 2023);
- OPA and ZBA Schedules;
- Third Submission Review Comments and LGL Responses prepared by LGL Ltd. (March 15, 2023);
- Revised Functional Servicing and Stormwater Management Report prepared by MTE Consultants Inc. (March 24, 2023);
- Removals Plan (Drawing RP-1) prepared MTE Consultants Inc. (March 24, 2023);
- Site Grading Plan (Drawing GP-1) prepared by MTE Consultants Inc. (March 24, 2023);
- Site Servicing Plan (Drawing SSP-1) prepared by MTE Consultants Inc. (March 24, 2023); and

Comments to Planner

The memo in the fourth submission cover letter outlining how the proposal will implement strategies related to the action items of the Community Energy Initiative lists a green roof and a commitment to plant trees in the adjacent City-owned Restoration Area. Note that a green roof has not been included in the proposal to date and the feasibility of the tree planting has not yet been assessed or established. To be confirmed at detail design.

Comments to Proponent

All previous comments have been addressed sufficiently to support the Official Plan (OPA) and Zoning Bylaw Amendment (ZBA) application. The following comments based on a review of the fourth and prior OPA/ZBA application submissions must be addressed prior to site plan approval.

Site Plan Drawing:

- The updated site plan drawing still displays the French drain that has been removed from the stormwater strategy. Ensure this is deleted at the site plan stage.
- The portion of the trail in the wetland buffer is labelled as a concrete sidewalk. This is not consistent with policy or the recommendations of the EIS. Ensure consistency at the site plan stage. The proposed gate access offers a logical location to transition from concrete sidewalk to trail.

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Functional Servicing and Stormwater Management and associated Drawings:

- Section 3 of the report references an outdated site plan drawing. Ensure the report and strategy is updated with the most recent drawing at the site plan stage.
- The swale proposed along the north property line depends on permission from the adjacent landowner. As this is the only component of the wetland water balance strategy that maintains contributions directly to the portion of the wetland in proximity to the site, it or another solution will be required at the site plan stage.
- The northern hardscaped amenity area now appears to drain mainly across hardscaping toward Gordon St. Therefore, it is not clear that it should be included as passive landscape infiltration on Figure 5 of the SWM report. Similarly, it is not clear how this area was included in the water balance. Both should be clarified/refined at the site plan stage as appropriate.
- The Total Enhanced Recharge in the water balance (1,743m³) appears low relative to the design or the proposed infiltration gallery appears to be significantly more oversized than the stated 15%. Clarity on the calculations and/or revisions to the water balance to reflect the design should be provided at the site plan stage.
- Section 2.3 of the report was not updated to reflect the updated Hydrogeological Assessment that was provided in the third submission. This should be updated at the site plan approval stage.
- Section 4.3.2 of the report indicates that the proposed runoff controls will mimic existing flow patterns to the SWM facility and ultimately the wetland. As evidenced by the water balance in Appendix C of the report, this statement is not accurate and should not be included in the SWM report for the site plan stage.
- As the City's new infiltration policies have now been approved, the stormwater management strategy should be revisited at the site plan stage for potential further reductions in runoff through the SWM facility. Additional runoff directly to the wetland to more closely match existing conditions should also be considered.
- The need for cut-off collars on servicing pipes should be re-assessed during the site plan approval stage and incorporated into the design as necessary. Similarly, demonstration that all pavement subdrains are above the seasonal high groundwater level should be provided during the site plan approval stage.

Environmental Impact Study:

- Recommendations for lighting design were deleted from Section 10.2 but adherence to the City's lighting design guidelines at the site plan stage was not added. Note that this will be a requirement at the site plan stage.

Revised Tree Inventory and Preservation Plan:

- The plan must be updated at the site plan stage to address the following comments, establish tree ownership via survey, incorporate revised plans and provide finalized compensation details.
 - It does not appear that the TPZs identified in Appendix A are consistent with the Tree Technical Manual.
 - Appendix A should provide the overall conditions of each tree as this informs compensation details. Typically, the overall rating combines the individual components of tree health into the following categories: dead, poor, fair, good, excellent.

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Landscape Plans:

- The following comments must be addressed at the site plan stage:
 - Only trees proposed for preservation should be displayed on the plans.
 - The plans should include native rehabilitation of the area behind the parking lot. Note that trees proposed within the wetland buffer and west of the trail can be counted towards replacement tree compensation.

