

Attachment-14 Departmental and Agency Comments

Table 1: Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues/Concerns
Planning*	No Objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Engineering*	No Objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Environmental Planning*	No Objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Park and Trail Development*	No Objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Urban Design*	No Objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Upper Grand District School Board (UGDSB)*	No objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Grand River Conservation Authority (GRCA)*	No objection	Yes	Comments to be addressed prior to Site Plan Approval are included in Attachment-3 and prior to Subdivision Registration are included in Attachment-4.
Six Nations Lands and Resources*	No objection		No further comments.

*Memo or letter attached

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INTERNAL MEMO



DATE *UPDATED* March 6, 2026

TO **Lindsay Sulatycki**

FROM Sandra Vrban, **M.A.Sc., P.Eng.** and Michelle Thalen, **C.Tech**
DIVISION Development and Environmental Engineering
DEPARTMENT Engineering and Transportation Services

SUBJECT **Engineering Comments**
115 Watson Parkway North Zone Change (3rd Submission,
OZS24-015) and
115 Watson Parkway North Draft Plan of Subdivision
(2nd Submission, OZS25-014)

Hi Lindsay,

Please see our attached comments on the above file.

We are available to meet to discuss these in more detail. If you have any questions, please do not hesitate to contact me.

Sincerely,

Sandra Vrban, **M.A.Sc., P.Eng.**
Development Engineer

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Michelle Thalen, **C.Tech**
Engineering Technologist III

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CC: Mary Angelo, P.Eng.

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Materials Provided with Previous Submission:

2nd Submission Zone Change (OZS24-015)

Plans

- Architectural Package, prepared by Turner Fleischer, dated July 14, 2025
- Intersection Concept Sketch, prepared by Crozier, dated July 15, 2025
- Landscape Master Concept Plan, prepared by the mbtw group, dated July 17, 2025
- Shadow Study, prepared by Turner Fleischer, dated July 2, 2025

Reports

- Revised Arborist Report – Tree Inventory and Preservation Plan, prepared by north-south Environmental, dated July 22, 2025
- Functional Servicing and Stormwater Management Report, prepared by MTE, dated July 18, 2025
- Report on Geotechnical Investigation, prepared by Toronto Inspection Ltd., dated January 12, 2017
- Report on Geotechnical Investigation, prepared by Toronto Inspection Ltd., dated October 17, 2024
- Hydrogeology Investigation Report, prepared by Palmer, dated July 15, 2025
- Noise and Vibration Feasibility Study – Addendum, prepared by GHD, dated July 15, 2025
- Transportation Impact Study, prepared by Crozier, dated July 2025
- Soil Report, prepared by Maxxam, dated January 17, 2017
- Waste Survey Report, prepared by Guelph Watson Holdings Inc., dated July 21, 2025

Other

- Response to Consolidated Staff and Agency Comments Memorandum, prepared by north-south environmental, dated July 17, 2025
- Reliance Letter for Starwood Drive and Watson Parkway North, prepared by Toronto Inspection Ltd, dated July 2, 2025
- Section 59 Policy Applicability Review, prepared by Guelph Watson Holdings Inc., dated September 3, 2024
- Townhouse Unit Plans Drawing Set, prepared by Turner Fleischer, dated June 18, 2024
- Urban Design Brief, prepared by mbtw wai, dated July 2025
- Zoning Regulation Review Chart, dated July 24, 2025

1st Submission Draft Plan of Subdivision (OZS25-014)

Plans

- 115 Watson Parkway North Draft Plan of Subdivision, prepared by Schaeffer Dzaldov Purcell Ltd., dated August 12, 2025

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- Landscape Master Concept Plan, prepared by the mbtw group, dated July 17, 2025
- Park Facility Plan, prepared by the mbtw group, dated August 13, 2025

Reports

- Soil Report, prepared by Maxxam, dated January 17, 2017

Other

- Cover Letter, prepared by Zelinka Priamo Ltd., dated August 13, 2025
- City of Guelph Draft Plan of Subdivision Application Form, prepared by Guelph Watson Holdings Inc.
- Phase I Environmental Site Assessment Update, prepared by Toronto Inspection Ltd., dated April 18, 2022
- Reliance Letter for Starwood Drive and Watson Parkway North, prepared by Toronto Inspection Ltd, dated July 2, 2025

Materials Provided with Current Submission:

Plans

- Architectural Package, prepared by Tercot Communities, dated November 14, 2025
- Building Sections, prepared by Tecot Communities, dated July 15, 2025
- 115 Watson Parkway North Draft Plan of Subdivision, prepared by Schaeffer Dzaldov Purcell Ltd., dated November 12, 2025
- Existing Conditions Plan, prepared by MTE, dated July 18, 2025
- Functional Site Grading and Erosion & Sediment Control Plan 4, prepared by MTE, dated July 18, 2025

Other

- Comment Response Matrix ZBA and DPOS, dated November 20, 2025
- Consolidated Comments, dated October 22, 2025
- Cover Letter, prepared by Zelinka Priamo Ltd., dated November 20, 2025

Other

- MTE/GRCA Correspondence Letter, prepared by MTE, dated February 12, 2025
- Parking and Motor Vehicle Clause, dated November 20, 2025
- Rear Yard Area Plan, prepared by Tercot Communities, dated July 14, 2025
- Servicing and Ontario Building Code Watson Parkway Development Guelph Letter, Robson Carpenter LLP, dated November 17th, 2025
- Transportation Memo, prepared by Crozier, dated November 14, 2025
- Zoning Regulation Review Chart (OZS24-015), dated November 20, 2025

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Staff Comments

The following comments are provided based on the submissions for the above-noted application as it relates to the above document(s) received November 2025:

General

Any required right-of-way (ROW) works for Watson Road, Watson Parkway, and Watson Parkway/Starwood Drive intersection through detailed design will require a cost estimate and securities that will be identified in Schedule H of the future Subdivision Agreement.

Environmental Engineering

No further comments at this time.

Water Services

The applicant has acknowledged that comments from the August 2025 resubmission will be addressed at detailed design. No further comments at this time.

Water Services (Source Water)

The applicant has acknowledged that permanent dewatering is not proposed and that updated Hydrogeological Reports will be provided during detailed design to resolve remaining comments. No further comments at this time.

Transportation Services

Zoning By-law Amendment

Staff have reviewed the technical memorandum submitted by the proponent (dated November 14, 2025) in response to staff comments on the original Traffic Impact Study (dated July 2025) and support the Zoning By-law Amendment in principle provided that the following can be addressed and resolved.

The memorandum addresses several of the issues initially identified in the Traffic Impact Study (TIS). However, staff comments regarding the traffic signal warrant analysis remain unresolved. Staff do not agree with the memorandum's conclusion that traffic signal warrants would be met solely because of background traffic and staff position is based on the following considerations:

- Justification 7 must satisfy the warrant at 120%, not 100%.
- The use of AVH for the 8-hour warrant is not supported, as it overestimates the 8-hour traffic volumes.
- Justification 4 is not applicable to intersections influenced by future development.

