

## Attachment-13 Departmental and Agency Comments

**Table 1: Summary of Issues/Concerns by Department**

<b>Respondent</b>	<b>No Objection or Comment</b>	<b>Conditional Support</b>	<b>Issues/Concerns</b>
<b>Planning</b>	No objection	Yes	Comments to be addressed prior to site plan approval are included in Attachment-4
<b>Engineering*</b>	No objection	Yes	Comments to be addressed prior to site plan approval are included in Attachment-4
<b>Environmental Planning</b>	No comments		
<b>Parks Planning</b>	No objection	Yes	Comments to be addressed prior to site plan approval are included in Attachment-4
<b>Zoning</b>	No comments		
<b>Heritage Planning</b>	No comments		
<b>Source Water Protection</b>	No objection	Yes	Comments to be addressed prior to site plan approval are included in Attachment-4

\*Memo or letter attached

# Internal Memo

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Date August 16, 2024  
To **Ryan Mallory**  
From Louis de Jong, C.Tech  
Engineering Technologist III  
Service Area Infrastructure, Development, and Environment  
Department Engineering and Transportation Services  
**Subject 303, 309, 317 Speedvale Ave E**  
**OZS23-007**  
**Formal Submission**

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

- Functional Servicing Report – Dated August 7, 2024, Prepared by: Strik, Baldinelli, Moniz Ltd.
- Geotechnical Investigation – Dated April 30, 2024, Prepared by CMT Engineering Inc
- Hydrogeological Assessment Report – Dated January 22, 2024, Prepared by Englobe
- Civil Plans C1-C5 – Dated August 7, 2024, Prepared by Strik, Baldinelli, Moniz Ltd.
- ESA Phase 1, Phase 2, RSC – Dated November 15<sup>th</sup>, 2023, Prepared by Englobe
- Environmental Noise Study- Dated January 10<sup>th</sup>, 2024, Prepared by JPE Engineering

## **Municipal Services**

### Water Capacity

The model results indicate that the water distribution system at the proposed development location provides pressures that are within the City's preferred operating range and the required fire flow was met at hydrant H\_3298 on Metcalfe Street.

### Sanitary Capacity

The Functional Servicing Report has satisfactorily worked through the requirements of the wastewater capacity analysis framework in the Development Engineering Manual therefore the sanitary system can accommodate flows from the proposed development.

## **Stormwater Management:**

The Functional Servicing Report and grading plan propose to maintain existing drainage patterns and control and reduce the stormwater runoff leaving the site. The applicant has also proposed quality control measures.

At the time of site plan, the applicant will need to provide additional details in a Stormwater Management Report.

Additional detail to be included at site plan shall include, but not be limited to:

- a monthly water balance, that has been designed in accordance with the DEM. The monthly water balance will need to demonstrate that the development can maintain predevelopment recharge rate, volume and hydroperiods at post-development conditions.
- The applicant shall include remaining data from the full 1 year of groundwater monitoring.
- Provide LID infrastructure in landscaped buffer space to reduce reliance on DICB 5.

## **Grading:**

Based on review of the preliminary grading plan, the design appears to demonstrate that the site can be graded as per DEM requirements. More detail will be required at the time of site plan, where the grading plan will be reviewed in greater detail.

Additional detail to be included at site plan shall include, but not be limited to:

- More detail is still required for the areas surrounding the subject property. Please refer to DEM section 6.2.1.

- ESC plan notes that milling to be done by City forces. This is incorrect and should say milling to be completed as per LIS SP-32.

### **Servicing:**

Based on review of the preliminary servicing plan, the design appears to demonstrate that the site can be serviced as per DEM requirements. More detail will be required at the time of site plan, where the servicing plan will be reviewed in greater detail.

Additional detail to be included at site plan shall include, but not be limited to:

- Site servicing plan to be designed in accordance with section 6.2.2 of the DEM.
- Provide invert information for all existing and proposed infrastructure.
- Maintenance holes will be required at property line for all services.
- Will the proposed infrastructure in the ROW need to have insulation, as insulation is proposed to the property line?

### **Environmental:**

The Phase One/Phase Two/ RSC were reviewed and have been deemed satisfactory for the purposes of this application.

### **Environmental Noise:**

The revised Noise Study was reviewed and deemed satisfactory for the purposes of this application.

### **Traffic:**

Transportation Services staff are generally supportive of the proposed Official Plan and Zoning by-law Amendments and offer the following transportation comments regarding the formal application.

#### Road widening

Road widening of 2.18m will be required along the property frontage on Speedvale Avenue East, in accordance with the Official Plan Table 5.1. Staff will request the land dedication for the road widening at the site plan application stage.

#### Waste pick up

Waste management brief that's provided in support of the proposed development notes that Municipal waste collection is proposed. Waste pick-up operations must be completed to City's Solid Waste Department's satisfaction.

