

Attachment-12 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Engineering*		✓	<ul style="list-style-type: none"> - Holding conditions recommended: Updated SWM report, grading plan, reliance letter and environmental engineering drawings. - Consent: 0.3m reserve along Emslie St conveyed to the City.
Environmental Planning*		✓	<ul style="list-style-type: none"> - OP policy 4.4.1.34 and CZBL 16.2.3 floodproofing requirements apply - Low Impact Development strategies encouraged - Planting trees encouraged
Landscape Planning*		✓	<ul style="list-style-type: none"> - Prepare Tree Inventory and Preservation Plan for City street trees.
Park & Trail Development*		✓	<ul style="list-style-type: none"> - Payment in lieu of parkland
Grand River Conservation Authority*		✓	<ul style="list-style-type: none"> - GRCA permit required - Demonstrate that the development meets the Special Policy Area floodplain policies.
Canada Post*		✓	<ul style="list-style-type: none"> - Owner to consult with Canada Post for location of Community Mailboxes.
Upper Grand District School Board (UGDSB)*		✓	<ul style="list-style-type: none"> - Collection of Education Development Charges required prior to the issuance of a building permit
Six Nations of the Grand River		✓	<ul style="list-style-type: none"> - Requesting 10-1 replacement ratio for any remaining trees

*Memo or letter attached

Attachment-12 continued Departmental and Agency Comments

Internal Memo



Date	December 6, 2023
To	Ryan Mallory, MCIP, RPP Senior Development Planner
From	Jason Robinson, C.Tech, rcsi Engineering Technologist III
Service Area	Infrastructure, Development and Enterprise Services
Department	Engineering and Transportation Services
Subject	151 Bristol Street OZS23-012

An application for a Zoning By-law Amendment has been received for the lands municipally known at 151 Bristol Street on behalf of the owner, Madalikat Developments Ltd., to rezone the subject lands from "Residential Single Detached" (R.1B) to "Specialized Residential Semi-Detached/Duplex" (R.2-XX) to permit the development of two semi-detached buildings with accessory additional residential dwelling units. The application further proposes to add a specialized regulation to permit an increased maximum driveway width of 5.0 metres, where a maximum width of 3.5 metres is permitted.

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

- Functional Servicing Report and Stormwater Management Report – prepared by Van Harten Surveying Inc.; dated September 20, 2023
- Conceptual Grading Plan - prepared by Van Harten Surveying Inc.; dated September 12, 2023
- Conceptual Servicing Plan - prepared by Van Harten Surveying Inc.; dated September 21, 2023
- Geotechnical Report – prepared by CMT Engineering Inc.; dated May 30, 2023
- Phase 1 Environmental Site Assessment – prepared by Bluewater Geoscience Consultants Inc.; dated January 14, 2021
- Phase 2 Environmental Site Assessment – prepared by Bluewater Geoscience Consultants Inc.; dated February 16, 2021
- Reliance Letter – prepared by Bluewater Geoscience Consultants Inc.; dated November 21, 2023

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- Human Health Risk Assessment – prepared by NovaTox Inc., dated April 2021

Development Engineering:

Municipal Services:

Water capacity

We evaluated the influence of water demand from a new development at 151 Bristol Street. Water will be supplied from an existing 150mm diameter PVC watermain on Bristol Street. The average day demand (ADD) and the maximum day demand (MDD) of the new development were calculated based on per capita rates for residential plus non-revenue water demand, and an MDD peaking factor from the City's 2022 Water Supply Master Plan (WSMP), with assumption of two bedrooms per unit and two occupants per bedroom.

The estimated water demands were not found to significantly impact the existing pressures, and the expected pressures remain above the preferred service pressures range of 50-80 psi and below the maximum allowable pressure range of 100 psi, as specified in the Water and Wastewater Servicing Master Plan (WWSMP, 2023). This area experiences high pressures due to its relatively low ground elevation and proximity to the Woods Water Treatment Plant.

Fire flow analysis was conducted at a fire hydrant (H_3094) fronting the development on Bristol Street. The available fire flow at this hydrant was determined to be 232 L/s, which satisfies the criteria of 80 L/s for low density residential as specified in the WWSMP. Fire Flow requirements are recommended to be confirmed by the developer using Fire Underwriter's Survey (FUS) once detailed building plans are available.