Staff are of the opinion that the introduction of the fourth leg of the intersection and the site-generated traffic are the primary contributors to the need for signalization. Therefore, it is required that the Developer will be 100% responsible

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for the design and construction of the new traffic signals. Furthermore, the TIS must be updated to reflect the considerations outlined above.

Site Plan

The concept plan has not changed since the previous review. A revised TIS with an updated concept site plan is required prior to draft plan of approval, particularly in the following areas:

- Parking garage design
 - The parking garage must provide compliant aisle widths and parking space dimensions (regular and accessible) in accordance with Section 6.3.5.2 and Figure 7 of the City's Development Engineering Manual..
 - Provide a hammerhead for all end parking stalls, with a minimum depth of 1.2 m. End stalls must be widened by 0.3 m where there is a fixed obstruction on one side, and by 0.6 m where obstructions exist on both sides, to allow adequate door opening clearance.
 - Staff remain concerned about vehicle maneuverability at tight turns, particularly at the garage entrance, exit, and ramp areas. Some swept paths still conflict with walls, structural columns, or the opposing travel lane on ramps.
 - Although the memorandum includes a table of ramp design parameters, the corresponding ramp profile drawing is still missing.
- Signage. Provide signage indicating truck restrictions at Watson Parkway / Starwood Drive / Access 2, as well as signage for oneway entrance and exit movements for the parking garages.
- Garbage loading area. The loading width and reverse turning path must comply with the City's Waste Collection Guidelines for MultiResidential Developments. These dimensions are missing from the plans.
- Internal road design. All curb radii must be labeled and must meet a minimum radius of 7 m. Staff recommend increasing the radius to 18m at sharp turns; however, staff can accept a minimum of 12 m radius based on the demonstrated maneuvering diagrams that confirmed 2 passenger vehicles can safely pass each other
- Thank you for indicating bicycle parking for residents and visitors. Staff will be happy to work with the applicants at the site plan stage to develop the design of the bicycle parking facilities and the connections to cycling facilities in the ROW. Staff will be looking to ensure the bicycle parking, and the access to it, is suitable for a range of users (i.e. to accommodate a variety of different bicycle styles and user needs). Minimal navigation of doors/elevators/ramps is desired.
- Electric vehicle parking will be required - refer to Part C, Section 5.9 of the City of Guelph Zoning By-law for EV parking requirements.
- The City has recently published [Complete Streets Design Guidelines](#). The guidelines include a [Multi-Modal Level of Service \(MMLOS\) tool](#). These documents will be in effect during the site plan application review process.

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The following comments are recommended to City Council to be addressed prior to Subdivision registration.

- Functional design for the intersection and ROW improvements required for the development. The required improvements will include:
 - a. New site access #1 (south) on Watson Parkway. New access to be constructed as a right-in/right-out minor street stop control access. To include:
 - New concrete centre median on Watson Parkway (to prevent left-turns) extending 25m beyond the curb returns to either side of the new access.
 - Curb relocation and any above ground utility relocations where needed.
 - Improvements to pavement marking and signs.
 - b. New site access #2 (central) on Watson Parkway, opposite Starwood Drive. New access to be constructed as fully signalized access. To include:
 - Full traffic control signal design and installation at the intersection, including pedestrian crossing facilities.
 - New southbound left-turn lane on Watson Parkway (30m storage + 50m taper).
 - Curb relocation, adjustments to medians and any above ground utility relocations where needed.
 - Improvement to pavement markings and signs on Watson Parkway and Starwood Drive (must include all legs of the intersection to demonstrate the pavement marking alignment).
 - c. New site access #3 (north) on Watson Parkway. New access to be constructed as a right-in/right-out minor street stop control access. To include:
 - New concrete centre median on Watson Parkway (to prevent left-turns) extending 25m beyond the curb returns to either side of the new access.
 - Curb relocation and any above ground utility relocations where needed.
 - Improvements to pavement marking and signs.
 - d. New sidewalk along Watson Parkway frontage. New 2.1m wide concrete sidewalk along the site frontage, (per the functional design where feasible), including curb ramps and cross walks (3.0m wide) at crossing locations.
 - e. Civil works within the right-of-way
 - All civil works necessary as part of the above improvements.
 - The cost of constructing the improvements, detailed design and any utility relocations will be 100% a Developer cost as per Local Service Policy. To facilitate efficient approval timelines, please

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consult early with staff on the detailed designs of ROW improvements prior to submitting the formal site plan application.

Development Engineering *Adequacy & Availability of Municipal Services:*

1. Based on the City's analysis of the wastewater model for the proposed site completed in March 2025, it has been confirmed that surcharging is limited to a section of trunk sanitary sewer within City parkland downstream of the subject site. Section 3.2.2 of the FSR has confirmed that the proposed peak flows from the subject lands have passed the City's Sanitary Capacity Assessment Framework.
2. The Consulting Engineer for the City of Guelph's Water Services had run the computer water model to determine the available water pressure and fire flows required to meet the needs of the proposed development. Future changes to the City's water pressure zones currently forecasted for 2031, will change the location of the boundaries within the subject lands that currently divide the site between Zone 1 and Zone 2 pressures. The model has run both pre and post water pressure zone changes with the following results:
 - Prior to the water pressure zone change, the water model was analyzed and shown that the onsite private fire hydrants would have fire flows below the threshold established within the City's Water and Wastewater Servicing Master Plan (WWSMP). Water pressures within the site would meet the pressure criteria in the WWSMP.
 - After the water pressure zone change, post development water pressures within the site will be within the WWSMP limits and the fire flows would improve but would still be marginal and need to be reviewed again after site design improvements to ensure that the flows would meet required limits in the WWSMP.
 - The Developer will be responsible to have their consulting engineer reassess the design of the onsite water system to address the fire flow insufficiency to meet the criteria set out in the WWSMP. To ensure that the proposed design will conceptually meet the design criteria, the City's water model is to be rerun at the Applicant's cost prior to rezoning, so that it can be demonstrated that there is adequate and available water for the development's fire flow and pressure needs.

Proposed Municipal Services:

3. Each block in the Draft Plan of Subdivision is to have individual services. The site servicing plan and FSR in the current submission proposes that the

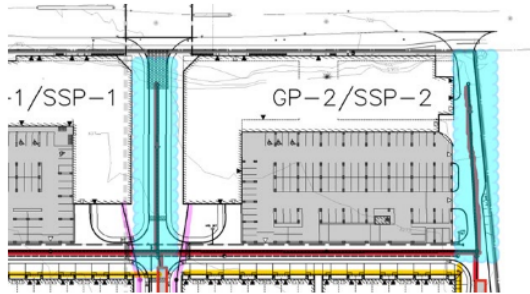
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onsite storm sewer collecting surface water from Block 2, that goes from CBMH1 to CBMH2 and CBMH4 to CBMH5 (highlighted in blue below), crosses property lines and connects to the storm sewer within Block 3. The outlet for the storm sewer on Block 3 discharges to the 2400 x 1200 box culvert, municipal storm sewer on Watson Parkway North. A review by staff in Building Services has confirmed that these sections of onsite storm sewer would be considered a shared service in accordance with the OBC.



