

## Attachment-13 Departmental and Agency Comments

| Respondent              | No Objection or Comment | Conditional Support | Issues /Concerns   |
|-------------------------|-------------------------|---------------------|--|
| Development Planning    |                         | √                   | Site Plan Approval Required  |
| Environmental Planning* |                         | √                   | Prior to Site Plan Approval: <ul style="list-style-type: none"> <li>• Address staff comments</li> <li>• Update the TIPP</li> <li>• Complete a Tree Compensation Plan</li> <li>• Complete an FSR and/or Hydrogeological Report</li> <li>• Complete a dewatering plan</li> <li>• Conform with Bird-friendly Design Guidelines</li> <li>• Obtain City Environment Magnets to distribute to residents</li> </ul> |
| Urban Design*           |                         | √                   | Comments to be addressed as part of the Site Plan Approval process   |

| <b>Respondent</b>            | <b>No Objection or Comment</b> | <b>Conditional Support</b> | <b>Issues /Concerns</b>  |
|------------------------------|--------------------------------|----------------------------|--|
| Engineering*                 |                                | √                          | <p>Prior to Site Plan Approval, provide the following:</p> <ul style="list-style-type: none"> <li>• CLI ECA application package</li> <li>• Updated Traffic Geometrics Plan</li> <li>• Stormwater Management Report</li> <li>• Grading and Drainage Plan</li> <li>• Site Servicing Plan</li> <li>• Composite Utility Plan</li> <li>• Detailed Noise Study</li> <li>• Section 59 Policy Applicability Review Form</li> <li>• Due Diligence Environmental Report prepared for RHH by Stantec</li> <li>• Stamped plans and/or drawings for excavation, disposal, construction related to the impacted soils identified by Stantec</li> </ul> |
| Park and Trail Development * |                                | √                          | <p>Prior to Site Plan Approval, provide the following:</p> <ul style="list-style-type: none"> <li>• Payment in lieu of conveyance of parkland</li> <li>• A satisfactory narrative appraisal report</li> <li>• Provide required notifications with offers of purchase and sale for lots/units</li> </ul>  |

\*Letters attached.

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

# INTERNAL MEMO



DATE January 4, 2024

TO **Michael Witmer, Senior Development Planner**

FROM Ryan Hamelin, Environmental Planner

DIVISION Infrastructure, Development and Enterprise

DEPARTMENT Planning and Building Services

SUBJECT **1563 – 1579 Gordon Street – Third Submission. Proposed Zoning By-law Amendment – File: OZS22-006**

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### Proposal

The proposed zone change is to redevelop the lands at 1563 – 1579 Gordon Street. The proposal consists of detached residential units and stacked townhouse units. The development will also include associated driveway and garage parking for the units. The application proposes to rezone the property from the current R1.B. to R1D for the single detached dwelling component and R3A for the stacked townhouse component.

The subject property is within 120m of the natural heritage system. The total area of the site is 2.21 hectares.

### Materials Reviewed

Staff have reviewed the following reports for the submission of the above-noted application including:

- Re: Hydrogeological Assessment Addendum – Proposed Gordon Street Assembly Lands Development, Guelph, ON. Prepared for: Reid's Heritage Homes. Prepared by: Stantec. Dated: December 20, 2023.
- Gordon Street Land Assembly 2. City of Guelph Functional Service and Stormwater Management Report – Revision 3. Proposed Zoning By-Law Amendment Submission. Prepared for: Reid's Heritage Homes. Prepared by: Stantec. Dated: December 2023.
- Re: Gordon Street Assembly 2. Scoped Environmental Impact Study Addendum. Prepared for: Reid's Heritage Homes. Prepared by: Natural Resource Solutions Inc. Dated: December 19, 2023.
- Gordon Street Assembly 2. Tree Inventory and Preservation Plan. Prepared for: Reid's Heritage Homes. Prepared by: Natural Resource Solutions Inc. Dated: October 23, 2023.
- Updated Hydrogeological Assessment, Proposed Gordon Street Assembly Lands Development, Guelph, ON. Final Report. Prepared for: Reid's Heritage Homes. Prepared by: Stantec. Dated: October 17, 2023.
- Re: Infiltration Testing Results – Gordon Street Land Assembly 2, City of Guelph, ON. Prepared by Stantec. Dated: October 17, 2023.
- Re: Gordon Street Assembly 2, Guelph, ON. Scoped Environmental Impact Study Addendum. Prepared by: NRSI. Dated: November 21, 2023