Wastewater capacity

We evaluated the influence of increased flows from a new development at 151 Bristol Street. Wastewater will flow from the development to an existing 600mm diameter local sewer on Bristol Street. Sanitary flows are predicted to increase by 0.159 L/s, using the area-based coefficient of 1.0 L/s/ha specified for single and semi-detached dwellings by the City's 2019 Development Engineering Manual (DEM), and considering a parcel of size 0.159 ha. The additional flows of 0.159 L/s were added as constant flows to the receiving maintenance hole on Bristol Street, and the existing and projected capacity within the system was considered for wet weather conditions using a 25-year 3-hour storm event.

The analysis determined that there is sufficient capacity available within the City's existing sanitary infrastructure to support the proposed development.

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Site Servicing:

The proposed conceptual servicing has been reviewed. Please be advised that the Ontario Building Code (OBC) outlines that a sanitary sewer for a Detached Additional Residential Dwelling Unit (ARDU) shall not be connected to a shared service that is servicing a building on a separate property. As such, your proposed servicing will need to be revised prior to consent and building permit.

An existing fire hydrant is proposed to be relocated due to a conflict with a proposed driveway location. The fire hydrant shall be relocated a minimum of 1.5 metres from the edge of the proposed driveway.

The proposed servicing for the development will be further assessed during the applications for consent and building permits. Please note that all costs associated with the works on the municipal right-of-way shall be the responsibility of the developer.

Stormwater Management:

The Stormwater Management Report and the Geotechnical Report have been reviewed.

The City's Stormwater Management Master Plan outlines that the proposed development is within Policy Area 13 (City-wide stormwater management criteria). Within this policy area there is water balance criteria to maintain the pre-development recharge rate and to provide a minimum of 5mm volume control, a quality control criterion to provide an enhanced level of water treatment, and a quantity control criterion to control post-development peak flows to pre-development levels for all design events (2-year through 100-year).

Water balance

The report does not provide information to demonstrate that satisfying the water balance criteria is feasible.

Quality control

The report does not provide information to demonstrate that satisfying the quality control criteria is feasible.

Quantity control

Table 3 of the report outlines that, under post-development conditions, the calculated peak flows rise above the pre-development levels during the 2-year, 5-year and 100-year events. This information highlights that the quantity control criterion has not been met under the current design. The report reasons that this is due to the nature of the site, the standards in the DEM, and the presence of shallow bedrock. With consideration for the stated reasoning, further engineering is required to demonstrate that meeting the criteria is feasible.

The Geotechnical Report outlines a drilling field investigation comprised of the advancement of six (6) boreholes. All boreholes encountered refusal on presumed limestone bedrock ranging from 1.07 metres to 1.37 metres below ground surface. The bedrock was not proven by coring, and the degree of weathering and/or fracturing of the bedrock should be expected to vary across the site. Accumulated

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groundwater was not observed at the borehole locations. Areas that contain non-fractured bedrock would be expected to result in perched water conditions, whereas areas that contain fractured bedrock would be expected to drain and be free of perched water conditions. Fractured limestone also has the potential to produce an inflow of water.

The Stormwater Management Report outlines that groundwater was not encountered in any of the six boreholes advanced at the site, however it is noted that the report does not outline a seasonal high groundwater elevation explicitly.

Grading:

The proposed conceptual grading has been reviewed. The existing drainage pattern conveys surface water via overland flow in a southerly direction to Bristol Street. Under existing conditions, the subject site receives some surface water from #157 Bristol Street, from #149 Bristol St, and from #12 Emslie Street. The drainage pattern will remain unchanged under proposed conditions and will route surface waters around the proposed dwellings to Bristol Street via on-site drainage swales.

Please note that driveways have been conceptually proposed to be steeper than the target maximum of 5% outlined in the DEM. The DEM further outlines that the City can consider accepting up to 8% on a case-by-case basis.

Please additionally note that the DEM outlines that the seasonal high groundwater elevation is to be shown on the grading plan to ensure that the basement floor elevations are a minimum of 0.5m higher than the seasonal high groundwater elevation. If the 0.5m separation cannot be achieved, the developer shall build the houses without basements or shall construct waterproofed basements as per the OBC. As such, your proposed grading plan will need to be revised.

The proposed grading for the development will also be further assessed during the applications for consent and building permits.

