

Attachment-10 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Engineering*		√	Subject to conditions in Attachment 3
Urban Design*		√	Site Plan Approval Required
Parks Planning*		√	Subject to conditions in Attachment 3
Guelph Police	√		
Zoning	√		

*Comments provided below

MEMO

FILE: 16.131.001

TO: Katie Nasswetter, Senior Development Planner
FROM: Infrastructure, Development and Environmental Engineering
DEPARTMENT: Engineering and Transportation Services
DATE: March 16, 2022
SUBJECT: 601 Scottsdale Drive – OZS21-012

The Zoning By-law amendment application proposes revising the existing SC.1-40 (Specialized Service Commercial Zone) to permit the conversion of the existing Holiday Inn (hotel) located at 601 Scottsdale Drive to a student residence, proposed to contain 151 suites, and 13 apartments. The proposal requests to permit student residence and apartments as uses, together with specialized regulations related to density and parking.

The comments below are based on the review of the following plans & reports:

- Functional Servicing and Stormwater Management Report, prepared by MTE Consultants Inc., dated October 29, 2021;
- Phase 1 Environmental Site Assessment, prepared by Watters Environmental Group Inc., dated October 2020.
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated October 2020.

1. Municipal Services and Stormwater Management:

The site is currently serviced with water and sanitary through the municipal infrastructure located on Torch Lane (sanitary) and Scottsdale Drive (watermain). Under the site plan application (SP22-001), the services will be upgraded to meet current standards. There is no significant change in the impervious area; the engineering review for stormwater management will be completed under the site plan application for quality and quantity control.

Sanitary Sewer Wastewater Collection System and Water Supply/Distribution System.

Water

The development pressures ranged from 54 - 64 psi which is within the preferred operating range of 50 - 80 psi. Model analysis suggests that the estimated development demands will not significantly impact pressures in the development area.

Wastewater

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Model analysis suggests that the existing collection system has sufficient capacity to manage the increased flows from the proposed renovation.

2. Traffic Study, Access, Parking and Transportation Demand Management:

Staff have reviewed "601 Scottsdale Drive, Guelph Off-Campus Student Housing Transportation Impact Study" that was prepared by Paradigm Transportation Solution Limited in October 2021. Staff generally support the application for this purpose-built student housing development subject to application approval conditions to promote traffic safety and environmental sustainability of the site development.

a) Driveway

The current proposal suggested two driveways from Scottsdale Drive, i.e., a full-move driveway near the north limit and an exit only driveway close to the intersection of Stone Road and Scottsdale Drive.

The south driveway must be closed due to its proximity to the intersection at Stone Road and Scottsdale Drive. In addition, the traffic movement restriction could not be effective in prohibiting inbound traffic without the inclusion of a raised centre median on Scottsdale Drive. At the north driveway, staff have concerns over the traffic waving problem arising from the three closely spaced driveways (the north driveway, TD driveway and Stone Road Mall driveway). In particular, the north driveway and TD driveway are so close that the distance does not meet the standard outlined in City's Development Engineering Manual.

Staff believe a single driveway could adequately accommodate all site related traffic given the low level of traffic volumes generated by the site. This single driveway should keep a sufficient distance to the intersection at Stone Road and Scottsdale Drive and maintain an adequate distance to the TD driveway and the Stone Road Mall driveway as per City's Development Engineering Manual.

However, should the proponent wish to keep the existing north driveway, the application must be subject to these conditions a) the south driveway is to be closed so that the north driveway becomes the single access; b) there is no change to the land use (i.e., the student residence); and c) there is no additional development on this site. In the event that any of these conditions change, the single access at the existing north driveway location must be reassessed.

b) Parking

Planning staff will review the section related to parking demand and supply.

c) Site Plan

In the Site Plan, please include the driveways to the Stone Road Mall and TD Canada Trust. Please include a multi-use pathway on Scottsdale Drive between Janefield Avenue and Stone Road per the City's Active Transportation Network Study.

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Please provide traffic geometric plans with vehicular turning templates that are approved by a Professional Engineer.

d) TDM

Staff recommend several active transportation connections to and from the site, for instance, a pathway connecting the west end of the parking lot with the municipal sidewalk. This will reduce the likelihood that an informal trail will be worn into the earth at this location, of which there are several at this time.

Ensure safe, direct pedestrian access from the Scottsdale Drive ROW to this site.

Given the future proposed use of the site, staff recommend high quality, secure and weather protected bicycle parking. The bicycle shelter located at the north/west corner is noted, and details about this shelter will be requested at the site plan stage.

Note that construction of protected cycling facilities on both Stone Road and College Avenue are anticipated within the next 5 to 7 years and will enhance connectivity between this site and the University of Guelph.

Staff strongly support the Traffic Impact Study recommendations to provide a carshare vehicle and unbundle parking. It is unlikely that many residents will own vehicles.

