

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 Site Servicing Plan, stormwater management report, and an updated detailed noise study 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

Internal Memo



Date March 8, 2024
To **Eric Rempel, Development Planner I**
From Jason Robinson, C.Tech, rcsi
Engineering Technologist III
Service Area Infrastructure, Development, and Environment
Department Engineering and Transportation Services
Subject **35 and 41 Janefield Avenue**
OZS23-013

An application for a Zoning By-law Amendment has been received from Van Harten Surveying Inc. for the lands municipally known as 35 and 41 Janefield Avenue on behalf of the owner, 27 Janefield Inc. to rezone the subject lands from "Residential Single Detached" (R.1B) to a site-specific "Residential Semi-Detached/Duplex" (R.2-XX) in the 1995 Zoning By-law to permit the development of semi-detached dwellings on the subject lands. A total of four semi-detached units are proposed. The subject lands are also zoned "Low Density Residential" (RL.1) in the 2023 Comprehensive Zoning By-law. The proposed development would conform with the RL.1 zone, as such no amendment to the 2023 Comprehensive Zoning by-law is requested.

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 – prepared by Van Harten Surveying Inc.; dated February 23, 2024
- Conceptual Grading & Servicing Plan - prepared by Van Harten Surveying Inc.; dated February 29, 2023
- Geotechnical Report – prepared by CMT Engineering Inc.; dated February 22, 2024
- Geotechnical Supplementary Letter – prepared by CMT Engineering Inc.; dated February 26, 2024
- Phase 1 Environmental Site Assessment – prepared by Chung & Vander Doelen Engineering Ltd.; dated August 11, 2023
- Reliance Letter – prepared by Chung & Vander Doelen Engineering Ltd.; dated December 1, 2023
- Detailed Noise Study – prepared by Arcadis Professional Services (Canada) Inc.; dated December 20, 2023

Development Engineering:

Municipal Services:

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

Water capacity

Staff have evaluated the water demand resulting from a new development at 35 and 41 Janefield Avenue. Water will be supplied to all four 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 two nearby municipal hydrants; on Janefield Avenue approximately 70m north of the development (H57-001), and on Janefield Avenue approximately 50m south of the development (H57-002). Based on the WWSMP guideline of 80 L/s, the available fire flow was not met by hydrant 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

Staff have evaluated the increased flows resulting from a new development at 35 and 41 Janefield Avenue. Wastewater will flow from four parcels to an existing 300mm diameter concrete sewer on Janefield Avenue. Sanitary flows are predicted to increase by 0.42 L/s, using the population-based calculation for single and semi-detached dwellings outlined in the city's Development Engineering Manual (DEM), and considering a parcel of size 0.186 ha. The increased flows consider the proposed accessory residential dwelling units. The additional flows of 0.42 L/s were added as constant flows to the receiving maintenance hole on Janefield Avenue, 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:

Staff have reviewed the proposed conceptual servicing. New 100mm sanitary laterals and 50mm water services are proposed for each parcel. On private property, the water services are proposed to reduce to 32mm in size.

City records and the Functional Servicing and Stormwater Management Report indicate that #41 Janefield Avenue has existing water and sanitary services. The Site Servicing Plan does not show the existing services or indicate that they are to be decommissioned.

The sanitary main and storm main on Janefield Avenue run parallel and at similar elevations. Design inverts have been provided for the proposed sanitary services however no storm main elevations have been provided at the location where the sanitary laterals are proposed to cross. Due to the proximity of the pipes where the proposed sanitary laterals cross the storm main, more detailed crossing information is required to ensure that the parcels can be serviced.

Please note that the DEM outlines that driveways shall be located away from proposed services whereas the services for parcels 3 and 4 have been proposed within the proposed driveways.

The Site Servicing Plan does not indicate the size or material of the watermain on Janefield Avenue.

Stormwater Management:

Staff have reviewed the Stormwater Management Report. The Stormwater Management Master Plan (SWMMP) 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 Geotechnical Report outlines that one (1) borehole was advanced within the site in January of 2024. Groundwater conditions were observed in January and February, with no water observed within the depth of the borehole. The Geotechnical Supplementary Letter offers an opinion that a conservative estimate of 317.75m can be assumed for the seasonal high groundwater elevation whereas the DEM requires that the seasonal high groundwater elevation is established through a minimum of four seasons of monitoring to capture the seasonal variations in groundwater. The Geotechnical Report indicates that water levels will continue to be monitored throughout the development process while the Geotechnical Supplementary Letter indicates that no compelling reason was found to conduct four seasons of groundwater monitoring. The estimated seasonal high groundwater elevation noted in the Geotechnical Supplementary Letter is considered as a satisfactory temporary estimate, and a seasonal high groundwater elevation that meets the requirements of the DEM will be further reviewed during applications for consent and for building permits.