Environmental Engineering:

The Phase 1 ESA has been reviewed. The report was completed in general accordance with established industry practices, Canadian Standards Association (CSA) Standard Z768-01, and select, relevant aspects of Ontario Regulation 153/04 (O.Reg 153/04), as amended. The site was first developed as the Emslie Quarry in the mid 1800's by a local stone mason and was used as a source of quarried Limestone for local buildings. According to a concurrent archeological study (Detritus Consulting Ltd.) the quarry ceased operations in 1870 and was later filled in with limestone and mixed fill. According to local residents interviewed for the study, the property may also have been used as a neighborhood dump site. The reported placement of fill materials of unknown quality, and the potential use of the site as a neighborhood dumping area were identified as Potentially Contaminating Activities (PCA) that have resulted in the identification of an Area of Potential Environmental Concerns (APEC) across the site. Prior to the current developments, the surrounding area is assumed to have been in agricultural/pastoral and rural residential (farm) use since the area around Guelph was first settled in the early 1800's. Based on review of the databased records contained in the ERIS report, no potential environmental concerns were identified at the subject site.

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Based on the findings of this Phase 1 ESA potential environmental concerns were identified at the site, and additional environmental investigation (i.e., completion of a Phase 2 ESA) was recommended to confirm or refute the potential for adverse environmental impacts.

The Phase 2 ESA has been reviewed. The assessment was conducted in general accordance with the Ministry of the Environment, Conservation and Parks (MECP) "Guideline for Use at Contaminated Sites in Ontario" (GUCSO, September 1998) and relevant portions of Ontario Regulation 153/04 (as amended O.Reg. 511/09) requirements and protocols. The Phase 2 ESA included advancement of six (6) boreholes to a maximum depth of 1.35 metres below ground surface (BGS). Shallow bedrock was encountered at all six boreholes advanced on the property at depths ranging from 1.05 to 1.35 metres BGS. Shallow groundwater was not encountered in any of the boreholes and groundwater impacts related to the Site history are not anticipated. Indications of potential environmental impairment in the form of deleterious inclusions and poor-quality fill was not noted during the drilling of the boreholes. The results of the completed soil vapour screening did not indicate potential Significant VOC/PHC impairment. Select samples were submitted for laboratory analysis of one or more of the following parameters: metals and inorganics, polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs) fractions F1 through F4, and volatile organic compounds (VOCs). The soil analytical results were compared to the MECP 2011 Table 6 Generic Site Conditions Standards (SCSs) for coarse-textured soil using the full-depth approach with Shallow Soils in a potable groundwater condition (Table 6 SCSs). The results indicated that the soil samples from boreholes 2, 4 and 6 contained concentrations of the Metals parameters in excess of the Table 6 SCSs. Also, the soil sample submitted for analysis from BH-6 was determined to contain concentrations of PAH parameters in excess of the Table 6 SCS.

Based on the findings of the Phase 2 ESA, there is impacted fill soil on the property at concentrations in excess of the applicable Table 6 SCS. The impacted soil will have to be addressed before approval for the redevelopment will be provided by the City of Guelph.

The Human Health Risk Assessment (HHRA) has been reviewed. The HHRA is completed as a non-regulatory (i.e., due diligence) submission as the site use will remain the same (residential). It is understood that the HHRA will not be used to support the filing of a Record of Site Condition (RSC) under O.Reg. 153/04 (as amended) under the Environmental Protection Act, and that the HHRA will not be submitted to the Ontario Ministry of Environment, Conservation and Parks (MECP) for review. Nevertheless, to facilitate future filing of an RSC for the Site, the HHRA has been prepared pursuant to O.Reg. 153/04 and has been structured according to the mandatory requirements for Risk Assessment reports listed under Table 1, Schedule C, and Section 4 of the Regulation. The contaminants of concern (COCs) at the site are in soil and include various metals and PAHs. Groundwater was not encountered at the site. The HHRA identified that residents were calculated to have unacceptable risk as a result of potential exposure to metals and PAHs at the site, through direct contact pathways, and that outdoor workers and construction workers were also calculated to have unacceptable risks as a result of potential oral and dermal contact with metals and PAHs in the soil.