The drainage catchment area in question, catchment 208 in the FSR (Figure 3.0), is to be revised during detailed design to maintain drainage within each property. Since this will change the overall site stormwater drainage design, the applicant will be required to address this prior to rezoning the lands or prior to removal of the "H" (Holding Provision) to ensure that the City's stormwater criteria can be addressed and to demonstrate that there is adequate and available stormwater infrastructure for the proposed subdivision.

4. This submission includes a plan labelled "Interim Servicing Solution to Watson Road" which proposes a 450mm diameter corrugated steel pipe (CSP) culvert located on the edge of Watson Road North. The material of the proposed storm sewer will need to be reevaluated during detailed design as CSP can only be used as a storm sewer main outside of the road allowance in keeping with the City's Linear Infrastructure Standards – refer to SS-100, section 3.2. CSP is also not on the list of approved pipe materials for mainline storm sewers as shown in Table C.3.1.7 in the DGSSMS.

The proposed storm sewer main includes a service from the site (600mm diameter) that is upstream and larger than the proposed downstream storm sewer main on Watson Road North which is not permitted – refer to the DEM, section 5.4.1 (25). The Developers' consulting engineer is to design the storm sewer on Watson Road North in accordance with the LIS, DGSSMS and MECP standards and include the existing upstream drainage catchment area on Watson Road North for both quantity and quality control. The storm sewer will require a CLI-ECA application with all the necessary materials and

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fees to be submitted to the MECP as the storm sewer discharges directly to a natural feature (Clythe Creek). Since the drainage catchment area 204 (FSR, Figure 3.0) is reliant on a storm sewer outlet to the future storm sewer main on Watson Road North, the Developers' consulting engineer is to demonstrate that adequate and available stormwater infrastructure will be accessible for the proposed development prior to rezoning the lands. The Developer will be responsible for 100% of the design and construction of the proposed storm sewer main. The CLI ECA for the storm sewer is to be granted by the MECP prior to final site plan approval of Block 3.

Stormwater Management:

5. As identified in the response matrix, the Developer's consulting engineer is to revise the stormwater management report during detailed design so that each of the criteria requirements (infiltration/water balance, quality, quantity, and erosion) as found in the DEM in schedule G is addressed.

Grading:

6. During detailed design for both the storm sewer main and the site plan for Block 3, existing and proposed grades along the frontage of Watson Road North is to be provided.

Draft Plan Comments:

Prior to bringing forward a staff recommendation to City Council for the Draft Plan of Subdivision, the following items are to be addressed.

7. The provided Draft Plan will need to be amended to remove grades as currently shown and clarify the linework. Engineering staff can provide examples of previously approved Draft Plans if necessary to aide the OLS.
8. The Draft Plan is to be revised to include 0.3m reserves on both the frontages of the subject lands on Watson Road North and Watson Parkway North (Blocks 1, 2 & 3 only).

Zoning Bylaw Amendment (OZS24-015) 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 conditions are met to the satisfaction of the City Engineer/General Manager:

- ***The Owner/Developer shall provide the City an updated Traffic Impact Study (TIS) to the satisfaction of the City Engineer/General Manager.***

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- ***The Owner/Developer shall provide the City an updated Functional Servicing Report outlining the servicing needs of the site for water pressure and fire flows to the satisfaction of the City Engineer/General Manager.***
- ***The Owner/Developer shall provide the City an updated Functional Servicing Report addressing the stormwater management/stormwater drainage design to the satisfaction of the City Engineer/General Manager.***

The following conditions are provided as information to City Council and will be imposed at the time identified in the condition.

1. Prior to site plan approval or prior to Draft Plan of Subdivision 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.
 - An updated Traffic Geometrics Plan.
 - Detailed design for traffic control signal at Watson Parkway North and Starwood Drive.
 - Detailed design for southbound left turn lane on Watson Parkway North.
 - Detailed design for concrete centre median and curb relocations on Watson Parkway North.
 - Pavement marking and sign plan for Watson Parkway North and Starwood Drive intersection.
 - CLI ECA application with all required documentation and fees for the proposed storm sewer on Watson Road North.
 - A geotechnical report specific to the design and construction of the storm sewer main on Watson Road North and civil works on Watson Parkway North as per DGSSMS, section B.4.6.
 - 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, Drainage, ESC and Servicing Plan certified by a Professional Engineer for the site.
 - A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
2. Prior to site plan approval, the Owner shall provide to the City, to the satisfaction of the Risk Management Official a Section 59 Policy Applicability Review form as well as a Salt Management Plan in accordance with the Grand River Source Protection Policy CG-MC-29.
3. Prior to site plan approval or prior to Draft Plan of Subdivision approval, the Owner shall enter into a road occupancy agreement with the City that identifies the Owners responsibility to pay for the following:

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- All improvements identified in the functional design for the intersections and ROW including traffic signals at Starwood Drive and Watson Parkway North.
- Design and construction of the southbound left turn lane on Watson Parkway North at Starwood Drive and the development access.
- Design and construction of all civil works associated with proposed accesses from Watson Parkway North.
- Design and construction of a municipal sidewalk across the frontage of the site on Watson Parkway North connecting to the existing sidewalk to the east.
- Design and construction of a storm sewer main on Watson Road North that is sized for the upstream drainage area and for the proposed development service in accordance with current City and Provincial standards.

Draft Plan of Subdivision (OZS25-014) Staff Recommendations:

"THAT the application from Zelinka Priamo Ltd., on behalf of the owner, Guelph Watson Holdings Inc. for approval of a proposed Draft Plan of Residential Subdivision applying to property municipally known as 115 Watson Road and legally described as Part Lot 5, Concession 3, Division 'C' (City of Guelph), be approved, subject to the following conditions:

General Conditions

1. That this approval applies only to the Draft Plan of Subdivision prepared by Schaeffer Dzaldov Purcell Ltd., as shown in **Attachment A**, including 0.3 metre reserves.
2. The development of this subdivision shall follow the most recent version of the City of Guelph's Subdivision Assumption Guidance Manual, as amended from time to time, and all conditions and requirements outlined in the Manual shall be followed.
3. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a subdivision agreement with the City.
4. Prior to any Pre-Grading Works, the Developer shall obtain a Site Alteration permit, and shall fulfill the conditions outlined in the Site Alteration Permit and under Pre-Grading below.
5. Prior to any Pre-Servicing Works, the Developer shall enter into a Pre-Servicing Agreement with the City of Guelph, and fulfill the conditions outlined under Pre-Servicing and Start of Construction below.
6. Confirmation of the adequacy and availability of municipal servicing is not confirmed by the City of Guelph until such time as the Plan of Subdivision is registered. Any works completed by the Developer prior to the registration of the plan is at the Developer's sole risk.
7. The Developer acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the City Engineer.
8. Prior to any site works, the Developer shall submit a Phase One/I Environmental Site Assessment (ESA) in accordance with O. Reg. 153/04 or CSA Z768-00 standard, as

