

Attachment-11 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Engineering*		√	Subject to conditions, see comments below.
Landscape Planning*		√	Subject to conditions, see comments below
Parks Planning*		√	Subject to conditions, see comments below
Guelph Police	√		
Upper Grand District School Board*		√	Subject to conditions, see comments below

*comments provided below.

Internal Memo



Date July 14, 2023
To **Katie Nasswetter**
From Michelle Thalen, C.Tech
Service Area Infrastructure, Development and Enterprise Services
Department Engineering and Transportation Services
Subject **716 Gordon Street**
OZS23-003, Submission 1

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

- Functional Servicing and Stormwater Management Report (FSR) – prepared by MTE Consultants Inc.; March 28/23
- Site Grading Plan - prepared by MTE Consultants Inc.; dated March 28/23
- Site Servicing Plan - prepared by MTE Consultants Inc.; dated March 28/23
- Road Traffic and Stationary Noise Study – prepared by JJ Acoustic Engineering Ltd.; dated March 15/23
- Geotechnical and Hydrogeological Investigation – prepared by Chung & Vander Doelen Engineering Ltd.; dated March 9/23
- Phase 1 Environmental Site Assessment – prepared by MTE Consultants Inc.; dated August 30/22
- Transportation Impact and Parking Study – prepared by Salvini Consulting; dated April 2023
- Gordon Street Widening and Pavement Parking Plan – prepared by MTE Consultants Inc.; dated March 28/23
- Garbage Truck Turning Plan – prepared by MTE Consultants Inc.; dated March 28/23

Development Engineering:

Municipal Services:

The servicing capacity analysis was completed by City staff in 2012 for the previous rezoning application for this site. Due to the proposed increase in units, the City's sanitary model was reviewed at the higher flow volumes (12 l/s) and both the trunk and local sanitary sewer had sufficient capacity to manage the increased flows.

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. Since invert elevations for the sanitary and storm sewer services were not indicated, please note that a gravity connection from the property line to the mainline sewer is required in accordance with the City's Development Engineering Manual.

Stormwater Management:

City staff support the preliminary stormwater management design as proposed. During detailed site plan design, the following comments should be addressed:

- A dewatering plan identifying the location of discharge will be required for the permit to take water.
- Details about the size of the stormwater storage tank.
- The City would also encourage the use of Low Impact Development considerations during detailed design for the stormwater management system. Rainwater harvesting, green roofs, bioswales and rain gardens should be considered.

Grading:

Engineering staff have reviewed the grading plan and agree with the conceptual design as proposed. Regrading of the site to lower the height on the Gordon Street frontage eliminates the need for the existing retaining wall within the boulevard area. During detailed design, significant consultation with the utility companies will be needed as the lowered grades within the municipal right-of-way may impact the existing utility infrastructure.

Environmental Noise:

The Noise Feasibility Study does not evaluate the noise being received at the three proposed rooftop terraces on the podium level as shown on the Site Plan (Attachment A of the Noise Feasibility Study). The terraces/roof amenity (Outdoor Living Area) need to be assessed as identified in the "Guelph Noise Control Guidelines".

The Noise Feasibility Study identified this site as being within a Class 1 acoustical environment. Please provide justification for using the Class 1 as City staff would consider this site location as a Class 2 environment as defined by the MECP document, NPC-300.

Environmental Engineering:

Environmental Engineering supports the Official Plan Amendment application for the subject 716 Gordon Street Property. However, it should be noted the Owner/Developer will be required to fulfill the following conditions prior to Site Plan approval:

- Complete a Phase Two ESA for the 716 Gordon Street Property as recommended by MTE. Submit the Phase Two ESA Report to the City for review and record.

- Proof of RSC filing and MECP acknowledgement for the 716 Gordon Street Property must be submitted to the City prior to Site Plan approval.

Traffic Services:

Transportation Services staff have reviewed the Transportation Impact and Parking Study, traffic geometric plans, widening and pavement marking plan, sight line and site plan that was submitted in support of the Official Plan Amendment.

Staff are generally in support of the Official Plan Amendment and offer the following comments:

1. Driveway accesses.

- I. Proposed driveway accesses shall have maximum slope of 4%.
- II. A minimum clearance of 1.5m is required from the proposed access to the outside edge of any above ground utility structures. Existing above ground utilities (i.e., utility poles, guy wires, traffic signs etc.) to be relocated to provide the required 1.5m clearance from the proposed accesses.
- III. Following items to be reviewed at site plan stage:
 - i. Proposed 15% grade for the ramp is too steep, consider gentle grade (12%). For underground parking ramp grades between transitions must be minimal and gradual to prevent vehicles from "bottoming-out". Transition area should be provided for a minimum of 6.0m. Additionally 6.0m transitional area will provide safe stopping for vehicle exiting the ramps.
 - ii. A minimum of 6.0m clearance must be provided between the back of the sidewalk and any overhead doors/gates for the Gordon Street access.