Please note that where a 0.5 m separation above the seasonal high groundwater elevation cannot be achieved the developer shall install Ontario Building Code

(OBC) compliant waterproofing as approved by the City of Guelph Chief Building Official at the time of building permit application.

Please additionally note that infiltration galleries shall maintain a minimum of 1.0m separation from the seasonal high groundwater level.

Water balance

The Stormwater Management Report identifies the water balance criterion to provide a minimum of 5mm volume control, however it does not identify the criterion to maintain the pre-development recharge rate.

The report provides a calculated minimum volume required to be controlled, and the design adequately meets this requirement.

The report does not appear to provide calculations outlining the pre-development and post-development recharge rates or demonstrate that the criterion to maintain pre-development rates under post-development conditions has been met.

The Geotechnical Report outlines that in-situ infiltration testing was conducted with a series of permeameter tests, and design infiltration rates were established by applying a safety correction factor to the measured infiltration rates consistent with Appendix C of the CVC/TRCA's Low Impact Development Stormwater Management Planning And Design Guide, as recommended by the city's SWMMP.

Quality control

The quality control criterion is to provide an enhanced level of water treatment. The report outlines that the runoff generated by the properties, with the exception of the driveway areas, can be considered as clean runoff which is not subject to requirements for additional polishing. The report further outlines that the driveway areas represent a small portion of the overall development and will not have a significant impact on the downstream stormwater system.

Quantity control

The quantity control criterion is to control post-development peak flows to pre-development levels for all design events (2-year through 100-year). The report modelled the existing and the proposed conditions to estimate the peak flows from the property and demonstrated that post-development peak flows have been controlled to pre-development levels.

Grading:

The proposed conceptual grading has been reviewed. The existing drainage pattern conveys surface water via overland flow towards #49 Janefield Avenue and the Janefield Avenue right-of-way. The proposed drainage pattern utilizes an at-source lot level control design by increasing on-site infiltration efforts and directs any remaining surface water towards the Janefield Avenue municipal right-of-way.

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

Environmental Noise:

The Detailed Noise Study has been reviewed by staff. The report outlines that the Ministry of Environment, Conservation and Parks (MECP) environmental noise guideline document NPC-300 was used to determine the noise criteria for this project however the report does not include the Guelph Noise Control Guidelines (GNCG) as a document used to determine the noise criteria.

The report does not include Janefield Avenue, a collector road, as a traffic noise source.

Table 1 includes incorrect noise level criteria for noise generated from traffic sources for Outdoor Living Areas (OLAs).

Table 2 implies that noise level ranges (L_{eq} range) and associated control measures are identical for road and rail, whereas NPC-300 Section C7 identifies differences for 'plane of a window' during nighttime hours (23:00 – 7:00).

The report draws from NPC-300 to outline the wording for the recommended warning clause, whereas the wording for any warning clauses recommended should be drawn from the GNCG.

Environmental Engineering:

The Phase 1 Environmental Site Assessment and the Reliance Letter have been reviewed by staff, with no comment.

Traffic Services:

The development proposal has been reviewed by staff, with no comment.

Source Water Protection:

Please complete and return a Section 59 Policy Applicability Review form. The form is available online on the City of Guelph's website. 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.

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 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:

- i) The Owner shall provide the City an updated Site Servicing Plan to the satisfaction of the City Engineer/General Manager.
- ii) The Owner shall provide the City an updated Stormwater Management Report to the satisfaction of the City Engineer/General Manager.
- iii) The Owner shall provide the City an updated Detailed Noise Study 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.

Jason Robinson, C.Tech, rcsi
Engineering Technologist III
Engineering and Transportation Services
City of Guelph

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

Internal Memo



Date March 5, 2024
To Eric Rempel, Development Planner
From Tiffany Hanna, Park Planner
Service Area Public Services
Department Park and Trail Development
**Subject 35 and 41 Janefield Avenue
Proposed Zoning Bylaw Amendment (OZS23-013)**

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Complete Application dated February 13, 2024, 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, as amended by Bylaw (2024)–20860, 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.' Please note as of February 28th, 2024, the rates in [Schedule A of the Parkland Dedication Bylaw](#) were updated to reflect market rates.

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 \$4,290,000.00 per acre.

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	466.9	0.12	\$494,952	\$24,748
Parcel 2	466.9	0.12	\$494,952	\$24,748
Parcel 3	466.9	0.12	\$494,952	\$24,748
Parcel 4	466.9	0.12	\$494,952	\$24,748
* 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, as amended by Bylaw (2024)–20860 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
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