

Attachment-8 Departmental and Agency Comments

Table 1: Departmental and Agency comments

Respondent	Comment	Issues/Concerns
Planning	Conditional Support	Not Applicable
Engineering	Conditional Support with memo or letter attached	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 grading and drainage design and detailed noise study to the satisfaction of the City Engineer/General Manager.
Urban Design	No Objection or Comment	Not Applicable
Environmental Planning	No Objection or Comment	Not Applicable
Parks Planning	No Objection or Comment with memo or letter attached	Comments attached, to be addressed at building permit stage.
Zoning	No Objection or Comment	Not Applicable
Heritage Planning	No Objection or Comment	Not Applicable
Transit	No Objection or Comment	Not Applicable
Source Water Protection	No Objection or Comment	Not Applicable
Grand River Conservation Authority	No Objection or Comment with memo or letter attached	Comments attached, to be addressed at building permit stage.

Internal Memo



Date October 15, 2024

To **Eric Rempel**
From Jamie Menchenton
Engineering Technologist III
Service Area Infrastructure, Development, and Environment
Department Engineering and Transportation Services
Subject 8 Mitchell Street
OZS24-011
Formal Submission

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

- Planning Justification Report – Dated June 19, 2024, Prepared by Van Harten Engineers.
- Site Plan – Dated June 18, 2024, Prepared by Van Harten Engineers.
- Civil Drawings – Dated June 12, 2024, Prepared by GM Blue Plan Engineering.
- Site Servicing and Stormwater Management Brief – Dated October 1, 2024, Prepared by GEI Consultants.
- Site Servicing and Stormwater Management Brief Review – Dated June 12, 2024, Prepared by CMT Engineering Inc.
- Water Level Monitoring – June 14, 2024m Prepared by CMT Engineering Inc.
- Noise Impact Study – Dated June 12, 2024, Prepared by HGC Engineering.
- Phase 1 Environmental Site Assessment – Dated March 11, 2024, Prepared by Chung & Vander Doelen Engineering Ltd.
- Reliance Letter – Dated March 12, 2024, Prepared by Chung & Vander Doelen Engineering Ltd.
- Sourcewater Section 59 – Dated June 19, 2024, Prepared by Mezcon.

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 acceptable operating range and the required fire flow was met at the hydrant on Arthur Street North.

Sanitary Capacity

The applicant's consultant 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 Stormwater Management Brief was reviewed and staff are generally supportive of the proposed Zoning by-law Amendment and offer the following comments:

- The existing drainage plan does not for account for external flows from neighbouring properties. Revise the plan to include all external flows and revise the report, calculations and drawings accordingly.
- The existing drainage plan shows all flows from the subject site directed towards Arthur Street, but, in the proposed drainage plan, a portion of the subject site is directed towards Mitchell Street. Review and revise the drainage area plans to show existing conditions on site and ensure no increase in proposed flows to both Arthur and Mitchell Street. Ensure the grading information in drainage area 220 is correct as there appears to be conflicting information.
- The typical cross section provided on the details and notes plan show 3:1 slopes around the depressed enhanced bioswale. Revise the bioswale to ensure its design is more suitable for backyard residential use i.e. gentler slopes.
- Weighted imperviousness for pre-development flows is shown as 50 percent whereas the weighted imperviousness for post-development was calculated by city staff to be around 56.7 percent. If imperviousness is higher in post- development, please provide rationale as to why peak runoff is lower than pre-development and revise all applicable drawings and reports accordingly.
- The civil drawings indicate that the subject site is located within GRCA regulated area. Please include verbiage in the stormwater brief to provide further details regarding the site's location within the floodplain and outline measures being taken to address this concern. Please note, an approved GRCA permit for this development shall be required prior to development engineering acceptance of the development.

- Please reorient and/or relocate the proposed bioswale for parcel 4 to ensure that it is not located on the 3:1 slope. Further design and grading detail will be required to ensure that the bioswale design is functional. The proposed bioswales should be sized for each individual property drainage area. Interconnecting the bioswales may complicate a future severance application; please discuss this with staff to confirm.

Water Quality Control

City staff have reviewed this requirement and have no concerns.

Water Quantity Control

The quantity control requirement for the subject site 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. Further clarification and revisions to the stormwater design is required, as outlined in the stormwater comments above to adequately address the quantity control requirements.

Water Level Monitoring

A Geotechnical Report was provided as part of a revised Site Servicing and Stormwater Management Brief dated October 1, 2024. 2 boreholes on the site were installed on the subject site February 24, 2024. Both monitoring wells have been dry during all water level measurement events that have taken place. There has been no evidence of groundwater conditions (wet soil, grey coloring or staining of the soil) in either borehole. The applicant has provided water level monitoring data from February 27, 2024, to September 24, 2024 and have determined the seasonal high groundwater level of 319.94m, which is the highest level of bedrock observed on the site. City staff are generally satisfied with the groundwater information provided thus far; however, staff requests monitoring to continue to collect additional groundwater data over the winter months. The applicant has indicated that water level monitoring will continue on-site during the approval review process.

Water Balance

Staff have no concerns with the calculated design infiltration rate, however, 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.