- 2. Loading space.** Covered loading and waste pickup area (i.e., width, length, and vertical clearance etc.) must be designed to safely accommodate a delivery vehicle (Heavy Single Unit truck) and front-loading waste pickup truck. As per the City's Waste Collection Guidelines for Multi Residential Developments, the minimum unencumbered vertical clearance for the entire loading area for waste collection shall be 6.5 meters to accommodate front end waste collection vehicles. For any truck turn around, minimum of 4.5m overhead clearance to be provided.

3. Concrete center median on Gordon Street.

As demonstrated in the Gordon Street widening and pavement marking plan, the concrete center median is to be extended further south of the proposed access. Detailed design of the median extension to be reviewed at site plan stage. The applicant is responsible for the cost of installing the (permanent and temporary) median and any other associated costs. Funds for this work will be secured as part of the site plan approval process.

4. Sustainable Transportation

- I. Sustainable Transportation staff are supportive of this application. The proposed development is situated in a walkable, bikeable, transit-friendly area. The Transportation Impact and Parking Study report

identifies a range of Transportation Demand Management (TDM) measures that will support residents, employees and visitors to choose sustainable modes of transport.

- II. Staff appreciated being able to work with the applicant to develop the functional design for Gordon Street and are satisfied there will be adequate space within the right-of-way for protected cycling facilities to be implemented by the City in the future.
- III. Detailed design of sustainable transportation features, such as bike parking and the connections to sidewalks and cycling facilities within the Right of Way (ROW), can be discussed at the site plan stage. Staff will be looking to ensure the bicycle parking is suitable for a range of users (i.e. a variety of bike racks to suit different bicycle styles and user needs) and ensure that the geometry of the pedestrian paths allows for a person using a mobility device to move through the space equally to those who are ambulatory.

Source Water Protection:

Source Water Protection staff have received the Section 59 Policy Applicability Review and will review the submitted Waste Survey at the time of Site Plan. Staff will also require a Salt Management Plan to be provided with a future Site Plan submission.

Staff Recommendations:

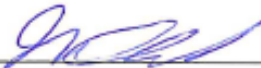
It is recommended that a Holding Symbol (H) be applied restricting the proposed use of the land until the following condition has been met:

That an updated Noise Feasibility Study be submitted that assesses the traffic and stationary noise influences on the proposed rooftop terraces in the Outdoor Living Area in accordance with the "Guelph Noise Control Guidelines". Furthermore, that the Noise Feasibility Study justify using the Class 1 acoustical environment.

The following conditions are provided as information to City Council and will be imposed through site plan approval.

1. Prior to site plan approval, 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. The cost related to the preparation and implementation of such studies, plans and reports shall be borne by the Owner.
 - An updated "Gordon Street Widening and Pavement Marking Plan".
 - A Stormwater Management Report and plans certified by a Professional Engineer in accordance with the City's Development Engineering Manual (DEM) and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual".

- Detailed Grading, Drainage and Servicing Plan certified by a Professional Engineer for the site.
- A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
- A Phase 2 ESA as well as proof of RSC Filing and MECP acknowledgement.



Mary Angelo, P. Eng.
Supervisor of Development Engineering



Michelle Thalen, C.Tech
Engineering Technologist III

Internal Memo



Date September 27, 2023
To **Katie Nasswetter, Senior Development Planner**
From Rory Barr Templeton, Landscape Planner
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **716 Gordon Street: Zoning By-law Amendment Application – OZS23-003**
Landscape Planner Comments

Landscape Planning staff has the following comments based on the:

- Landscape Plan dated March 2, 2023 from GSP;
- Site Plan dated March 1, 2023 from SRM Architects;
- Common Amenity Area Plans dated March 1, 2023 from SRM Architects;
- Tree Inventory and Preservation Plan dated February 23, 2023 from GSP; and, Vegetation Inventory Report dated March 20, 2023 from GSP.

Background

The Urban Design Peer Review by Fotenn Planning + Design was reviewed. The comments below also reflect the review of this document.