Recommendation

Based on a review of the application materials, Environmental Planning has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment subject to the following items to be addressed prior to Site Plan approval to the satisfaction of the General Manager of Planning and Building Services:

- The Developer shall implement all recommendations of the Environmental Impact Study (LGL Ltd., November 2022) and addendum (LGL Ltd., March 15, 2023) prepared for the proposal;
- The Developer shall complete an updated Tree Inventory and Preservation Plan satisfactory to the General Manager of Planning and Building Services prior to any grading or tree removal.
- 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 or tree removal. Should space not be available for compensation trees on site, an alternative site and/or cash-in-lieu compensation will be provided.
- Environmental Planning's "Comments to the Proponent" contained within the April 26, 2023 memorandum (this document) are addressed;
- Conformance with the City's Bird-friendly Design Guideline; and
- The developer shall obtain the Guelph.ca/environment Magnet from the City to distribute to all businesses and residences within the plan.

Please do not hesitate to contact me should you have any questions,



Jason Elliott
Environmental Planner

Infrastructure, Development and Enterprise
Planning and Building Services
Location: City Hall

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Attachment-15 (continued)

Internal Memo



Date April 21, 2023

To Michael Witmer, Senior Development Planner

From Stefan Ilic, Parks Planner

Service Area Public Services

Department Park and Trail Development

Subject 1373-1389 Gordon Street - Proposed Zoning By-law and Official Plan Amendment – OZS22-001: Fourth Submission

Park and Trail Development has reviewed the fourth submission of the application for the above noted proposed Zoning By-Law and Official Plan Amendment including Notice of Revised Planning Applications dated December 22, 2022; the Notice of Complete Application and Public Meeting Notice dated February 14, 2022, Notice of Revised Planning Applications dated August 8, 2022; Notice of Revised Planning Applications dated April 6, 2023; and the following plans and reports:

- Resubmission Cover Letter prepared by GSP Group dated March 24, 2023;
- Updated Site Plan, prepared by Martin Simmons Sweers Architects, dated March 24, 2023;
- Noise Feasibility Study, prepared by HGC Engineering, dated December 7, 2022;
- Noise Feasibility Study Addendum, prepared by HGC Engineering, dated March 10, 2023;
- Revised Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated March 24, 2023;
- Updated Engineering Civil Plans - including Removals Plan, Site Grading Plan, and Site Servicing Plan, prepared by MTE Consultants Inc., dated March 24, 2023; and
- Third Submission Review Comments and LGL Responses, prepared by LGL Limited - Environmental Research Associates, dated March 15, 2023.

Parks and Trails Development staff offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment:

Park & Trail Development has no objection to rezone the property from the 'Residential Single Detached' (R.1B) Zone to the new 'Specialized Neighbourhood Commercial' (NC-XX)

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Zone and to add a site specific policy to the Official Plan to permit a maximum building height of seven (7) storeys. Park and Trail staff offers the following comments regarding the proposed Zoning By-Law and Official Plan Amendment:

Parkland Dedication

Park and Trail Development recommends payment in lieu of conveyance of parkland for both the residential and commercial development components on this site.

Payment in lieu of parkland will be required for this development in accordance with the City of Guelph Parkland Dedication By-law (2022) 20717 or any successor thereof.

Section 18 of Bylaw (2022) 20717 states that where a mix of uses is proposed the payment in lieu of Parkland rate is calculated based on the rate that will result in the greatest total payment. In the proposed development the proposed net density is 98 dwelling units per hectare and Section 17.c) will result in the greatest payment and will be applied to the entire site.

In accordance with the Planning Act s.42 the rate of payment in lieu of parkland conveyance 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 (for sites under 5 ha)

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 9.83% 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.

Development Concept Plan

City Trail Parcel

The Guelph Trail Master Plan indicates a proposed Secondary trail route from Gordon Street and Arkell Road to Vaughan Street.

A Public Access Easement for a public trail connection from Vaughan Street to the Storm Water Management Block shall be provided. A purchase and sale agreement for an easement for these lands will be examined at the Site Plan stage.

At the Site Plan stage, the applicant will need to provide a detailed design for the trail connection.

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Trail Costs

Please note that the cost for the following items shall be direct developer responsibilities as a local service in accordance with the 2019 Development Charges By-Law and Background Study Appendix E: Local Service Policy (subject to pending legislation and future regulations to be determined at the time of site plan application):

- a. All costs associated with trails, multi-use pathways, and walkways internal to a development that do not form part of the Guelph Trail Master Plan, the City's Active Transportation Network, or Official Plan identified trail network;
- b. New trail connections not identified in the Guelph Trail Master Plan or the Active Transportation Network that are required to provide a connection to the local development trails or pedestrian routes to the ATN or GTMP identified trails; and
- c. Where a development includes trails, multi-use pathways, walkways and/or other elements identified in the GTMP, the ATN, or Official Plan identified trail network, the cost of any upgrades or improvements that exceed City trail standards or average service levels which are not required by the City shall be paid by the developer as a local service.

Buffer Strip

A buffer strip is required adjacent to the open space / park in accordance with the proposed zoning. The content of the buffer strip will be determined during Site Plan process. The proposed trail connection and associated landscaping will be included in the buffer strip.