The HHRA recommended the following to mitigate the risks:

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- 1) Excavate lead contaminated soil around BH-6. The excavations should be completed to a depth of 1.0 metre BGS at and around BH-6 and extend outward 1-2 metre maximum until a clean-line (i.e., delineated lead is found to be < 120 µg/g). Excavated soil should be deposited in the north and west portions of the Site identified as the "Red Highlighted Area" shown on Figure 1, at which it has been proposed that the grade of the Site be increased. These areas are approximate and should be confirmed with the QP that prepared the Phase 2 ESA at the site.
- 2) A fill (i.e., soil) cap or hard cap (i.e., building(s), asphalt driveways, concrete patios) barrier is needed in areas of the site where the levels of COCs pose unacceptable risk. These areas are depicted on Figure 1 as the "Red Highlighted Area" and area around BH-6.
- 3) A competent person shall prepare a health and safety plan as defined by Ontario Health and Safety Act for construction workers.

A reliance letter from the qualified person (QP) was not submitted with the Human Health Risk Assessment report. In accordance with the City's Guidelines for Development Of Contaminated Or Potentially Contaminated Sites, all applicable reports need to include a reliance letter from a QP to indicate that, despite any limitations or qualifications included in the report, the City is authorized to rely on all information and opinion provided in the reports submitted for the proposed development.

Traffic Services:

The proposal has been reviewed from a traffic design and a transportation planning perspective, with no comments.

Source Water Protection:

The property is located within Wellhead Protection Area B with a vulnerability score of 10. The property is located within an Issue Contributing Area. We have received and filed a Section 59 Policy Applicability Review dated September 26, 2023. Throughout the development process, the applicant should review this document and decide if an update Section 59 PAR is required.

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Staff Recommendations:

Engineering supports approval of the Zoning By-law amendment application subject to the Holding Provisions below. To ensure that the development of the subject lands does not proceed until the following conditions are met to the satisfaction of the City Engineer/General Manager:

- i) The Owner shall provide the City an updated stormwater management report and grading plan to the satisfaction of the City Engineer/General Manager.
- ii) The Owner shall provide the City a reliance letter from a Qualified Person who prepared the Human Health Risk Assessment to the satisfaction of the City Engineer/General Manager.
- iii) The Owner shall provide the City drawings(s), stamped and endorsed by a Professional Engineer licensed to work in Ontario (P.Eng), for the construction of all soft (i.e., fill), and/or hard cap(s), and for the removal and/or burial of lead-impacted soil around BH-6 to the satisfaction of the City Engineer/General Manager.

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

- 1) That prior to the Certificate of Official, the Owner shall convey to the City at no expense, a 0.3m reserve along the entire Emslie Street frontage.

Jason Robinson, C.Tech, rcsi
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

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Departmental and Agency Comments

Internal Memo



Date	November 20, 2023
To	Ryan Mallory, Senior Development Planner
From	Leah Lefler, Planner III Environment
Service Area	Infrastructure, Development and Enterprise Services
Department	Policy Planner
Subject	OZS23-012 151 Bristol Street Zoning By-law Amendment First Submission Environmental Planning Comments

Proposal

The applicant proposes to rezone the lands at 151 Bristol Street to accommodate the construction of 12 residential units in the form of semi-detached units with accessory apartments, and an accessory residential unit in the rear yard of each property.

Review

Environmental planning staff reviewed the following first submission documents for the proposed Zoning By-law Amendment for 151 Bristol Street:

- Cover Letter prepared by Van Harten dated September 2023, and
- Planning Justification Report and Addendum prepared by JL Cox Planning Consultants Inc. dated June 2021 and September 2023, respectively.

Comments

Environmental planning staff offer the following comments on the above noted documents:

1. As noted in the Planning Justification Report, the subject property is located within GRCA's regulation limit. A permit from GRCA may be required.
2. The subject property is in the Special Policy Area Floodplain, within the floodplain of the Speed River as designated on Schedule 3 of the Official Plan. Refer to Official Plan policy 4.4.1.34 and Zoning By-law (2023) section 16.2.3 for floodproofing requirements for residential uses.
3. The applicant is encouraged to consider Low Impact Development strategies to maximize infiltration and reduce runoff from the subject lands.
4. The applicant is encouraged to consider planting trees on the property to contribute to the urban forest and tree canopy cover in Guelph.

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Please do not hesitate to reach out with any questions, comments or concerns.