Zoning Comments

Site Design

- Please consider a break in the built form along Gordon Street and introduce common amenity (CA) space that helps connect the internal spaces with Gordon Street. This would be a huge improvement to pedestrian circulation, amenity cohesiveness and connectivity, as well increase to the overall at-grade CA space - given the guidance provided in the Built Form Standards that 50% of the required CA is to be provided at-grade in one contiguous area.
- Further tree retention along the easterly boundary should be considered through adjustments to the length of the built form along Stone Road. By shortening the length of the podium and shifting the driveway to the west, inline with the existing curb line there could be potential for further preservation.

Common Amenity

- The development is within 500m of a public park over 1 hectare in size (Maryfield Park). As per the City's Built Form Standards for Mid-Rise Buildings and Townhouses states (Section 6.3): *Where a development is located within a Node or Corridor, the common amenity space requirement may be reduced by up to 50% where a park with a minimum size of 1 hectare with equivalent amenities is located within a 500 metre walking distance from the site. Common Amenity Area reduction should be evaluated on a case by case basis in consultation with City staff.*

The proposed reduction of CA could be supported on a per unit rate given the proximity to the public park. However, the proposed CA will need to be highly functional, programmable and flexible to accommodate resident needs; and be constructed of high quality materials and finishes given the added traffic volume these spaces will encounter.

- Suggestion from Fotenn of a minimum CA space of 5600 sq.m for the entire development, is supported by staff.
- The open space in the south-east corner of the site, could also be considered CA space under the Zoning Definition: *Common amenity area means an amenity area which is located inside or outside a building or structure including **open landscaped areas** with associated recreational facilities, building rooftops, patios, terraces, above ground decks, swimming pools, tennis courts and the like, for the exclusive use of all dwelling units within the building(s). A common amenity area shall be located in any yard other than a required front yard or required exterior side yard. Landscaped open space areas, building rooftops, patios and above ground decks may be included as part of the common amenity area if they are associated with recreational facilities that are provided and maintained, such as swimming pools, tennis courts, lounges and landscaped areas.*

The open space is proposed as a grassed and treed area, but there could be consideration for a walking path and gentle slopes in order to make it an accessible and programmable space for residents.

- Suggestion from Fotenn of a Holding Zone to ensure an updated noise study is completed to address proposed roof top amenity, is supported by staff. This will provide assurance roof top amenity space will be designed in conformity with an updated noise study.

Trees/Landscaping

- To support the City's 'One Canopy' strategy and achieve the goal of 40 percent canopy cover in Guelph, further focus on tree preservation should be applied along the easterly property line. Further consideration and updates to Tree Inventory and Preservation Plan and Vegetation Report that demonstrates how trees around the periphery of the development are to be

preserved and protected, is to be explored. Simply removing almost all the trees on site and compensating as per the Tree Bylaw is not responding to the specific site restraints and context of the surrounding area.

- New tree selection and location will be critical to help support the City's goal of urban tree canopy health and growth, as per the Urban Forest Management Plan; and reference to the City's Tree Technical Manual on Plans, will ensure appropriate soil volumes and quality are being accommodated.
- There were 98 trees inventoried by a Certified Arborist from GSP in the summer of 2022, and a Vegetation Inventory Report and Tree Inventory and Preservation Plan prepared. Of those, 27 are considered dead, hazard or poor condition. 13 trees are proposed to be retained. The Report and Plan rates most of the trees along the easterly property line as 'Fair-Good' Health and 'Fair' Structures. Notes provided include wording such as, 'Uneven High Crown', 'deadwood', 'deteriorating' and 'dieback', suggesting the value of the trees as long-term buffers to the proposed development is limited. However, opportunities for further preservation is strongly suggested. Trees #729, 730, 734, 737, 743, 746, 747, 749, 750, 755, 756, 763, 764, 776,-779 and N2 appear to be trees that could be preserved with further consideration of proposed setbacks, retaining wall heights and grade retention within the drip line of the trees.
- The establishment of a landscape buffer that is a minimum of 6.0 metres wide along the easterly property boundary should be provided enabling appropriately spaced and staggering of new trees and shrubs, that would create opportunity for healthy groupings of mainly native species, that provide understorey screening as well as overhead canopy throughout the year. However, a 7.5-metre-wide landscape buffer would be preferred as this could provide opportunity to preserve more existing trees.
- Of the regulated trees proposed for removal compensation will be required for the approximately 2000cm dbh to be destroyed. Referring to the City's Tree Technical Manual, Aggregate Caliper Ratio, this is equal to 334 new trees @ 60mm caliper. The Proposed Landscape Plan indicates approximately 68 trees. Opportunities of further compensation on the site is to be considered through the Site Plan process, however a cash in lieu payment to account for remaining compensation will need to be considered as part of the projects approval process.
- Please note, the Tree Inventory and Preservation Plan and Vegetation Report are also required to inventory and assess trees 6 metres beyond the property lines, as per the Tree Technical Manual. This is to ensure the proposed development will consider the health and preservation of off-site, privately owned trees.