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appropriate, of the land to be developed and/or conveyed to the City. If potential environmental concerns are noted in the Phase One/I ESA report, the applicant shall complete and submit the following environmental works and reports to the satisfaction of the City:

- Phase Two/II ESA and/or Supplemental Phase Two/II ESA reports prepared in accordance with O. Reg. 153/04 standard or CSA/industry standard format, as appropriate, describing the current conditions of the land to be developed and/or conveyed to the City;
- All reports prepared in accordance with O. Reg. 153/04 standard or CSA/industry standard format to complete the remediation and/or risk assessment of the land to be developed and/or conveyed to the City; and
- Submit the MECP acknowledged Record of Site Condition (RSC) documentation, as applicable.
- All the environmental documents, where applicable, shall be certified by a Qualified Person (QP) and shall clearly state that the lands to be developed and/or conveyed to the City meet the applicable or site-specific standard(s) of the intended land use.

Pre-Grading

Conditions to be met prior to Pre-Grading (Site Alteration)

9. The Developer shall retain a qualified Environmental Inspector, satisfactory to the General Manager of Planning and Building Services and the 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 and tree protection measures on a weekly basis or more frequent basis. The environmental inspector shall report on their findings to the City on a monthly or more frequent basis.
10. The Developer shall obtain a Site Alteration permit in accordance with City of Guelph By-law (2016)-20097 (Site Alteration Bylaw) to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement. All work on site is subject to and shall be implemented as per the conditions outlined within the Site Alteration Permit.
11. The Developer shall submit a detailed Stormwater Management Report and Plans to the satisfaction of the City Engineer, which shows how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's Development Engineering Manual and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
12. The Developer shall, as part of the aforementioned detailed Stormwater Management Report, address outstanding concerns including but not limited to: in-situ infiltration testing, infiltration gallery design, uncontrolled drainage, and infiltration requirements including source, block targets, and central facility design.

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13. The Developer shall submit a Hydrogeological Study, to the satisfaction of the City, outlining site specific groundwater information including, but not limited to, water balance, wellhead protection, infiltration testing results, and groundwater separation details, per the City's Development Engineering Manual.
14. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design, and pipe bedding for all proposed servicing work within the City's right-of-way.
15. The Developer shall demonstrate, to the satisfaction of the City, through the submission of a Hydrogeological Study, Geotechnical Investigation, and Stormwater Management Report/Plans, how the stormwater criteria will be met under post-development conditions, including required quality and quantity control, volume control, water balance, and infiltration requirements.
16. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any site plan within the subdivision.
17. The Developer shall prepare an Erosion and Sediment Control Plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will detail all temporary and permanent control features, including construction, inspection, maintenance and removal specifications and requirements for all identified features.
18. The Developer shall prepare a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
19. The Developer shall submit a Traffic Impact Study including to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
20. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.

Pre-Servicing

Conditions to be met prior to Pre-Servicing

21. The Developer acknowledges and agrees that Pre-Servicing construction works are at the Developer's sole risk and cost and is subject to requests for changes based on the City's review of incomplete items. All requested changes are at the Developer's expense.
22. The Developer shall enter into a Pre-Servicing Agreement with the City if servicing works are to occur prior to entering into the subdivision agreement. The Developer shall follow the requirements of the City's Subdivision Assumption Guidance Manual including, but not limited to, submitting to the City all required securities and fees as

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- determined by the City, a pre-servicing construction schedule, complete with a breakdown of subdivision construction works to be completed under the agreement, including any external works, and a detailed cost estimate for the works, all to the satisfaction of the City Engineer.
23. The Developer shall obtain a Site Alteration Permit in accordance with City of Guelph By-law (2016)-20097 (Site Alteration Bylaw) to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement. Prior to starting site works, the Developer shall meet all conditions of the Permit and as listed under Start of Construction, below.
 24. The Developer shall have engineering drawings and final reports prepared for the approval of the City Engineer. These shall be to a level of completion deemed satisfactory to the City Engineer for pre-servicing, as per the City of Guelph Subdivision Assumption Guidance Manual.
 25. The Developer shall provide the City an updated Functional Servicing Report outlining the servicing needs of each Block for water pressure and fire flows to the satisfaction of the City Engineer.
 26. The Developer shall submit a detailed Stormwater Management Report and Plans to the satisfaction of the City Engineer which shows how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's Development Engineering Manual and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.
 27. The Developer shall, as part of the aforementioned detailed Stormwater Management Report, address outstanding concerns including but not limited to: sufficiency of groundwater monitoring; limits of external drainage areas; stormwater management facility design, infiltration requirements including source, block targets and central facility design; complete groundwater monitoring and verification that groundwater separation requirements are met.
 28. The Developer shall submit a Hydrogeological Study, to the satisfaction of the City, outlining site specific groundwater information including, but not limited to, water balance, wellhead protection, infiltration testing results, and groundwater separation details, per the City's Development Engineering Manual.
 29. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer, which describes the potential impacts of groundwater and provides recommendations for pavement design, and pipe bedding.
 30. The Developer shall demonstrate, to the satisfaction of the City, through the submission of Hydrogeological Study, Geotechnical Investigation and Stormwater Management Report/Plans, how the stormwater criteria will be met under post-development conditions, including required quality and quantity control, volume control, water balance, and infiltration requirements.
 31. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for

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- a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.
32. The Developer shall submit a Traffic Impact Study to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
 33. The Developer shall prepare an Erosion and Sediment Control Plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will detail all temporary and permanent control features, including construction, inspection, maintenance and removal specifications and requirements for all identified features.
 34. The Developer shall prepare a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.

Execution of Subdivision Agreement

Conditions to be met prior to Execution of Subdivision Agreement

35. The Developer shall enter into a Subdivision Agreement with the City, and submit to the City all required securities and fees as determined by the City, to the satisfaction of the City Engineer. The Developer shall prepare and submit a construction schedule, complete with a breakdown of subdivision construction works to be completed under the agreement, including any external works, and a detailed cost estimate for the works. Prior to starting site works, the Developer shall meet all conditions listed under Start of Construction, below.
36. With the exception of any share determined by the City to be the City's share in accordance with its by-laws and policies, the Developer is responsible for the total cost of the design and construction of all municipal services within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including, but not limited to, such works as sanitary services, storm services, water service, stormwater management features, walkways and road works including storm sewers, traffic signals, road widenings, sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City. This also includes the Developer paying the cost of the design, construction and removal of any works of a temporary nature including temporary turning circles, cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses.
37. The Developer shall have all requested engineering drawings and final reports prepared to the satisfaction and approval of the City Engineer.
38. The Developer shall submit a detailed Stormwater Management Report and Plans to the satisfaction of the City Engineer which shows how stormwater will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's Development Engineering Manual and the Storm Water Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described.