Leah Lefler (she/her)
Environmental Planner
Planning and Building Services
City of Guelph
519-822-1260 extension 2362
leah.lefler@guelph.ca

Attachment-12 continued

Departmental and Agency Comments

Internal Memo



Date	December 14, 2023
To	Ryan Mallory, Senior Development Planner
From	Rory Templeton, Landscape Planning
Service Area	Infrastructure, Development and Enterprise Services
Department	Development Planner
Subject	OZS23-012 151 Bristol Street Zoning By-law Amendment First Submission Environmental Planning Comments

Proposal

The applicant proposes to rezone the lands at 151 Bristol Street to accommodate the construction of 12 residential units in the form of semi-detached units with accessory apartments, and an accessory residential unit in the rear yard of each property.

Review

Landscape planning staff reviewed the following first submission documents for the proposed Zoning By-law Amendment for 151 Bristol Street:

- Cover Letter prepared by Van Harten dated September 2023, and
- Planning Justification Report and Addendum prepared by JL Cox Planning Consultants Inc. dated June 2021 and September 2023, respectively.
- Site Plan, September 2023
- Grading and Servicing Plan, September 2023

Comments

Landscape planning staff offer the following comments on the above noted documents:

1. The subject property is less than 0.2 hectares in size and therefore not regulated by the Private Tree Bylaw. However, there are two City owned trees fronting Bristol Street and consistent with the Official Plan, trees and shrubs within the City's right-of-way need to be appropriately considered and protected during any type of construction/works within the dripline. Protection of City trees must be optimized as injury or destroying a City tree may not be granted by the City. Any proposal to injure or destroy a tree must be accompanied by a Tree Inventory and Preservation Plan, to the satisfaction of the General Manager of Parks.

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2. Setbacks along Emslie Street should be in character with the rest of the street in order to provide opportunity for street tree plantings, as well as foundation planting and other landscape features to help integrate the development into the community.
3. Appropriate species street trees, as per the City's Tree Technical Manual Recommended Street Tree List, installed along the frontage of Bristol Street, within private lands, should be incorporated into the proposal to align with the City's One Canopy Strategy that supports our Strategic Plan and Official Plan through actions aiming to increase tree planting efforts across the community.

Recommended Conditions of Approval:

1. That the developer shall complete a Tree Inventory and Preservation Plan (TIPP) of public trees which shall be developed and carried out by a Certified Arborist as per the requirements of the City's Tree Technical Manual, satisfactory to the General Manager of Parks.
2. THAT the developer shall complete standard landscaping requirements of a Landscape Plan which includes street trees, satisfactory to the General Manager of Planning and Building Services.

Regards,



Rory Barr Templeton

Landscape Planner
Planning

Infrastructure, Development and Enterprise

Location: City Hall

T 519-822-1260 x 2436

E rory.templeton@quelfh.ca

Attachment-12 continued Departmental and Agency Comments

Internal Memo



Date	November 23, 2023
To	Ryan Mallory, Senior Development Planner
From	Tiffany Hanna, Park Planner
Service Area	Public Services
Department	Park and Trail Development
Subject	151 Bristol Street - Proposed Zoning Bylaw Amendment (OZS23-012)

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Complete Application dated October 31, 2023, and offers the following comments:

No objection to Zoning Bylaw Amendment

Park and Trail Development has **no objection** to the proposed Zoning By-Law Amendment application to rezone the subject lands from "Residential Single Detached" (R.1B) to "Specialized Residential Semi-Detached/Duplex" (R.2-XX) to permit the development of two semi-detached buildings with accessory additional residential dwelling units.

Parkland Dedication

Requirement prior to issuance of Building Permits:

Payment in lieu (CIL) of parkland conveyance will be required for this development in accordance with the Planning Act s.42 and the City of Guelph Parkland Dedication By-law (2022) 20717, Section 17c. 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 CIL of parkland dedication will be calculated at 5% of the Market Value of the land. The City's Parkland Dedication Bylaw sets out standard market value of land for Semi-detached dwellings in Schedule 'A.'

A summary of CIL of parkland dedication is provided for reference below. The values included in the table use Valuation Area 1, which has a Standard Market Value of \$2,100,000.00 per acre. Please note this value was last updated in February 2021 and has a planned update soon.

The final amount of CIL 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.

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Table 1 - Summary of CIL of Parkland Dedication

Parcel No.	Development Land area (sq. m.)	Development land area (acres)	Development land value (\$2,150,000.00 per acre) *	Payment in lieu at 5% of market value
Parcel 1	379.1	0.09	\$201,407	\$10,070
Parcel 2	389.6	0.10	\$206,985	\$10,349
Parcel 3	400.2	0.10	\$212,617	\$10,631
Parcel 4	410.8	0.10	\$218,248	\$10,912
* Development Land Values are subject to change as they are based on the values in Schedule 'A' in the Parkland Dedication Bylaw. Final determination of value will be based on the rates at the time of building permit issuance.				

