

### Attachment-13 Departmental and Agency Comments

<b>Respondent</b>	<b>No Objection or Comment</b>	<b>Conditional Support</b>	<b>Issues /Concerns</b>
Development Planning		√	Site Plan Approval Required
Engineering*	√		
Parks Planning*	√		

\*Letters attached.

## Attachment-13 Departmental and Agency Comments (continued)

# Internal Memo



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Date October 24, 2023  
To **Lindsay Sulatycki**  
From Michelle Thalen  
Service Area Infrastructure, Development and Enterprise Services  
Department Engineering  
Subject **55 Baker Street, 152 & 160 Wyndham Street North, OZS23-008**

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Engineering Services have prepared comments in response to the review of the following plan & report:

- Site Plan – dTah Architects Ltd. (August 22, 2023);
- Parking Study Addendum, Phase 1 and 2 – WSP (August 22, 2023).

### **Traffic Services:**

Transportation Services staff have reviewed the submission "Parking Study Addendum, Phase 1 and 2" as well as the "Site Plan" and have confirmed that the reduced drive aisle width was reviewed and accepted during the site plan application submission and have no comments or concerns with the proposed site specific zoning regulations.

### **Staff Recommendations:**

Engineering staff support the zoning bylaw amendment application as submitted.

# Internal Memo



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Date	October 3, 2023
To	Lindsay Sulatycki, Senior Development Planner
From	Tiffany Hanna, Park Planner
Service Area	Public Services
Department	Park and Trail Development
<b>Subject</b>	<b>55 Baker Street and 152, 160 Wyndham Street North Proposed Zoning Bylaw Amendment (OZS23-008)</b>

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## Support for Development Proposal

Park and Trail Development staff have reviewed the complete application dated September 21, 2023, and have determined that the application materials demonstrate conformance with policies of Guelph's Official Plan and other relevant policies.

Park and Trail Development has no objection to the Zoning By-Law Amendment to establish site-specific zoning regulations in Zoning By-law (1995)-14864, as amended, through a Specialized Downtown 1 (D.1-xx) Zone generally relating to building heights, active frontage, floorplate ratios, building separation, building setbacks, permitted use, compact parking space dimensions, parking ratios, and parking locations and to establish site-specific zoning regulations for the Comprehensive Zoning By-law (2023)-20790, through a Site-specific Downtown 1 (D.1-xx) Zone generally relating to the same.

## Parkland Dedication

The development proposes a north tower of 179 residential units and a south tower of 174 residential units as well as commercial spaces, public parking, public space and a library.

Prior to the issuance of a building permit, Cash-in-lieu (CIL) of Parkland will be required for this the private site in accordance with Section 17b) of the City of Guelph By-law (2022)-20717 or any successor thereof. City owned land is exempt from parkland dedication policies under Section 33a) of the bylaw.

A narrative appraisal report of the subject property will be required to determine the market value of the site and CIL amounts. As per Section 21 of the By-law the appraisal is only considered valid for up to a period of one (1) year before CIL is collected. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada.

Tiffany Hanna, Park Planner  
Park and Trail Development, Public Services

T 519-822-1260 x 3371  
E tiffany.hanna@guelph.ca