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39. The Developer shall, as part of the aforementioned detailed Stormwater Management Report, address outstanding concerns including but not limited to: limits of external drainage areas; infiltration requirements; complete groundwater monitoring and verification groundwater separation requirements are met.
40. The Developer shall submit a Hydrogeological Study, to the satisfaction of the City, outlining site specific groundwater information including, but not limited to, updated water balance, infiltration testing results, and groundwater separation details, as per the City's Development Engineering Manual.
41. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for detailed Block grading plan to be submitted prior to the issuance of Site Plan approval within the subdivision.
42. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design, and pipe bedding.
43. The Developer shall demonstrate, to the satisfaction of the City, through the submission of Hydrogeological Study, Geotechnical Investigation and Stormwater Management Reports/Plans, how the stormwater criteria will be met under post-development conditions, including required quality and quantity control, volume control, water balance, and infiltration requirements.
44. The Developer shall submit a Traffic Impact Study to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
45. The Developer shall prepare an Erosion and Sediment Control Plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will detail all temporary and permanent control features, including construction, inspection, maintenance and removal specifications and requirements for all identified features.
46. The Developer shall prepare a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
47. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.
48. The Developer shall pay the cost of the installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of City Engineer.
49. The Developer shall be responsible for the cost of development and implementation (including planting) of the Street Tree Planting Plan in accordance with City specifications. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the street tree plan to the satisfaction of the City. The Developer shall warranty the trees for two winters (*replace "two winters" with "two full growing seasons" in 2018*). Replacement trees are to be warrantied for (a) the remainder of the warranty period of the original tree or (b) an additional year, whichever is greater. Once the tree has been planted, the Developer shall provide the City with a certificate that certifies that the tree stock quality meets Canadian Nursery Landscape Association standards and that the tree

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has been planted following the City's Part B Specifications. The certificate must be certified by a landscape architect, certified arbourist or professional forester (who must be a qualified member of the Ontario Professional Foresters Association). At the end of the warranty period (after the second winter) (*remove "after second winter" in 2018*), the Developer shall provide the City with a second certificate that certifies that the tree was cared for as per the approved watering and maintenance plan on the Street Tree Planting Plan and that the tree is free of defects and disease.

50. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
51. The Developer shall ensure that street lighting and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Alectra Utilities.
52. The Developer shall place the following notifications in the City's subdivision agreement to be registered on title, and agrees that the same notifications shall be included in all offers of purchase and sale for all lots and/or dwelling units:
 - "Purchasers and/or tenants of units within Block 3 are advised that sump pumps will be required for every unit unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
 - "Purchasers and/or tenants of all units are advised that any fee paid by the purchaser to the Developer for the planting of trees on City boulevards in front of residential Block does not obligate the City or guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling. The City shall not provide regular maintenance for trees planted on private property save and except any maintenance conducted pursuant to section 62 of the Municipal Act, 2001, c.25, as amended, and purchasers of all lots or units shall be obligated to maintain any tree on private property in accordance with and pursuant to the City of Guelph's Property Standards By-law (2000)-16454, as amended."
 - "Purchasers and/or tenants of all blocks or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic."
53. The Developer shall prepare and implement a construction traffic access control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
54. The Developer shall retain a qualified Environmental Inspector, satisfactory to the City, 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. The Environmental Inspector shall report on their findings to the City.

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55. The Developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
56. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
57. The Developer shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the subdivision agreement on the block/lot so disturbed.
58. The Developer shall supply and erect street name and traffic control signs in the subdivision, to the satisfaction of the City.
59. The Developer shall acknowledge to complete a Detailed Noise Study for each Block at the time of Site Plan in accordance with the Guelph Noise Control Guidelines to the satisfaction of the City.

Registration of the Subdivision Plan

Conditions to be met prior to Registration of the Subdivision Plan or any part thereof

60. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity.
61. The Developer shall enter into a Subdivision Agreement, to be registered on title, to the satisfaction of the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
62. The Developer shall pay any outstanding debts owed to the City.

Conditions to be met corollary to Registration of the Subdivision Agreement

63. The Developer shall ensure:
 - That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision are conveyed clear of encumbrance to the satisfaction of the City of Guelph, and other utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
 - That the Subdivision Agreement is registered on title for all blocks and any dwelling units, and shall ensure the required notifications on title are included in all offers of purchase and sale.

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Construction

Conditions to be as part of all construction works

64. The Developer must apply to the City for approval to start work. As part of the application to proceed with construction, the City will require items detailed in the Subdivision Assumption Guidance Manual.
65. At the start-up of construction, the Developer is required to post signage, including signs indicating "Roads Not Assumed by the City – Use at Own Risk".
66. The Developer acknowledges and agrees that all requirements for construction, inspection, and Preliminary and Final Acceptance shall be as per the Subdivision Assumption Guidance Manual, to the satisfaction of the City Engineer.
67. At the start-up of construction, the Developer is required to post signage, including signs indicating "Road Not Assumed by the City – Use at Own Risk".
68. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
69. The Developer shall retain a qualified Environmental Inspector, satisfactory to the City, 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. The Environmental Inspector shall report on their findings to the City.
70. The Developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
71. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
72. The Developer shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the subdivision agreement on the block/lot so disturbed.
73. The Developer shall supply and erect street name and traffic control signs in the subdivision, to the satisfaction of the City.
74. The Developer shall be responsible for the cost of design, development and implementation (including planting) of the Street Tree Planting Plan in accordance with City specifications. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the street tree plan to the satisfaction of the City. The Developer shall warranty the trees for two winters (*replace "two winters" with "two full growing seasons" in 2018*). Replacement trees are to be warrantied for (a) the remainder of the warranty period of the original tree or (b) an additional year, whichever is greater. Once the tree has been planted, the Developer shall provide the City with a certificate that certifies that

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the tree stock quality meets Canadian Nursery Landscape Association standards and that the tree has been planted following the City's Part B Specifications. The certificate must be certified by a landscape architect, certified arbourist or professional forester (who must be a qualified member of the Ontario Professional Foresters Association). At the end of the warranty period (after the second winter) (*remove "after second winter" in 2018*), the Developer shall provide the City with a second certificate that certifies that the tree was cared for as per the approved watering and maintenance plan on the Street Tree Planting Plan and that the tree is free of defects and disease.