Conditions of development

I recommend the following development approval conditions:

Prior to Building Permit

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.

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,

Tiffany Hanna, Park Planner
Park and Trail Development, Public Services
T 519-822-1260 x 3371
E tiffany.hanna@guelph.ca

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Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

November 30, 2023

via email

GRCA File: OZS23-012 - 151 Bristol Street

Ryan Mallory
Senior Development Planner
Planning Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ryan Mallory,

Re: Zoning By-law Amendment Application OZS23-012
151 Bristol Street, City of Guelph
Owner: Madilakat Developments Limited

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment application to rezone the subject lands from "Residential Single Detached" to "Specialized Residential Semi-Detached/Duplex" to permit the development of two semi-detached buildings with accessory additional residential dwelling units. We understand the application further proposes to add a specialized regulation to permit an increased maximum driveway width of 5.0 metres, where a maximum width of 3.5 metres is permitted.

Recommendation

The GRCA has no objection to the proposed zoning by-law amendment. A GRCA permit, including additional information demonstrating that the proposed development meets GRCA and City of Guelph Special Policy Area floodplain policies, will be required.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application, received on October 31, 2023 from the City of Guelph:

- Notice of Complete Application and Public Meeting (City of Guelph, October 31, 2023);
- Cover Letter (Van Harten, September 29 2023);
- Site Plan (Van Harten, September 22 2023);
- Grading Plan (Van Harten, September 12 2023);
- Servicing Plan (Van Harten, September 20 2023);
- Addendum to Planning Justification Report (JL Cox Planning Consultants Inc., September 26, 2023); and
- Functional Servicing and Stormwater Management Brief (Van Harten, September 20 2023).

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GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the majority of the subject property is within the floodplain of the Speed River. A copy of our resource mapping is attached. This floodplain is identified as a Special Policy Area within the City of Guelph Official Plan. Any development or site alteration within the Special Policy Area must meet GRCA and City of Guelph Special Policy Area floodplain policies. The SPA policies/criteria include:

- All buildings or structures are floodproofed to an elevation no lower than one metre below the regulatory flood level (RFE). The RFE for this property is 309.9 metres (CGVD 28);
- The habitable floor space is constructed to an elevation no lower than one metre below the regulatory flood level;
- Mechanical, electrical and heating equipment will be located no lower than one metre below the regulatory flood level;
- Basements will only be permitted in instances where the elevation of the basement floor is greater than the elevation of one metre below the regulatory flood level. In instances where this basement floor level elevation cannot be achieved, a crawl space of a maximum height of 1.2 metres may be permitted to facilitate servicing; and
- Access is available to the site at an elevation no lower than one metre below the safe access level.

GRCA Permit

Due to the presence of the floodplain, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any future development or site alteration within the regulated area on the subject property will require a GRCA permit. As part of the permit application, GRCA staff will need to review detailed design plans to ensure that the SPA policies will be met.

GRCA will request the following towards a future complete GRCA permit application, demonstrating that the above-noted SPA policies are met:

- Site Plan drawings showing:
 - Existing and proposed buildings and structures;
 - Existing and proposed grades;
- Cover letter from a Qualified Professional Structural Engineer identifying:
 - Proposed dry floodproofing measures;
 - Confirmation that the design will address the hydrodynamic and hydrostatic loads during the regulatory flood; and
 - Supporting calculations.
- The floodproofing letter should reference the drawings.

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- The structural engineer should reference the Technical Guide for River & Stream Systems: Flood Hazard Limit (MNR, 2002).
- Foundation plans showing the proposed floodproofing measures stamped and signed by a structural engineer; and
- Architectural/elevation drawings showing the proposed floodproofing measures. These drawings should also be signed and sealed by the structural engineer.
- The Regulatory Flood Elevation (RFE) and the vertical datum used should be identified on all plans.

Consistent with GRCA's 2023 approved plan review fee schedule, this application is considered a minor zoning by-law amendment and the applicant will be invoiced in the amount of \$465.00 for GRCA's review. A separate fee will also apply for a GRCA permit application.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 extension 2230 or jconroy@grandriver.ca.

