

Attachment-8 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Planning		√	
Engineering		√*	Engineering supports approval of the application provided a holding provision is applied that will remain in place until the owner is able to provide an updated stormwater management report, an updated detailed noise study, and a reliance letter from a qualified person who prepared the phase 1 ESA to the satisfaction of the City Engineer/General Manager.
Urban Design	√		
Environmental Planning	√		
Parks Planning	√*		
Zoning	√		
Heritage Planning	√		
Transit	√		
Source Water Protection	√		

*Memo or letter attached

Attachment-8 (continued)

Development Engineering

Date November 10, 2023
To Eric Rempel, Development Planner
From Jason Robinson, C.Tech, rcsi, Engineering Technologist III
Service Area Infrastructure, Development and Enterprise Services
Department Engineering and Transportation Services
Subject 27-35 Janefield Avenue Proposed Zoning By-law Amendment

An application for a Zoning By-law Amendment has been received from Van Harten Surveying Inc. for the lands municipally known as 27 and 35 Janefield Avenue on behalf of the owner, 27 Janefield Inc. to rezone the subject lands from "Residential Single Detached" (R.1B) to "Residential Semi-Detached/Duplex" (R.2-XX) in the 1995 Zoning By-law to permit the development of a semi-detached dwelling. The application also proposes to rezone the lands from "Low Density Residential" (RL.1) to "Specialized Low Density Residential" (RL.1-XX) to permit site specific provisions for the proposed semi-detached dwellings.

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

- Functional Servicing and Stormwater Management Report (FSR) – prepared by Van Harten Surveying Inc.; dated September 1, 2023
- Conceptual Grading and Servicing Plan - prepared by Van Harten Surveying Inc.; dated September 8, 2023
- Geotechnical Report – prepared by CMT Engineering Inc.; dated August 24, 2023
- Phase 1 Environmental Site Assessment – prepared by Chung & Vander Doelen Engineering Ltd.; dated May 19, 2023
- Detailed Noise Study – prepared by Arcadis IBI Group; dated August 22, 2023

Development Engineering

Municipal Services

A servicing capacity analysis was completed as part of the review of this application. The results were as follows:

Water capacity

We evaluated the influence of water demand from a new development at 27-35 Janefield Avenue. Water will be supplied to four parcels from an existing 150mm diameter ductile iron watermain on Mason Court and to three parcels from an

existing 150mm diameter cast iron watermain on Janefield Avenue. The average day demand (ADD) and the maximum day demand (MDD) of the new development were calculated based on per capita rates and an MDD peaking factor from the City's 2023 Water and Wastewater Servicing Master Plan (WWSMP), with assumptions 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 within the preferred service pressure range of 50-80 psi specified by the WWSMP.

Fire flow analysis was conducted at three nearby municipal hydrants; on Janefield Avenue approximately 40m north of the development (H57-001), on Mason Court approximately 35 west of the development (H57-021), and on Janefield Avenue approximately 80m south of the development (H57-002). Based on the WWSMP guideline of 80 L/s, the available fire flow was not met by hydrants H57-021 and H57-002. It is recommended that the fire flow requirement for this development is confirmed by the developer using the Fire Underwriters Survey (FUS).

Wastewater capacity

We evaluated the influence of increased flows from a new development at 27-35 Janefield Avenue. Wastewater will flow from four parcels to an existing 250mm diameter sewer on Mason Court and from three parcels to an existing 300mm diameter sewer on Janefield Avenue. Sanitary flows are predicted to increase by 0.22 L/s, using the area-based rate of 1.0 L/s/ha specified for single and semi-detached dwellings by the City's Development Engineering Manual (DEM), and considering a parcel of size 0.22 ha. The additional flows of 0.09 L/s and 0.13 L/s were added as constant flows to the receiving maintenance holes on Janefield Avenue and Mason Court respectively, 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 no surcharging from the subject site to the Wastewater Treatment Plant (WWTP), which suggests that there is sufficient capacity available within the City's existing infrastructure to support the proposed development.

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) not be connected to a shared service that is servicing a building on a separate property. 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 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). The stormwater management report does not identify the stormwater management criteria for this site.

Water Balance

The report indicates that soil samples were taken and an estimated infiltration rate of 50 mm/hr was suggested. The geotechnical report indicates that the estimated rate does not include a safety factor and that the rate was determined by laboratory testing. The DEM specifies that infiltration tests are to be conducted in-situ and that laboratory tests are not acceptable alternatives.

Providing a minimum of 5mm volume control for a parcel of size 0.22 ha equates to a minimum storage requirement of 11m³. The report outlines storage of 9.6m³ provided by infiltration galleries, utilizing a design depth of 1.0m which exceeds the maximum depth of 0.6m specified by the DEM. Please note that infiltration galleries require a minimum depth of cover of 1.2m and must maintain a minimum separation of 1.0m from the seasonal high groundwater elevation. The hydrogeological assessment must include a minimum of four seasons of data to capture the seasonal variations in groundwater elevation.

The report does not demonstrate that pre-development recharge rates are maintained under post-development conditions or provide the specified minimum volume control, and therefore does not demonstrate that the water balance criteria has been met.

Quality Control

The proposed grading of the site utilizes overland flow through predominantly grassy areas to convey stormwater runoff to receiver areas.

Quantity Control

The report indicates that the peak flows are projected to increase from 34 LPS to 56 LPS for the 5-year event, and from 102 LPS to 113 LPS for the 100-year event. The post-development calculations may improve with the inclusion of the roof water runoff quantities proposed to be directed towards the infiltration galleries for storage and recharge however the report suggests that the quantity control criterion has not been met.