75. The Developer acknowledges and agrees that City staff may attend to the site during construction and may liaise with contractors, engineering consultants, developers, general public, and utility companies. The City may also check for compliance with City standard specifications, Occupational Health and Safety Act, OTM Book 7, Traffic Control Plans, Regional, Federal and Conservation Authority Requirements, adherence to design, and for compliance with any other applicable municipal requirements. The Developer, for himself, his heirs, executors, administrators, successors and assigns, including those working on behalf of the Developer, will not prevent City staff or their assigns in performing their work in accordance with this condition.
76. The Developer acknowledges and agrees that they shall be responsible to carry out construction and inspection works as per the Subdivision Assumption Guidance Manual to the satisfaction of the City Engineer.
77. The Developer acknowledges and agrees that all requirements for Preliminary and Final Acceptance shall be as per the Subdivision Assumption Guidance Manual, to the satisfaction of the City Engineer.

Conditions to be met prior to the Issuance of a Building Permit

78. Plan of Subdivision shall be registered.
79. All easements and conveyances shall be registered and are in favour of the City of Guelph.
80. The Developer has constructed all Stage 1A Services to the satisfaction of the City Engineer and has received preliminary acceptance.
81. Hydro servicing is complete and accepted. The Developer shall provide the City with written confirmation from the Engineering Department of Alectra Utilities that the subdivision hydro servicing has been completed to the satisfaction of Alectra Utilities.
82. All required erosion and sediment control measures are in place and correctly maintained.
83. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.

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84. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

Figure 22: Environmental Planning Comments 1 of 5

INTERNAL MEMO



DATE January 30, 2026

TO **Lindsay Sulatycki, Senior Development Planner**

FROM Ryan Hamelin, Environmental Planner
DIVISION Infrastructure, Development and Environment
DEPARTMENT Planning and Building Services

SUBJECT 115 Watson Parkway North – Proposed Zoning By-law Amendment, File: OZS24-15, 3rd submission. Application for Draft Plan of Subdivision (OZS25-14)

Proposal

The Zoning By-law amendment and Draft Plan of Subdivision submission for 115 Watson Parkway North proposes a mixed-use development with four mid-rise apartment buildings (9-14 stories) featuring ground-floor commercial and amenity space, one level of underground parking, and townhomes with associated internal roads, surface parking, and landscaping. Parkland dedication is included.

The 6.44-hectare site is adjacent to the natural heritage system.

Materials Reviewed

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

- Draft Plan of Subdivision. Prepared by: Schaeffer Dzaldov Purcell Ltd. Dated: November 12, 2025.
- Re: Response to Zoning By-law Amendment Application OZS24-015 Comments 115 Watson Parkway North, City of Guelph. Prepared by: MTE. Dated: February 12, 2025.
- Re: Formal Resubmission, Application for Zoning By-law Amendment (OZS24-015), Application for Draft Plan of Subdivision (OZS25-014). Proposed Mixed-use Development. 115 Watson Parkway North, Guelph, ON. Prepared by: Zelinka Priamo Ltd. Dated: November 20, 2025.
- 115 Watson Parkway North, Arborist Report- Tree Inventory and Preservation Plan. Prepared for: Guelph Watson Holdings Inc. Prepared by: North-South Environmental Dated: July 22, 2025.
- 115 Watson Parkway North. Architectural Report. Prepared for: Guelph Watson Holdings Inc. Prepared by: Turner Fleischer Dated: July 14, 2025.

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RE: OZS25-014

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- 115 Watson Parkway North. Engineering Plans. Prepared for: Guelph Watson Holdings Inc. Prepared by: MTE Consultants Inc. Dated: July 18, 2025
- 115 Watson Parkway North. Revised Scoped Environmental Impact Study. Prepared for: Guelph Watson Holdings Inc. Prepared by: North-South Environmental Dated: October 2024.
- 115 Watson Parkway North. Hydrogeological Investigation- Report and Water Balance Assessment. Prepared for: Guelph Watson Holdings inc. Prepared by: Palmer Dated: July 11, 2025.
- 115 Watson Parkway North. Functional Service and Stormwater Management Report. Prepared for: Guelph Watson Holdings Inc. Prepared by: MTE Consultants Inc. Dated: July 18, 2025.
- 115 Watson Parkway North. Landscape Master Concept Plan. Prepared for: Guelph Watson Holdings Inc. Prepared by: The mbtw group. Dated: July 17, 2025
- 115 Watson Parkway North. Response to Pre-submission Comments. Dated: November 20, 2025.
- Response to Consolidated Staff and Agency Comments. Prepared by: North-South Environmental Inc. Dated: July 17, 2025.

Note: The following comment should be noted and shared with the applicant.

- 1) The City of Guelph is currently refining the floodplain mapping through the Clythe Creek Subwatershed Study, and the limits of the floodplain mapping on 115 Watson Parkway North are subject to change. The Environmental Planning supports the proposed Zoning Bylaw Amendment and Draft Plan of Subdivision based on the current floodplain mapping, and the Grand River Conservation Authority (GRCA) expressed support for the proposed Zoning Bylaw Amendment and Draft Plan of Subdivision in their letter dated September 16, 2025. However, it should be noted that future changes to the floodplain may result in restrictions to development, additional floodproofing requirements, and GRCA permits and review process.

Draft Plan Conditions

Environmental Planning recommends that the following requirements be included as Draft Plan Conditions.

To be addressed prior to the **Subdivision Agreement:**

- 1) The Owner shall prepare an Environmental Implementation Report (EIR) based on the terms of reference to be approved by the City. The EIR must be reviewed and approved by the City. The EIR and other supporting documents

Figure 24: Environmental Planning Comments 3 of 5

RE: OZS25-014

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must include details on all recommendations from the 115 Watson Parkway North, Revised Scoped Environmental Impact Study (North-South Environmental, 2024) and Natural Heritage-related conditions from the Ontario Municipal Board (OMB) settlement (2014), including but not limited to:

- a. Enhancement plantings within the buffer. The EIS recommends that the 30m buffer along the riparian corridor of Clythe Creek be restored and enhanced with plantings.
 - i. The residential block property lines that abut the NHS (i.e., Blocks 3P and 3Q on Drawing RZ005 within the Planning Justification Report, 2024) should be a focus for vegetation plantings to buffer the effects of the development on the NHS as identified within the EIS.
- b. Enhanced Amphibian Movement Corridor. Details of the amphibian wildlife crossing under Watson Road North and wildlife exclusion fencing must be provided consistent with Guelph's Wildlife Crossing Guidelines 2023, as identified within the EIS and related OMB conditions.
- c. Restoration details for the proposed amphibian pond plan, including pond depth, substrate, vegetation planting and habitat features.
- d. A rescue/relocation plan for species that are to be moved from the existing pond to the proposed constructed amphibian pond.
- e. Planting plan for the required sixty-two (62) compensation trees, as identified in the 115 Watson Parkway North, Arborist Report- Tree Inventory and Preservation Plan (North-South Environmental, 2025). Planting within and adjacent to the natural heritage features is supported. A tree-planting and enhancement plan must be provided that demonstrates how the compensation requirements will be met. Only native species shall be approved for planting within and adjacent to natural features. It should include a planting list specifying the size, species, and quantity of proposed plant material, along with the recommended planting layout and tree planting details.
- f. Monitoring plans for the above reference amphibian pond, amphibian crossing, buffer restoration planting and tree compensations.
- g. The EIR must include a timeline for the initiation and completion of restoration and monitoring activities. The timeline can be tied to other development stages and processes.