Sincerely,

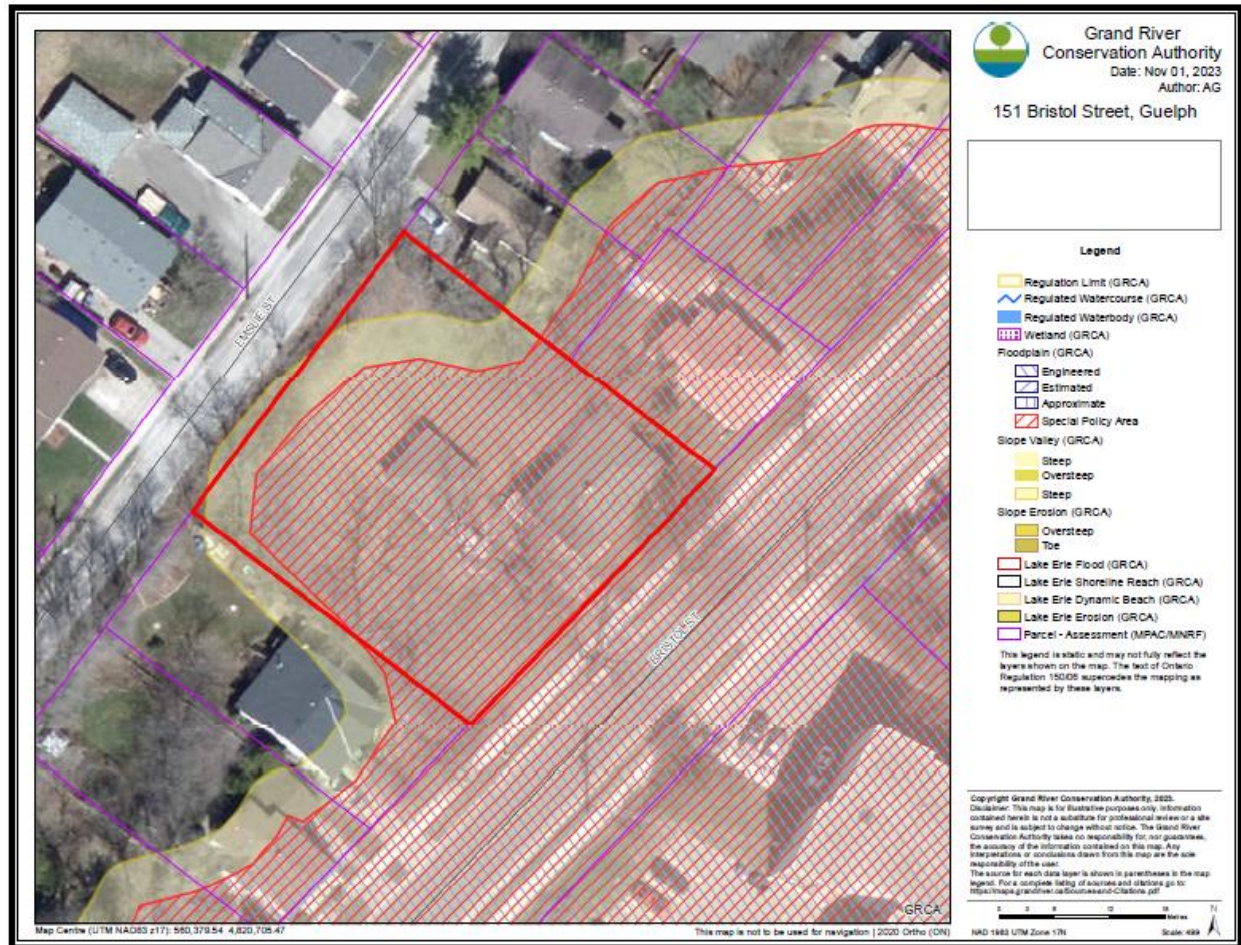


Jessica Conroy
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Property

Copy: Madilakat Developments Limited c/o William Platt – Owner (via email)

Attachment-12 continued Departmental and Agency Comments



Attachment-12 continued Departmental and Agency Comments



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1
CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1
POSTESCANADA.CA

November 01, 2023

Ryan Mallory, MCIP, RPP, Planner 2 – Development and Urban Design
Development Planning – **Planning and Building Services**
City of Guelph
519-822-1260 extension 2492
ryan.mallory@guelph.ca

Reference: **Notice of Complete Application & Public Meeting-151 Bristol Street**

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Guelph.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

Attachment-12 continued Departmental and Agency Comments

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Please feel free to follow up with any questions.