Grading:

The proposed site grading was reviewed by engineering staff and offer the following comments:

- The swale along the property line east of parcel 4 appears to be too shallow,

- with areas of the swale having only 5cm of depth. Please redesign the swale to ensure the swale is functional and will restrict water from spilling onto the adjacent property.
- Please review the grading for parcel 1 for opportunities to remove the proposed retaining wall. If this is not feasible, please revise the grading plan as per Development Engineering Manual (DEM) Section 5.3.1 to ensure the retaining wall is located entirely on private property with a minimum setback of 150mm from the property line.
- Review the grading and drainage for the west side yard of Parcel 1 to ensure that no flows are being directed onto the adjacent property meeting section
- 5.3 of the DEM. Please note, if a swale is proposed, it needs to be constructed entirely on the subject property.
- As per the Development Engineering Manual (DEM) Section 5.7.9. provide additional cross sections and details of each bioswale to demonstrate that the bioswale features have a maintain 1m of separation from the bottom of the feature to the seasonal high groundwater elevation. Also, as per Section 5.7.9, please specify to which standard the bioswales would be designed/constructed.
- As per the DEM Section 6.2.1, show the location of all roof leader discharge points.

Servicing:

The site is proposed to be serviced via municipal infrastructure under Arthur Steet North. Proposed storm, water, and sanitary services were reviewed and staff are generally supportive of the proposed Zoning by-law Amendment and offer the following comments:

- Revise the location of the service laterals to meet section 6.3.3 of the DEM, ensuring service laterals are not located under driveways.
- It appears that foundations are serviced by sump pump discharging onto grade: please provide rationale as to why gravity sewer is not feasible. Ensure the design is meeting section 5.5.2 of the DEM.
- The servicing plan is required to show all existing and proposed service laterals within the public right-of-way, all existing laterals not being utilized shall be removed from the right of way to city standards.

Environmental:

The Phase One ESA was reviewed and has been deemed satisfactory for the purposes of this application.

Environmental Noise:

The Feasibility Noise Study has been reviewed by staff and it has not been completed in accordance with MECP and City requirements. Comments on the Feasibility Noise Study are attached.

Transportation:

Transportation Services staff are generally supportive of the proposed Zoning by-law Amendment and offer the following transportation comments:

- As per the DEM, driveways shall have a minimum slope of 2 percent and a target maximum slope of 5 percent. Show the location and slope of driveways on the Grading Plan.
- As per DEM, a minimum clearance of 1.5m is required from a driveway access to the outside edge of any above ground utility structure.

Source Water Protection

No further comments.

Staff Recommendations:

Engineering and Transportation Services supports approval of the Zoning By-law Amendment subject to the application of a Holding Provision as detailed below:
'H' – applied to 8 Mitchell Street

Purpose: To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City:

Condition: The Owner shall prepare an updated grading and drainage design to the satisfaction of the City and an updated detailed noise study to the satisfaction of the City.

Jamie Menchenton
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



Date September 25, 2024

To Eric Rempel, Planner

From Mathieu Alain, Park Planner

Service Area Public Services

Department Park and Trail Development

Subject 8 Mitchell Street – OZS24-011 Zoning Amendment Application

Park and Trail Development has reviewed the application for the above noted proposed Zoning By-Law Amendment including the Notice of Complete Application dated August 30 2024, and the Site Plan dated June 18 2024, 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 "Neighbourhood Institutional" (NI) to a site-specific "Low Density Residential " (RL.1-XX) zone under City of Guelph Zoning By-law (2023)-20790, to permit the development of four semi-detached dwelling units. Please address the following items:

- Payment in lieu of conveyance of parkland will be required for this development in accordance with Official Plan Policy 7.3.5.6 and Section 17.(c) of Bylaw Number (2022) - 20717, as amended by Bylaw (2024) – 20860. The amount of payment in lieu of parkland conveyance will be calculated at a rate of 5 percent of the total Market Value of the Land.

Conditions of Development:

Based on the information available, the following conditions for Development approval are recommended:

Prior to Building Permit:

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

Summary

The above comments represent Park and Trail Development's review of the documents and submitted in support of the Zoning By-Law amendment. Based on the current information provided, Parks would support the proposed development subject to the above requirements.

Regards,

Mathieu Alain, Park Planner
Parks, Park & Trail Development
Public Services

T 519-822-1260 x 4138
Mathieu.alain@guelph.ca

Figure 1: Grand River Conservation Authority Comments 1 of 4



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

October 2, 2024

via email

GRCA File: OZS24-011 - 8 Mitchell Street

Eric Rempel, Planner I
Development Planning, Planning & Building Services
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Eric Rempel,

**Re: Zoning by-Law Amendment Application
OZS24-011 8 Mitchell Street, City of
Guelph**

Owner: 8 Mitchell St Inc.
Agent: Van Harten Surveying Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted zoning by-law amendment application to rezone the subject lands From Neighbourhood Institutional to Low Density Residential, to permit the development of four semi-detached dwelling units.