## Comments

1. Note: The proposed water balance, as provided in the Hydrogeological Assessment Addendum (December 20, 2023) and EIS Addendum (December 19, 2023), is supported.
2. Note: The proposed post-construction monitoring and maintenance program recommended in the EIS Addendum is supported. Details of the monitoring program can be determined through the Site Plan process.
3. Note: Guelph's [Bird-friendly Design Guideline](#) applies to this development. Drawings submitted for Site Plan approval will be required to demonstrate consistency with these guidelines. Details of bird-friendly design can be finalized through the site plan process.
4. Note: The updated Tree Inventory and Protection Plan (May 2023) is acceptable. Compensation details can be finalized through the Site Plan approval process. Please note that an EIR that includes a detailed vegetation compensation plan and/or cash-in-lieu payment will be required through the site plan approval process. Compensation plantings should be maximized within the Ecological Linkage located south of the property.
5. Note: As temporary dewatering is anticipated to connect the sanitary sewer to the existing system, a dewatering plan and associated mitigation measures and monitoring will be required through Site Plan. The general mitigation recommendations monitoring proposals, as presented in the EIS (June 2023), are supported.

## Conclusion:

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

- Environmental Planning's "Comments to the Proponent" contained within the January 4, 2024, memorandum (this document) are addressed;
- The developer shall complete an updated Tree Inventory and Preservation Plan consistent with the proposed development as determined through Site Plan.
- The developer shall complete a Tree Compensation Plan, in addition to or included with standard landscaping requirements of a Landscape Plan, before any grading or tree removal. If sufficient space is unavailable on-site for all required compensation trees, cash-in-lieu compensation will be required.

- The developer shall complete a final Functional Servicing Report and/or Hydrogeological Report based on the final development, as determined through Site Plan. The final water balance must be consistent with the water balance as approved through zoning.
- The developer shall complete a dewatering plan, including appropriate mitigation and monitoring measures to protect the wetland during the proposed temporary dewatering.
- Conformance with the City's Bird-friendly Design Guidelines is required; and
- The developer shall obtain the Guelph.ca/environment Magnet from the City to distribute to all residences within the plan.

Should you have any questions with respect to the above, please let me know.

Regards,

*Ryan Hamelin*

**Ryan Hamelin, BES, MSC**  
Environmental Planner

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

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

# Internal Memo



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Date January 25, 2024  
To **Michael Witmer, Senior Development Planner**  
From Prerit Kaji, Planner II- Development and Urban Design  
Service Area Infrastructure, Development and Enterprise Services  
Department Planning Services  
Subject **1563-1579 Gordon St., 42-48 Lowes Rd W. & 164-182 Dawn Ave: Zoning By-law Amendment Application – OZS22-006**  
**Urban Design Comments**

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Urban Design staff has the following comments based on the:

- Urban Design Brief dated May 2023 from MHBC;
- Concept Plan dated April, 2023 from MHBC; and,
- Comment and Response matrix dated May 2023 from MHBC.

### Background

Urban Design policies from the Official Plan were reviewed. The City of Guelph has completed Urban Design Concept Plans for the Gordon Street Intensification Corridor, which contains concept plans, including one for these properties. The document articulates Official Plan policies and provides greater guidance through additional direction and illustration. In addition, the City has approved the Built Form Standards for Mid-rise Buildings and Townhouses. The comments below also reflect the review of these documents.

### Urban Design Brief Comments

- Generally Urban Design staff is supportive of the approach to the design of the site shown on the concept plan dated April 2023.
- City staff appreciates the efforts taken by the applicant in addressing the Urban design concerns raised during the original submission of April 2022. The revised layout seems to be more cognitive and sounder.
- Staff have a few outstanding concerns with the following:
  - The proposal is deficient in Common Amenity Space. Staff suggest using some of the space between Block E and Block F as 'passive walk-thru' space that is well landscaped and creates a 'gate way' into the development from Gordon as CA space. However, the noise study will need to address this at Site Plan.

- Urban Design staff suggest the following be considered for inclusion in the Zoning Bylaw:
  - Require minimum Common Amenity and Private Amenity Spaces;