3. Environmental:

Staff have reviewed the provided ESA phase One and offer the following comment:

- 1) student housing would be considered residential under O. Reg. 153/04 (as amended); as such, an RSC will be required to convert the existing hotel to student residences. Please have the developer submit the Phase One ESA completed as per O. Reg. 153/04 (as amended). The existing one is completed in accordance with CSA standards.

Staff Conclusion / Recommendations:

Engineering has no concerns with the zone change application and recommends approval of this application.

The following conditions are provided as information to Council and will be imposed through site plan approval unless noted otherwise.

1. That the Developer shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.

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2. Prior to site plan approval and prior to any construction or grading on the lands, 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:
 - i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the Site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - ii. A Detailed Noise Report shall be submitted and shall be completed in accordance with the City's noise guidelines.
 - iii. a grading, drainage and servicing plan prepared by a Professional Engineer for the Site;
 - iv. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - v. a construction traffic access and control plan for all phases of servicing and building construction;
 - vi. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
3. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 3 i) to 4 vi) inclusive.
4. Prior to site plan approval, the Owner shall provide a Phase One ESA completed as per O.Reg.153/04 and shall provide a copy of the RSC and the RSC acknowledgement from the MOECC.
5. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the General Manager/City Engineer, to inspect the Site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.

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6. The Owner shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
7. The Owner shall pay to the City the actual cost of construction of municipal services within the City's right-of-way including such items as sanitary, water and storm laterals, driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans, the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.
8. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands currently using or draining into the existing watermain, sanitary and storm sewer.
9. The Owner to provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through site plan agreement.
10. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or a letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

Mary Angelo, P. Eng.
Manager, Development &
Environmental Engineering

Shophan Daniel C.E.T.
Engineering Technologist III

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INTERNAL MEMO



DATE January 10, 2022
TO **Katie Nasswetter, Senior Development Planner**
FROM Tarun Saurabh
DIVISION Planning Services
DEPARTMENT Planning, Engineering & Environmental Services
SUBJECT **601 Scottsdale Drive: OZS21-012 – Urban Design Comments**

Urban Design Staff have the following preliminary comments based on the Site Plan and Elevations dated October 29th, 2021, from Comn Architects; Landscape Plan dates October 25, 2021, from MHBC.

The following comments are provided on the submitted development concept.

a. Comments on Elevations

- Provide details/elevation based on the revised proposal. We will be reviewing the elevations in detail at the site plan, etc.

As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements will be completed through the site plan process. This includes:

- Landscape plan and details.
- Lighting fixtures.
- Architectural details
- Hardscape materials.
- Materials details Type and material of benches.
- Type and location of bicycle parking.
- Location of utilities, venting, A/C units, etc.

Next Steps:

Urban Design staff are supportive of the direction for the ground-level exterior improvements, the introduction of additional glazing, and updating the building cladding. We will work with the applicant to further explore the color scheme through the site plan review stage.

Prepared By:

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Policy & Design Technician II
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INTERNAL MEMO



DATE November 24, 2021
TO **Katie Nasswetter**
FROM Mallory Lemon, Park Planner
DIVISION Parks
DEPARTMENT Public Services
SUBJECT **601 Scottsdale Drive – Proposed Zoning By-Law Amendment
OZS21-012**

Park and Trail Development has reviewed the application for the above noted Proposed Zoning By-Law including the Notice of Complete Application and Public Meeting Notice dated November 19, 2021, Planning Justification Report dated October 2021, and Site Plan dated October 2021, and offers the following comments:

Zoning Bylaw Amendment

Park and Trail Development has no objection to the proposed Zoning By-Law to revise the existing SC.1-40 (Specialized Service Commercial Zone) to permit the conversion of the existing Holiday Inn hotel to a student residence, proposed to contain 151 suites and 13 apartments.

Parkland Dedication

Payment in lieu of Parkland will be required for this development in accordance with City of Guelph Official Plan Policy 7.3.5.6 and the City of Guelph Parkland Dedication By-law (2019)-20366 as amended by By-law (2019) 20380 or any successor thereof.

Section 17.(c) of the Parkland Dedication By-law states that the cash-in-lieu rate will be the greater of:

- i. The equivalent of Market Value of 1 hectare per 500 dwelling units; or
- ii. 5% of the total Market Value of the Land.

Section 3.(g) defines dwelling units as "any property that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals".

For this development, because not all of the units have kitchen facilities where persons may prepare and serve meals, the 5% rate is greater. The final amount of cash in lieu of parkland 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.

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, at least a month in advance. As per Section 21 of Bylaw (2019)-20366, 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.

Conditions of Development:

Park and Trail Development recommends the following development approval conditions:

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 (2019)-20366 as amended by (2019)-20380 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.

Summary:

The above comments represent Park and 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,

Mallory Lemon, Park Planner

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