Recommendation

The GRCA has no objection to the proposed zoning by-law amendment. A GRCA permit, including detailed plans demonstrating that the Two Zone Fringe floodplain policies are met, will be required prior to construction.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application, received on August 30, 2024 from the City of Guelph:

- Notice of Complete Application & Public Meeting (City of Guelph, dated August 30, 2024);
- Submission Covering Letter (Prepared by Van Harten Surveying Inc., dated June 20, 2024);
- Existing Conditions and Removals Plan; Site Grading & Servicing Plan; Erosion & Sediment Control Plan; and Notes & Details Plan (Prepared by GM BluePlan, dated May 2024, revised June 12, 2024);
- Planning Justification Report (Prepared by Van Harten Surveying Inc., dated June 19, 2024);
- Site Plan (Prepared by Van Harten Surveying Inc., dated June 19, 2024); and
- Site Servicing and Stormwater Management Brief (Prepared by GEI Consultants, dated June 12, 2024).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services | Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding

Figure 2: Grand River Conservation Authority Comments 2 of 4

natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that a portion of the subject lands is within the floodplain of the Speed River. A copy of our resource mapping is attached.

Due to the presence of the floodplain, the subject lands are partially regulated by the GRCA under Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation). Any development or site alteration in the regulated area requires a GRCA permit.

Regulations for Residential Construction in the Two-Zone Fringe Floodplain:

This floodplain is also identified as Two Zone Flood Fringe within the City of Guelph Official Plan and Zoning By-law. Any development or site alteration within the Two Zone Fringe must meet GRCA and City of Guelph Two Zone floodplain policies. The applicable policies/criteria include:

- Dry passive floodproofing shall be required for the building to the regulatory flood level.
- The habitable floor space elevation of new dwelling units shall not be permitted below the regulatory flood level.
- Windows, doors and other building openings shall not be permitted below the regulatory flood level.
- Mechanical, electrical, and heating equipment shall not be located below the regulatory flood level.
- No basement is proposed, or where the building contains multiple units, the basement is floodproofed to the elevation of the regulatory flood to provide parking below grade or common amenities.
- Safe Access shall be provided for all dwelling units.

The **regulatory floodplain elevation (RFE)** for this location is 320.2m (CGVD 2013) or 320.58m (CGVD 28) and the velocity is 1.13 m/s.

Safe access is defined as: locations where during the Regulatory Flood, the flow velocity does not exceed 1.7 m/s, the product of depth and velocity does not exceed 0.4 m² /s, the depth of flooding along access routes to residential units does not exceed 0.8 metres, and the depth of flooding adjacent to residential units does not exceed 1.2 metres.

It was previously discussed that for the GRCA to support proposed new dwelling units or residential lots in the Two Zone Flood Fringe floodplain, we require that safe access is demonstrated. Since it was confirmed that safe access is not available on Arthur Street North, all residential units must be accessible from Mitchell Street to meet the safe access requirement.

Based on the circulated site plan and planning justification report, the proposed development will include semi-detached dwellings fronting onto Arthur Street North, with the associated lots extending north to Mitchell Street. Since the proposed lots and dwelling units will all have access to Mitchell Street, which is outside of the floodplain boundary, safe access is available to the proposed new residential units based on the currently proposed plans.

Figure 3: Grand River Conservation Authority Comments 3 of 4

Please note that GRCA would not be supportive of easements for safe access, as is discussed on page 9 of the planning justification report. GRCA would also not support future development on Mitchell Street that would remove safe access from the units proposed along Arthur Street North.

Requirements for GRCA Permit/Detailed Design:

GRCA requires detailed plans demonstrating that the applicable Two Zone Fringe floodplain policies are met for a future GRCA permit application, such as but not limited to:

- Detailed engineered drawings including a site plan showing existing and proposed buildings/structures, and existing and proposed grades.
- Cover letter from a Qualified Professional Structural Engineer identifying:
 - a. The proposed passive dry floodproofing measures.
 - b. Confirmation of that the design will address the hydrodynamic and hydrostatic loads.
 - c. Supporting calculations.
- Foundation plan stamped and signed by a qualified professional structural engineer showing the proposed floodproofing measures.
- Architectural drawings of the proposed works which show the Regulatory Floodplain Elevation on the elevation and section drawings. All architectural drawings showing the floodproofing measures are to be signed and sealed by a Professional Structural Engineer.
- The structural engineer should reference the Technical Guide for River & Stream Systems: Flood Hazard Limit (MNR, 2002).

Fees

Consistent with GRCA's approved fee schedule, this application is considered a 'minor' zoning by-law amendment application, and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application. Please note that additional fees may apply for GRCA's review of future Planning Act applications. A separate fee will also apply for a GRCA permit application.

Should you have any questions, please contact me at 519-621-2763 extension 2230 or iconroy@grandriver.ca.

Sincerely,



Jessica Conroy, MES Pl.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Map of Subject Lands

Copy (via email): Jeff Buisman, Van Harten Surveying Inc. (Agent)



8 Mitchell Street, Guelph



Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)**
 - Engineered
 - Estimated
 - Approximate
 - Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)**
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)**
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:952
NAD83 UTM zone 17 (EPSG:26917)