### **Site Plan Issues**

- As part of the site plan process, further detailed comments will be discussed including:
- Based on the current comprehensive zoning bylaw 2023, the maximum length of Block F should only be 49m. There should be continued effort of breaking this block into two, though it would mean the loss of units. It will also allow the introduction of some more landscape features in Block F and break the continuous driveway parking. At the very least a minimum block length should be considered.
- Flipping Block C has made parking to the units closer, but it has also set up an undesirable back-to-front scenario where none of the blocks face each other to create 'street frontage'. Opportunity for Block C and D-E to face each other should be explored
- A key concern is that the concept plan presented does not appear to provide room for trees between the building facades facing the internal roadway (i.e. fronting Block D and E). The double-loaded parking in combination with the sidewalks will create expanse of hardscape without room for trees. The Midrise and Townhouse Built Form Standards state that 1 tree should be planted for every 8 parking spaces to help break up hard surfaces and minimize the heat island effect. To address this, urban design staff suggest treating the spaces as parking court by: Introducing planting islands within the parking field, large enough to support medium sized trees (minimum 16.5m<sup>3</sup>/tree soil volume) approximately one for every 8 parking stalls; and, introducing a concrete paver (installed on concrete base) within the parking stalls to help break up the amount of asphalt between building faces.
- Consider the location of outdoor pole lighting (driveway and pedestrian) so that it doesn't interfere with pedestrian movement, tree canopy, and light intrusion into units or adjacent properties.
- When considering the location of utilities such as hydro transformers, locations that are not fronting onto the public right of way are preferred. A utility plan will be required as part of a future site plan application.
- Snow storage areas are not shown on the plan. Given the density of development proposed, opportunities for snow storage appear to be limited.
- LID measures are strongly encouraged such as rain gardens, bioswales, etc., that provide habitat and food for native insects and birds. Look for opportunities to add to the site's total landscaped area requirement.

- For Blocks B-E, carefully consider the grading and topography so that door sills do not exceed 1.5 metres above the adjacent sidewalk. Have you reviewed the Building Code requirements and the potential implications of landings if this is exceeded?
- Given its prominence at the entrance to the development and its visibility from Gordon Street, revise the end units of Blocks F and G to be further upgraded. For example, add additional glazing on these façades, mark the corner etc.

Prepared by:

**Prerit Kaji**

Planner II- Development and Urban Design

519.822.1260 ext. 2363

[Prerit.kaji@queph.ca](mailto:Prerit.kaji@queph.ca)

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

# Internal Memo



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Date January 18, 2024  
To **Michael Witmer, Senior Planner**  
From Michelle Thalen, C.Tech  
Engineering Technologist III  
Service Area Infrastructure, Development and Enterprise Services  
Department Engineering and Transportation Services  
Subject **1563-1579 Gordon Street, 42-48 Lowes Road  
West & 164-182 Dawn Avenue  
OZS22-006  
Submission 4**

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The intent of the Zoning By-law Amendment Application is to permit the development of 7 stacked townhouse blocks comprising of 154 units with an additional 8 single detached dwellings, on the subject lands.

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 Stantec Consultants Ltd.; December 2023
- Conceptual Grading Plan - prepared by Stantec Consultants Ltd.; dated October 6, 2023
- Conceptual Servicing Plan - prepared by Stantec Consultants Ltd.; dated October 6, 2023
- Infiltration Memo – prepared by Stantec Consultants Ltd.; dated October 17, 2023
- Hydrogeological Assessment – prepared by Stantec Consultants Ltd.; dated December 20, 2023
- Noise Impact Study, Response to City of Guelph Comment – prepared by Stantec Consultants Ltd.; dated October 27, 2023
- Transportation Impact Assessment - prepared by Paradigm Transportation Solutions Ltd.; dated April 2022
- Transportation Impact Study Addendum - prepared by Paradigm Transportation Solutions Ltd.; dated May 16, 2023
- Scoped Environmental Impact Study – prepared by Natural Resource Solutions Inc.; dated June 2023

- Scoped Environmental Impact Study Addendum – prepared by Natural Resource Solutions Inc.; dated December 19, 2023

## **Development Engineering:**

### **Municipal Services:**

The servicing capacity analysis was completed prior to the submission of the application. The results were as follows:

#### Water

Based on the model results with the water demands applied to Dawn Avenue, the pressure in the development area ranged from 56-61 psi which is within the preferred operating range of 50-80 psi. The pressure at the development was modelled at an elevation of approximately 333 m. The estimated development demands were not found to significantly impact existing pressures in the development area.

A fire flow analysis was conducted with the City's hydraulic model at the existing hydrants on Gordon Street and Lowes Road West. The fire flow requirement of 133 L/s was met at each of the existing hydrants.

#### Wastewater

Our consultant evaluated the influence of increased flows from the development for the two scenarios. The first scenario has sanitary flows predicted to increase by 7.0 L/s. The second scenario is the construction dewatering flow of 30.0 L/s. The increased flows were applied as constant flows in both dry weather flow (DWF) and wet weather flow (WWF). The model results suggest that the existing collection system has sufficient residual capacity to manage the flows from the proposed development.