Regards,

Neil Mazey
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
(519) 281-2253
neil.mazey@canadapost.ca

Attachment-12 continued Departmental and Agency Comments

From: [municipal.circulations](#)
To: [Ryan Mallory](#)
Cc: [Laurie Iversen](#)
Subject: RE: Notice of Complete Application & Public Meeting-151 Bristol Street
Date: Wednesday, November 1, 2023 3:29:25 PM

[EXTERNAL EMAIL] This email originates outside the City of Guelph. Do not click links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ryan-

Planning staff at the UGDSB have reviewed the ZBA application for 151 Bristol St and offer the following comment:

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

Thanks

Heather Imm – Municipal Circulations

From: Laurie Iversen <Laurie.Iversen@guelph.ca>
Sent: Tuesday, October 31, 2023 3:57 PM
To: Laurie Iversen <Laurie.Iversen@guelph.ca>
Cc: Ryan Mallory <Ryan.Mallory@guelph.ca>; Matthew Yu <Matthew.Yu@guelph.ca>
Subject: Notice of Complete Application & Public Meeting-151 Bristol Street

CAUTION - EXTERNAL EMAIL - This email comes from an external organization.
Do NOT give your username and password, reply, click links (embedded links) or open attachment(s) unless you recognize the sender email address.

Hello,

The City has received an application to amend the Zoning By-law for the lands municipally known as 151 Bristol Street. This email is being sent on behalf of Ryan Mallory, Senior Development Planner. Details on the proposed application can be found in the attached notice.

Electronic copies are posted on the City's website here:

<https://guelph.ca/2023/10/151-bristol-street/>

Hardcopies of documents are available upon request by sending an email to Ryan Mallory at

ryan.mallory@guelph.ca

Attachment-12 continued Departmental and Agency Comments

Kindly,

Laurie

Laurie Iversen
Planning Clerk
IDE, Planning and Building Services
City of Guelph
519-822-1260 extension 2363
laurie.iversen@guelph.ca

guelph.ca
[Facebook.com/cityofguelph](https://www.facebook.com/cityofguelph)
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Attachment-12 continued Departmental and Agency Comments

Ryan Mallory

From: Peter Graham <LRCS@sixnations.ca>
Sent: Monday, December 18, 2023 11:03 AM
To: Ryan Mallory; Laurie Iversen
Subject: RE: Notice of Complete Application & Public Meeting-151 Bristol Street

[EXTERNAL EMAIL] This email originates outside the City of Guelph. Do not click links or attachments unless you recognize the sender and know the content is safe.

Good morning Ryan,

Thank you. This is very good to know.

[content truncated to applicable comments]

As to 151 Bristol, the removed trees are our main concern. From a 2021 news item, I understand this was allowed because the property was smaller than 0.5 acres. It was reported that the city's general manager of planning and building services said a new and more stringent bylaw was in the works. Has this bylaw been implemented? We are requesting a 10-1 replacement ratio for any remaining trees.

Best, Peter

[content truncated to applicable comments]

From: Laurie Iversen <Laurie.Iversen@guelph.ca>
Sent: Tuesday, October 31, 2023 3:57 PM
To: Laurie Iversen <Laurie.Iversen@guelph.ca>
Cc: Ryan Mallory <Ryan.Mallory@guelph.ca>; Matthew Yu <Matthew.Yu@guelph.ca>
Subject: [External] Notice of Complete Application & Public Meeting-151 Bristol Street

Hello,

The City has received an application to amend the Zoning By-law for the lands municipally known as 151 Bristol Street. This email is being sent on behalf of Ryan Mallory, Senior Development Planner. Details on the proposed application can be found in the attached notice.

Electronic copies are posted on the City's website here:
<https://guelph.ca/2023/10/151-bristol-street/>

Hardcopies of documents are available upon request by sending an email to Ryan Mallory at ryan.mallory@guelph.ca

Kindly,

Attachment-12 continued

Departmental and Agency Comments

Laurie

Laurie Iversen
Planning Clerk
IDE, Planning and Building Services
City of Guelph
519-822-1260 extension 2363
laurie.iversen@guelph.ca

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