### Covered parking area

Provide hammerhead turnaround (recommended 1.2m) for the end parking spaces within the covered parking area, especially for the narrow compact parking space.

As per City of Guelph Facility Accessible Design Manual, accessible parking spaces must have a minimum clearance of 2.75m at the parking space and along the vehicle access and egress routes.

### **Source Water Protection**

No further comments

### **Staff Recommendations:**

Engineering and Transportation Services supports the approval of this Zone Change and Official Plan Amendment applications.

Louis de Jong, 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**

# Internal Memo

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Date July 12, 2024

To Ryan Mallory, Park Planner

From Mathieu Alain, Park Planner

Service Area Public Services

Department Park and Trail Development

**Subject 303 Speedvale Ave E - Proposed Zoning By-law and Official Plan Amendment – OZS24-010**

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Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law and Official Plan Amendment including the Planning Justification Report dated May 2024 and offers the following comments:

## **Zoning Bylaw Amendment [and Official Plan Amendment]:**

Park and Trail Development has no objection to the proposed Zoning By-Law and Official Plan Amendment to allow the development of a 6-storey, 48 Unit apartment building on the Subject Site.

## **Parkland Dedication**

Park and Trail Development previously identified that the owner shall be responsible for payment in lieu of conveyance of parkland prior to the issuance of any building permits in accordance with the City of Guelph's Parkland Dedication By-law (2022) 20717, as amended by Bylaw (2024) – 20860 or any successor thereof.

Parkland dedication does not apply to non-profit housing developments defined in subsection 4.2 (1) of the Development Charges Act. Payment in lieu of conveyance of parkland will not be required if confirmation is provided that the development meets the definition of a non-profit housing development.

## **Conditions of development**

I recommend the following development approval conditions:

### **Prior to Site Plan approval**

1. The Owner shall provide satisfactory supporting documentation and a statutory declaration confirming that the project is a non-profit housing development defined in subsection 4.2 (1) of the Development Charges Act.

## **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,

**Mathieu Alain, OALA, ISA, TRAQ**

Park Planner

Park and Trail Development, Public Services

**City of Guelph**

519-822-1260 extension 4138

mathieu.alain@guelph.ca

## Figure 1: Canada Post Comments



CANADA POST  
955 Highbury Ave N  
London ON N5Y 1A3  
[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
955 Highbury Ave N  
London ON N5Y 1A3  
[POSTESCANADA.CA](http://POSTESCANADA.CA)

June 21, 2024

Ryan Mallory, Senior Planner  
Planning and Building Services  
519-822-1260 extension 5616  
[ryan.mallory@guelph.ca](mailto:ryan.mallory@guelph.ca)

RE: Notice of Complete Application & Public Meeting- 303-317 Speedvale Ave E

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Per Federal Requirement, Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.***

*Canada Post further requests the owner/developer be notified of the following:*

There will be no more than one mail delivery point to each unique address assigned by the Municipality.

Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.

The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Should the description of the project change, please provide an updated plan for us to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

If you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

NEIL MAZEY | DELIVERY PLANNING | CANADA POST | 955 Highbury Ave N, London ON N5Y 1A3 | 519-281-2253



## Figure 2: Upper Grand District School Board comments page 1



**PLANNING DEPARTMENT**  
**Board Office:** 500 Victoria Road N. Guelph, ON N1E 6K2  
**Email:** municipal.circulations@ugdsb.on.ca  
**Tel:** 519-822-4420 ext.821 or **Toll Free:** 1-800-321-4025

4 July 2024

Ryan Mallory  
Senior Planner  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Mr. Mallory:

**Re: 303, 309, and 317 Speedvale Ave E (OZS24-010)**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted ZBA and OPA application for 303, 309, and 317 Speedvale Ave E to facilitate the construction of a 6-storey apartment building with 48 dwelling units. We offer the following comments, subject to site plan approval:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the Developer agrees to provide the Upper Grand District School Board with a digital file of the plan in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That adequate sidewalks, lighting and snow removal (on sidewalks and walkways) are provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.
- That the Developer shall agree to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

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**Upper Grand District School Board**

• Ralf Mesenbrink; Chair      • Jen Edwards      • Irene Hanenberg      • Martha MacNeil      • Alethia O'Hara-Stephenson  
• Katherine Hauser; Vice Chair      • Robin Ross      • Luke Weiler      • Laurie Whyte      • Lynn Topping

## Figure 3: Upper Grand District School Board comments page 2

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*"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*

Sincerely,



Hailey Till  
Planning Technician

PLN: 24-017  
File Code: R14

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### Upper Grand District School Board

• Ralf Mesenbrink; Chair      • Jen Edwards      • Irene Hanenberg      • Martha MacNeil      • Kenn Manzerolle  
• Katherine Hauser; Vice Chair      • Robin Ross      • Luke Weiler      • Laurie Whyte      • Lynn Topping