### **Site Servicing:**

The proposed sanitary service for the development will require the construction of a local sanitary sewer on Dawn Avenue to avoid the anticipated groundwater that has been experienced in other local projects. Development on the adjacent lands to the north had led to the design and construction of a shallow local sanitary sewer from the intersection of Lowes Road West southerly to the north property line of the subject lands on Dawn Avenue. The expansion of this local sanitary sewer to the south along the frontage of the subject lands will be a requirement of future site plan approval and all expenses of the design and construction of the main is entirely the responsibility of the applicant.

The subject lands are proposed to be serviced from Dawn Avenue with a singular 150mm diameter water service complete with a bulk water meter in keeping with the City Bulk Water Meter policy.

### **Stormwater Management:**

Prior to design of the site, the Consulting Engineer for the Applicant reached out to City staff for a site specific stormwater criteria that identifies the requirements for stormwater design. The stormwater criteria issued for the site has indicated that all

stormwater is to remain onsite and be controlled up to and including the 100 year event. This criteria eliminates the current drainage of the water flowing from the front yards of the subject lands to Lowes Road West (catchment 100) which has been experiencing localized ponding during storm events for many years. Furthermore, the criteria also restricts the flow of any drainage from the site to Dawn Avenue (catchment 103) which has also experienced historical localized ponding. Keeping the stormwater drainage within the site also promotes the infiltration of the stormwater as contribution to the groundwater which is identified in the Council approved Stormwater Management Master Plan. The predevelopment catchment areas illustrating where the stormwater distribution is for the site can be viewed in Figure 3 of the FSR.

The Consulting Engineer for the Applicant has demonstrated that the criteria for the site can be met with 2 staff supported exceptions. Firstly, when the adjacent development located at Lowes Road West and Gordon Street (Reign Development) was constructed, it included a small amount of drainage from this subject site (catchment 204) as it was already draining to those lands. This development proposal continues that drainage pattern, and all the water will be captured and infiltrated on the Reign Development site as reviewed and previously approved. Secondly, the rear yards of the two townhouse blocks at the south end of the development (catchment 211) will flow overland to the adjacent City owned depression area to the south of the subject lands which currently has an existing infiltration gallery. The drainage from the backyards of the townhomes is considered clean and therefore will not require any quality control before infiltration. The post development catchment areas illustrating the above can be viewed in Figure 4 of the FSR.

### **Hydrogeological Investigation:**

The hydrogeological investigation evaluated the predevelopment and post development water balance of the site and as expected, the proposed stormwater management measures onsite increased infiltration and decreased runoff from the site. The investigation also determined that the increased infiltration from the proposed onsite galleries will not impact adjacent buildings or structures from a groundwater mounding perspective after a rainfall event.

### **Grading:**

At the time of site plan application, a detailed grading plan that supports the stormwater management design of the site will be required. Please note that retaining walls greater than 1m in height adjacent to existing residential lots will not be acceptable in accordance with the City's Development Engineering Manual.

### **Environmental Noise:**

Engineering staff have no concerns with the findings and conclusions identified in the updated Noise Impact Study.

### **Environmental Engineering:**

Environmental Engineering staff have reviewed the Phase I Environmental Site Assessment (ESA) report prepared by Stantec Consulting Ltd. (Stantec) for Reid's Heritage Homes (client) and have no concerns provided the following conditions are fulfilled prior to Site Plan Approval:

- Provide the "Due Diligence Environmental Review and Sampling Program - 42 & 48 Lowes Road West, 164, 174 & 182 Dawn Avenue, and 1563 to 1579 Gordon Street, Guelph, Ontario" letter report prepared for RHH by Stantec dated June 4, 2021 to the City for review.
- A stamped plan and/or drawing(s) for the excavation and disposal of, and/or the construction of an engineered barrier over, the cadmium and lead impacted surface soil identified by Stantec at the Property must be submitted to the City prior to Site Plan approval, such as Stantec's proposed soil management plan.

### **Transportation Services:**

Transportation Services staff have reviewed the *Traffic Impact Study Addendum* dated May 16, 2023 as well as the *Traffic Impact Study* dated April 2022. The study was prepared by Paradigm Transportation Solutions Limited in support of a zoning change application to accommodate 154 townhouses and 8 single-detached houses. Staff support this application and the following editorial errors are noted in relation to posted speed limits:

- Gordon Street between Clair Road and Stone Road operates with a posted speed limit of 50 km/h.
- Lowes Road West is a two lane local road with a posted speed of 40 km/h.
- Dawn Avenue and Clairfield Drive West operates with a posted speed of 40 km/h.