Figure 25: Environmental Planning Comments 4 of 5

RE: OZS25-014

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- h. A general construction dewatering plan must be provided as part of the EIR. The detailed construction dewatering plans can be deferred to the Site Plan stage if further block-specific information is required.
- 2) The Owner shall provide cost estimates for 100 percent of the total cost of the restoration plantings, tree compensation planting, amphibian pond construction, amphibian movement corridor and monitoring activities and any other required action as determined through the EIR and Tree Preservation Plan.

To be addressed prior to the **Subdivision Registration**:

- 3) The Owner shall implement the requirements of the approved EIR in accordance with the timeline set out in the EIR.
- 4) The Owner shall provide tree compensation in the form of sixty-two (62) replacement trees. Details on planting location are to be confirmed through the EIR.
- 5) The Owner shall provide either an irrevocable letter of credit or cash securities plus contingencies and HST for 100 percent of the costs of remaining EIR Restoration and Monitoring Activities (i.e., restoration plantings, tree compensation planting, amphibian pond construction, amphibian movement corridor construction and monitoring activities, etc.) to be held by the City as security for the completion of the EIR Restoration and Monitoring Activities to the satisfaction of the General Manager, Planning and Building Services.
 - a. The letter of credit or cash securities shall be kept in force until the completion of the EIR Restoration and Monitoring Activities. Securities will be reduced annually upon completion of the various elements of the EIR Restoration and Monitoring Activities to the satisfaction of the General Manager, Planning and Building Services.
 - b. In the event that the Owner fails to complete, to the satisfaction of the General Manager, Planning and Building Services, the EIR Restoration and Monitoring Activities, then it is agreed by the Owner that the City, its employees, agents or contractors may, at the City's sole option and in addition to any other remedies that the City may have, enter on the Lands and so complete the EIR Restoration and Monitoring Activities to the extent of monies received under the letter of credit or cash securities. In the event that there are EIR Restoration and Monitoring Activities remaining to be completed, the City may exercise its authority to have such EIR Restoration and Monitoring Activities completed and to recover the expense incurred in doing so in like manner as municipal taxes.

Site Plan

Figure 26: Environmental Planning Comments 5 of 5

RE: OZS25-014

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Please note the following items will be required for Site Plan and should be considered where appropriate.

- 1) A construction dewatering plan(s) will be required. The dewatering plan(s) must include an assessment of the volume of dewatering and peak rates, as well as an evaluation of the expected zone of influence. If the zone of influence is determined to intersect with the Natural Heritage System, an Environmental Management Plan must be developed and implemented to mitigate potential construction impacts. The dewatering plan(s) will also need to provide details on the management of discharge water treatment to demonstrate that there are no negative impacts on the NHS.
- 2) A photometric plan will be required during Site Plan to demonstrate no light spillage into the Natural Heritage Feature. A lighting level of 0 Lux is required at the limit of the natural heritage system. See Guelph's Lighting Guidelines for Lighting Plans for details.
- 3) An update to the Tree Inventory and Protection Plan will be required during future submissions to clearly illustrate Tree Protection Zones (TPZ), the location of tree protection fencing, access routes, stockpile locations and be based on the proposed grading, drainage and servicing plans for the property.

Conclusion:

Based on the provided materials, Environmental Planning staff supports the proposed Zoning Bylaw Amendment and supports the proposed Draft Plan of Subdivision, subject to the inclusion of the recommended Draft Plan Conditions.

Should you have any questions regarding the above, please let me know.

Regards,
Ryan Hamelin

Ryan Hamelin, MPlan, MSc
Environmental Planner
Infrastructure, Development and Environment, **Planning and Building Services**
City of Guelph
T 519-822-1260 x 2718
ryan.hamelin@guelph.ca

Figure 27: Park and Trail Development Comments 1 of 12

Internal Memo



Date February 17, 2026
To Lindsay Sulatycki, Development Planner
From Mathieu Alain, Park Planner
Service Area Public Services
Department Park and Trail Development
**Subject 115 Watson Parkway North
ZBA Third Formal Submission/Second Draft Plan
Review**

Park and Trail Development has reviewed the application for the above noted ZBA Third Formal Submission and Second Draft Plan review including the Cover Letter dated November 2025, Draft Plan dated November 2025, Comment Response Matrix dated November 2025, Park Facility Plan dated August 2025, and Engineering Plans dated July 2025, and offers the following comments:

Zoning Bylaw Amendment

Park and Trail Development have no objection to the proposed Zoning By-Law Amendment.

Draft Plan

The Draft Plan of Subdivision is generally satisfactory to Park and Trail Development. However, a phasing plan is needed that shows at what phase the park block, and natural heritage system block will be available. Generally, they should be included in Phase 1.

Parkland Dedication

Conveyance of parkland is required for this development in accordance with Official Plan Policy 7.3.5.1.

Rate of Parkland Dedication

In accordance with the Planning Act s.42 the parkland dedication rate will be the greater of 5% of the land, or 1 hectare for each 600 dwelling units, up to a maximum of 15% of the land (for sites greater than 5 ha). For this development the 15% rate will apply.

The plans identify a net site area of 6.09 hectares and a Parkland Dedication of 0.71 hectares. Park and Trail Development require a minimum Parkland Dedication in the amount of **0.91 hectares** in accordance with the City of Guelph Parkland Dedication By-law (2022)

Figure 28: Park and Trail Development Comments 2 of 12

20717, as amended by By-law (2024)–20860, By-law (2025)–21133 or any successor thereof. Park and Trail Development will accept the remaining 0.20 hectares of parkland dedication as payment in lieu of parkland.

Payment in Lieu of Parkland Conveyance

Payment in lieu of parkland conveyance will be required for the balance of the development in accordance with the Planning Act s.51.1 and City of Guelph Official Plan Policy 7.3.5.6.

In accordance with the Planning Act s.51.1 the rate of payment in lieu of parkland conveyance will be 1 hectare per 1000 dwelling units; up to a maximum of 15% of the equivalent market value of the land.

The remaining payment in lieu of parkland dedication amount is calculated at the equivalent market value of **3.78%** of the net site area after land dedication (i.e., 5.38 ha).

An appraisal of the subject property will be required to determine the payment in lieu of parkland conveyance amount. The comprehensive 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.

Please note that the City of Guelph has initiated a process to update the parkland dedication bylaw and the parkland conveyance and/or cash-in-lieu will be collected in accordance with the applicable bylaw at the time of the issuance of the first building permit.

Park Facility Plan

The Park Facility Plan is sufficient to satisfy requirements of the Draft Plan of Subdivision. Revisions may be needed at the Detailed Design stage after the application has received Draft Plan Approval.