Grading

The proposed conceptual grading has been reviewed. The existing drainage pattern conveys surface water via overland flow towards #41 Janefield Avenue

predominantly, and towards the Janefield Avenue and Mason Court rights-of-way to a lesser extent. The proposed drainage pattern will significantly reduce the flows currently directed towards #41 Janefield Avenue by redirection towards the municipal rights-of-ways of Janefield Avenue and Mason Court. The proposed infiltration galleries will assist to manage the flows to all adjacent parcels.

Please note that the driveways on Mason Court have been conceptually proposed to be steeper than permitted by the DEM, which outlines a tangent maximum slope of 5%.

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.

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

Environmental Noise

The Detailed Noised Study has been reviewed. The reference documents outlined to determine the noise criteria for the project included the Ministry of Environment, Conservation and Parks (MECP) Environmental Noise Guideline NPC-300 however did not include the Guelph Noise Control Guidelines (GNCG).

The report identifies that the primary noise sources that may impact the residential sensitive receivers on the proposed development are traffic noise generated by traffic sources on Hanlon Parkway and on College Avenue West, and stationary noise generated by the high school located approximately 200m to the north. The development is outside of the zone of influence of railways and airports. The report did not identify Janefield Avenue, a collector road, as a traffic noise generating source whereas the GNCG outlines that noise studies are required, in part, when a development is adjacent to a collector road.

Table 1 of the report incorrectly defines the road noise level criteria for Outdoor Living Areas (OLA) daytime between 07:00 and 23:00 as 65 dBA, whereas Table C-1 of NPC-300 defines the criteria as 55 dBA.

Table 2 of the report is not consistent with the current provincial guidance (NPC-300). The report shall list the various criteria and requirements separately (i.e. listing indoor and outdoor criteria separately from ventilation requirements, separately from building component requirements).

Section 3.1 of the report shall include details on the method used to determine the future AADT values.

Table 5 of the report utilizes an inappropriate adjustment factor for rows of houses for the full exposure angle for receivers A, C, E & G.

Warning clauses shall be formulated using the clauses and wording outlined in the GNCG; modification to this wording for site-specific references is permitted.

Environmental Engineering

A reliance letter from the qualified person (QP) was not submitted with the subject Phase One ESA report. In accordance with the City's Guidelines For Development Of Contaminated Or Potentially Contaminated Sites, all applicable reports should 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 in agreement with a condition of development approval. Reliance letter can be issued separately or within the body of the reports/documents.

Traffic Services

Staff support the proposed sidewalk along the Mason Court frontage, as indicated on the Site Plan drawing and in the Planning Justification Report. The City has intention to connect the existing municipal sidewalk on Mason Court to that on Janefield Avenue to improve pedestrian access for residents.

Source Water Protection

The property is located within Wellhead Protection Area B with a vulnerability score of 8. The property is located within an Issue Contributing Area. We have received and filed a Section 59 Policy Applicability Review dated August 23, 2023. Throughout the development process, the applicant should review this document and decide if an updated Section 59 PAR is required.

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 condition is met to the satisfaction of the City Engineer/General Manager:

1. The Owner shall provide the City an updated stormwater management report to the satisfaction of the City Engineer/General Manager.
2. The Owner shall provide the City an updated detailed noise study to the satisfaction of the City Engineer/General Manager.
3. The Owner shall provide the City a reliance letter from a Qualified Person who prepared the Phase 1 ESA 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 issuance of building permit, the Owner shall place, or agree to place, the warning clauses identified in the approved detailed noise study in all offers of purchase and sale for all lots and/or dwelling units and agree that these same notifications shall be placed in the agreement to be registered on Title.

2. That prior to the Certificate of Official, the Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O.Reg. 903.
3. That prior to the Certificate of Official, the Owner shall have the reserve along the Mason Court frontage, known as Reserve No. 1 of Registered Plan 672, removed.

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

Attachment 8 (continued)

Departmental and Agency Comments

Parks Planning Comments

Date November 10, 2023
To Eric Rempel, Development Planner
From Tiffany Hanna, Park Planner
Service Area Public Services
Department Park and Trail Development
Subject 27 and 35 Janefield Avenue Proposed Zoning By-law Amendment

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 18, 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

"Residential Semi-Detached/Duplex" (R.2-XX) in the 1995 Zoning By-law to permit the development of a semi-detached dwelling. The application also proposes to rezone the lands from "Low Density Residential" (RL.1) to "Specialized Low Density Residential" (RL.1-XX) to permit site specific provisions for the proposed semi-detached dwellings.

CIL of Parkland Dedication required at future building permit

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 4, which has a Standard Market Value of

\$2,150,000.00 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.

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	331.6	0.08	\$176,171	\$8,809
Parcel 2	331.5	0.08	\$176,118	\$8,806
Parcel 3	192.9	0.05	\$102,483	\$5,124
Parcel 4	192.9	0.05	\$102,483	\$5,124
Parcel 5	No CIL of parkland dedication required as no new building added			
Parcel 6	328.2	0.08	\$174,365	\$8,718
Parcel 7	328.2	0.08	\$174,365	\$8,718
Parcel 8	No CIL of parkland dedication required as no new building added			
*Development Land Values are subject to change as they are based on the values in Schedule 'A' in the Parkland Dedication By-law. 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