### **Transportation Demand Management Review:**

Sustainable Transportation staff are supportive of the zoning amendment and of the TDM measures outlined in the Traffic Impact Study report and addendum. The proposed development is situated in a walkable, bikeable, transit-friendly area. Detailed design of sustainable transportation features, such as bike parking and connections to sidewalks and cycling facilities within the Right of Way (ROW), can be discussed at the site plan stage.

### **Source Water Protection:**

Source Water Protection staff have reviewed the application and confirmed that the property is located in a Wellhead Protection Area (WHPA) C with a vulnerability score of 6.

At the time of site plan submission, the following will need to be provided:

- Please complete and return a Section 59 Policy Applicability Review form. If you require assistance in completing the form, contact the City of Guelph's Risk Management Official at: 519-822-1260 ext. 2368 or [peter.rider@guelph.ca](mailto:peter.rider@guelph.ca).

- In accordance with Grand River Source Protection Policy CG-MC-29, please provide a Salt Management Plan. (Please submit an electronic version).
- Ensure that any private water supply or monitoring wells that are no longer in use are abandoned in accordance with O. Reg. 903.
- In accordance with Grand River Source Protection Policy CG-CW-37, the applicant will need to indicate what DNAPL (if any) or other potentially significant drinking water threats will be stored and/or handled on the property. A Risk Management Plan may need to be developed.

## **Staff Recommendations:**

Engineering supports approval of the Zoning By-law amendment application and provides the following conditions 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.
  - CLI ECA application package with all required documentation and fees for the extension of the municipal sanitary sewer on Dawn Avenue to the satisfaction of the City.
  - An updated traffic geometrics plan.
  - A Stormwater Management Report and plans certified by a Professional Engineer in accordance with the latest edition of the City's Development Engineering Manual (DEM) and the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual".
  - Detailed grading and drainage plan that reflects the issued stormwater management criteria for the site and is certified by a Professional Engineer.
  - Detailed site servicing plan as well as an erosion and sediment control plan that is certified by a Professional Engineer.
  - Detailed composite utility plan in accordance with the City's Development Engineering Manual.
  - A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
  - A Section 59 Policy Applicability Review Form and Salt Management Plan in accordance with the Grand River Source Protection Policy CG-MC-29 to the satisfaction of the Risk Management Official.
  - Provide the "Due Diligence Environmental Review and Sampling Program - 42 & 48 Lowes Road West, 164, 174 & 182 Dawn Avenue, and 1563 to 1579 Gordon Street, Guelph, Ontario" letter report prepared for RHH by Stantec dated June 4, 2021 to the City for review.

- A stamped plan and/or drawing(s) for the excavation and disposal of, and/or the construction of an engineered barrier over, the cadmium and lead impacted surface soil identified by Stantec at the Property must be submitted to the City prior to Site Plan approval, such as Stantec's proposed soil management plan.

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

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

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

# Internal Memo



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Date January 30, 2024

To Michael Witmer

From Christina Vannelli

Service Area Public Services

Department Park and Trail Development

**Subject 1563-1579 Gordon Street, 42 & 48 Lowes Rd and  
164, 174, 182 Dawn Ave - Proposed Zoning By-law  
Amendment Resubmission – OZS22-006**

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Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment Resubmission including the cover letter dated October 18, 2023, Concept Plan dated April 18, 2023, Tree Inventory and Preservation Plan dated May 2023, Urban Design Brief dated May 2023, and offers the following comments:

### **Zoning Bylaw Amendment:**

Park and Trail Development has no objection to the proposed Zoning By-Law Amendment to rezone the subject lands from R.1B Zone to R.1D and R.3A with site specific exceptions. Please address the following items:

### **Parkland Dedication**

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.

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.

## Demarcation

There is a planned off-road trail in the Guelph Trail Mater Plan within the adjacent City-owned open space, south of the subject development. Timing for implementation of the trail is unknown. Demarcation along the property line of the existing Open Space will be required. A demarcation plan will be included on the Site Plan drawings.

No construction access or storage of material or equipment will be permitted within the City open space.

## Conditions of development

I recommend the following development approval conditions:

### Prior to Site Plan approval

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.
2. 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.
3. 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.
4. The Developer shall place the following **notifications** in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:
  - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
  - "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed from Blocks D and E and Lot 8 that abut the City owned open space to the south.
  - "Purchasers and/or tenants of all lots or units are advised that a future public trail will be installed in close proximity to Blocks D and E and Lot 8 and that public access to this trail will occur from Dawn Avenue and Gordon Street.

## **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  
Parks  
**Public Services**

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