Trails

A future City trail is proposed through the existing stormwater management facility. Since this land is owned by the City, a future trail construction project is proposed in the Guelph Trail Master Plan. The development concept proposes a public connection from Vaughan Street to the future trail and stormwater management block utilizing the proposed crossing of the municipal drainage facility. Park and Trail Development staff support this opportunity to increase connection between neighbourhood and existing City owned open space.

Staff have reviewed the conceptual trail alignment on the privately owned land and are supportive of the design. Detailed design of the trail connection will be reviewed through the concurrent site plan review. A parcel of land for the trail connection will be secured for public access through the site plan review as well. Construction of the trail connection will be coordinated with the formalization and construction of the larger trail planned in the GTMP.

Demarcation

The final configuration of the demarcation fencing will be determined during the detailed design stage and reviewed through the site plan process. Design for a future connection through the demarcation fencing to the proposed trail connection will be included.

Draft Conditions of Development

Parks and Trails Development staff recommend the following development approval conditions:

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Prior to Site Plan approval

1. The Developer shall be responsible for the cost of design and development of the demarcation of all lands adjacent to City owned lands in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architect (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
2. Where necessary; the Developer shall be responsible for the cost of design and implementation of the Open Space Works and Restoration in accordance with the "Environmental Impact Study" to the satisfaction of the Deputy CAO of Public Services. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by an Ontario Association of Landscape Architects (OALA) member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.
3. The Developer shall provide Public Services with a digital file in either AutoCAD - DWG format or DXF format containing the following final approved information: parcel fabric, development layout and trail design, grades/contours, and landscaping.
4. The Developer shall provide an easement in favour of the City for the City trail connection. The final trail parcel dimensions will be determined through the Site Plan process. The registered plan for the trail parcel shall be to the satisfaction of the Deputy CAO of Public Services. An easement agreement for the trail parcel shall be to the satisfaction of the Deputy CAO of Public Services.
5. 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.
6. 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. 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.
7. The Developer shall place the following notifications in all offers of purchase and sale and/or lease agreement for all dwelling units and agrees that these same notifications shall be registered on title:

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- "Purchasers and/or tenants of all units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
- "Purchasers and/or tenants of all units abutting City owned lands are advised that no private gates will be allowed into the subject lands.
- "Purchasers and/or tenants of all units are advised that a public trail will be installed or exists abutting or in close proximity to the subject site.
- "Purchasers and/or tenants of all units are advised that the Stormwater Management Block has been vegetated to create a natural setting. Be advised that the City will not carry out routine maintenance such as grass cutting. Some maintenance may occur in the areas that are developed by the City for public walkways, bikeways, and trails."
- "Purchasers and/or tenants of all units are advised that the Open Space Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system."
- "Purchasers and/or tenants of all units are advised that the boundaries of the open space and stormwater management blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence adjacent to the subject site."

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,

Stefan Ilic, Park Planner
Parks & Trail Development
Public Services
T 519-822-1260 x 3349
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Attachment-15 (continued)



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March 18, 2022

Via email

Michael Witmer,
Senior Development Planner,
Planning and Building Services
City of Guelph

Dear Mr. Witmer

Re: OZS22-001
1373-1389 Gordon Street
Vaughan Street GP Corp.

Grand River Conservation Authority (GRCA) staff has reviewed the above noted Official Plan and Zoning By-law Amendment, and the circulated supporting information. We have the following comments.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed Official Plan and Zoning Bylaw Amendments.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- December 2021, 1373 & 1389 Gordon St. Environmental Impact Study, LGL Ltd.
- December 6, 2021 Functional Servicing and Stormwater Management Report, MTE
- December 2021 Functional Grading and Servicing Plan, MTE

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our MOA with the City of Guelph, and as a public body under the Planning Act as per our CA Board approved policies.

The subject lands are adjacent to a wetland regulated by GRCA under Ontario Regulation 150/6. Usage of the adjacent stormwater management pond to accommodate the proposed development would be require a permit from GRCA under Ontario Regulation 150/06.

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Comments:

- The EIS is acceptable and its recommendations and mitigation measures should be fully implemented at detailed design stage.

Advisory Comments:

- The EIS and FRSWM reports provide very little information on the proposed new driveway access connecting to Vaughn St. crossing over the existing drainage ditch. Supporting details on its size, impacts on flows, and construction should be provided at detailed design stage.
- Generally OGS unit should not be used as a standalone quality control measure. However this site outlets to an existing SWM facility where it is anticipated to receive additional treatment. GRCA defers quality control comments to the municipality.

Should you have any questions, please contact Ben Kissner at 519-621-2763 ext. 2237 or bkissner@grandriver.ca.

Sincerely,



Fred Natolochny, MCIP, RPP

Supervisor of Resource Planning - North & South, Resource Planning
Grand River Conservation Authority

Cc GSP Group