Site Plan Issues

As part of the site plan process, further detailed comments will be discussed including:

- Opportunities to move residential uses out of the P1 Level, as suggested by Fotenn under Section 3.5 Internal Programming, should be explored. However, functionality and accessibility of bike storage is also important. Bike facilities should be a strong component of this development given the proposed tenant, therefore any proposal for underground bike facilities must be designed to be direct, accessible, and safe, and should not suggest bikes enter and exist P1 Level via the vehicular driveway ramp.
- Suggestion by Fotenn to move some of the internal and external CA programming, as well as 'café' space, is supported by staff, as it will help improve activity and provide a 'public face' at the corner of Gordon and Stone Road. This direction is also supported at the south-west corner of the building, where an active internal use would benefit programming and add a sense of arrival for tenants accessing from the south end of the development.
- Suggestion by Fotenn to minimize the internal drop-off loop would greatly increase the size of the common amenity space 'Area A', is supported by staff. This design change would also help link both outdoor amenity spaces together, visually, and physically.
- Suggestion by Fotenn to design the proposed roof top common amenity space programming to vary between areas to help diversify use, is supported by staff.
- Ensuring the pedestrian route between both outdoor amenity spaces offer a dignified, barrier-free path of travel, is an important function of the outdoor common amenity. Consider routing – simple, accessible at all times, etc.
- Trees proposed on parking decks and/or roof tops as part of CA spaces are extremely important opportunities to add to the city-wide canopy targets, provide shade and biodiversity to the site. However, it will be very important for consultants to coordinate early in the design process to ensure appropriate soil volumes are accommodated, as per the requirements of the Tree Technical Manual.
- Landscape Plans should include foundation plantings consisting of small trees, shrubs and perennials to help ground the building, provide a level of privacy to lower units and opportunity to add native species to help support pollinators and biodiversity.
- The use of native tree species across the site to support the Urban Forest Management Plan is strongly encouraged.

As part of the Zone Change, consider adding the following Conditions:

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-site and 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.*
3. *That the developer shall provide Cash in Lieu compensation for any tree to be removed that are regulated by the City's Private Tree Bylaw, are in fair to excellent condition, and cannot be compensated through proposed restoration plantings on site.*

Next Steps

Landscape Planning staff would like to see the establishment of a 6.0m wide buffer along the easterly property line to provide appropriate space for new trees and shrubs, though 7.5m is preferred in an effort to preserve more existing trees. A reduction in Common Amenity no greater than 50% of the required is supported, however a minimum CA of 5600 sq.m should be established for the site as part of the zone change. Additional opportunities to further increase CA space at-grade is to be explored through the Site Plan process.

Prepared by:

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Internal Memo



Date July 18, 2023

To Katie Nasswetter

From Christina Vannelli, Park Planner

Service Area Public Services

Department Park and Trail Development

Subject 716 Gordon Street - Proposed Zoning By-law and Official Plan Amendment - OZS23-003

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law and Official Plan Amendment including:

- Notice of Complete Application dated June 20, 2023
- Public Meeting Notice dated June 20, 2023
- Planning Justification Report, dated April 2023
- Site Plan, dated March 1, 2023
- Urban Design Report dated April 2023

Park and Trail Development offers the following comments:

Zoning Bylaw Amendment and Official Plan Amendment:

Park and Trail Development has no objection to the proposed Zoning By-Law Amendment which proposes that the existing "Specialized High Density Residential" (R.4B-14) in By-law (1995)-14864 Zone and "Specialized High Density Residential with a Parking Adjustment Suffix" (RH.7-4(PA)) in the (2023)-20790 By-law.

Regarding the Official Plan Amendment, the applicant proposes to continue designating the site as High-Density Residential designation with site specific policies to permit a maximum net density of 676 bedrooms per hectare. Please address the following items:

Parkland Dedication

Requirement:

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 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 10% 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

I recommend the following development approval conditions:

Prior to Site Plan approval

- 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.
- 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.

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,

Christina Vannelli OALA, CSLA
Park Planner
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