Basic Park Development:

The developer will be responsible for Basic Park Development. The Developer shall design the Basic Parkland Development for the relevant Phase in accordance with the Local Service Policy of the City of Guelph's Development Charges Background Study that is in effect the time of the execution of the Subdivision Agreement. Basic Parkland Development includes:

- Servicing (water, hydro, stormwater, sanitary) connected to a point just inside the property line, catch basins, culverts, manholes and other drainage structures;
- Utilities (electrical, fibre/phone, meter and meter boxes) connected to a point just inside the property line
- Clearing and grubbing, only where impediments that would inhibit the suitability of parkland exist;
- Any other associated infrastructure (minor bridges and abutments, guard and handrails, retaining walls) as required to bring the land to a suitable level for development as a parkland;
- Topsoil stripping, rough grading, supply and placement of topsoil and engineered fill to required depths and fine grading, and sodding;
- Where parkland is divided between more than one development application or is part of more than one phased application within the same development parcel, temporary perimeter fencing where there is no permanent fence;
- Permanent perimeter fencing to City standard adjacent to all abutting lands, and
- Temporary park sign(s) advising future residents that the site is a future park.

Figure 29: Park and Trail Development Comments 3 of 12

Topsoil stripping and stockpiling (material stockpiling is not permitted on parkland without the approval of the City).

Parkland shall be free of any contaminated soil or subsoil.

Parkland shall not be mined for fill and replaced with fill or topsoil.

Conditions of Draft Plan Approval

Provide a Phasing Plan that indicates what phase of development will include the Park Block and Natural Heritage System Block for approval to the satisfaction of the Deputy CAO of Public Services.

Part 1:

Prior to registration of any phase of the Draft Plan:

1. The Developer (the "Developer") shall enter into a Subdivision Agreement (the "Subdivision Agreement") with the City including the terms and conditions set out in Appendix A.
2. The Developer shall design the Basic Parkland Development for such phase in accordance with the Local Service Policy of the City of Guelph's Development Charges Background Study that is in effect the time of the execution of the Subdivision Agreement. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to assumption completed by an Ontario Association of Landscape Architects ("OALA") full member for approval to the satisfaction of the Deputy CAO of Public Services. The Developer shall submit an itemized cost estimate titled Open Space Works, prepared by an OALA full member. The Developer shall provide the City with satisfactory security to cover the City approved estimate for the cost of the Basic Parkland Development to the satisfaction of the Deputy CAO of Public Services. Basic Parkland Development includes:
 - a. Servicing (water, hydro, stormwater, sanitary) connected to a point just inside the property line, catch basins, culverts, manholes and other drainage structures;
 - b. Utilities (electrical, fibre/phone, meter and meter boxes) connected to a point just inside the property line
 - c. Clearing and grubbing, only where impediments that would inhibit the suitability of parkland exist;
 - d. Any other associated infrastructure (minor bridges and abutments, guard and handrails, retaining walls) as required to bring the land to a suitable level for development as a parkland;
 - e. Topsoil stripping, rough grading, supply and placement of topsoil and engineered fill to required depths and fine grading, and sodding;
 - f. Where parkland is divided between more than one development application or is part of more than one phased application within the same development parcel, temporary perimeter fencing where there is no permanent fence;
 - g. Permanent perimeter fencing to City standard adjacent to all abutting lands, and
 - h. Temporary park sign(s) advising future residents that the site is a future park.
3. Following the registration of the agreement and the registration of the plan, the Developer shall complete the Basic Parkland Development works within two years of the issuance of the first building permit in the phase in which the Park Block is located. If

Figure 30: Park and Trail Development Comments 4 of 12

the Developer fails to meet this timing, the City may draw on the security to complete the works.

4. Forthwith following the registration of the Plan or any phase thereof, the developer shall grant and convey to the City an easement in gross in a form satisfactory to the City on and over all of the private roads identified as Block 3 on the Plan, or, in the event registration of the Plan occurs in phases, that portion of Block 3 on the Plan included in such phase, for the purposes of providing ingress and egress by City-authorized persons, vehicles, equipment and machinery necessary for operation, maintenance, and upkeep of the future park located in Block 5 and the Natural Heritage System Works. This condition shall be contained in the Subdivision Agreement.
5. The Developer shall design the Demarcation of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to assumption and to the end of the warranty period completed by an OALA full member for approval to the satisfaction of the Deputy CAO of Public Services. Demarcation as per approved subdivision drawings shall be installed between Block 4 and Block 3, and between Blocks 5 and Block 3 but not along the street frontages, adjacent to the established property line, 0.15m within the City owned lands. The Developer shall provide the City with satisfactory security to cover the City approved estimate for the cost of implementation of the demarcation of all lands conveyed to the City.
6. The Developer agrees that demarcation of all lands conveyed to the City will be installed following final grading operations of the subdivision, and that all property lines are to be accurately surveyed and clearly marked in the field to the satisfaction of the Deputy CAO of Public Services.
7. The Developer shall design the Natural Heritage System Works of all lands conveyed to the City in accordance with the approved "Environmental Implementation Report", the Development Engineering Manual and the Park, Trail and Open Space Manual (the "Natural Heritage System Works") to the satisfaction of the Deputy CAO of Public Services OR Deputy CAO of Infrastructure, Development & Environment ("ID&E"). This shall include the submission of drawings and the administration of the construction contract up to assumption and the end of the warranty period completed by an OALA full member for approval to the satisfaction of the Deputy CAO of Public Services and Deputy CAO of ID&E. The Developer shall provide the City with satisfactory security to cover the City approved estimate for the cost of the Natural Heritage System Works for the City lands to the satisfaction of the Deputy CAO of Public Services and Deputy CAO of ID&E.
8. Following the registration of the agreement and the registration of the plan, The Developer shall complete the Natural Heritage System Works within two years of the issuance of the first building permit in the phase in which the Natural Heritage System are located. If the Developer fails to meet this timing, the City may draw on the security to complete the works.
9. Following the registration of the agreement and the registration of the plan, the implementation of Basic Parkland Development Works, and Natural Heritage System Works to be reviewed and accepted by the City, the Developer shall:
 - a. Upon completion the Park Block Works, and Natural Heritage System Works, the Developer must submit to the City a certification letter, site inspection report, and supporting documents prepared by an OALA full member. The documentation shall include:

Figure 31: Park and Trail Development Comments 5 of 12

- Pre and post development topsoil composition and topsoil depth test results, with record of any soil remediation completed;
 - Certificate from an Ontario Land Surveyor that any fencing is installed 0.15m on the City side of the common property line;
 - As-recorded drawings indicating spot elevations, contour lines, features on-site such as fences and location and size of underground services;
 - Upon completion of pre-grading and after final grading, the developer is to provide a survey plan, prepared by a registered Ontario Land Surveyor, describing the as-recorded topographic condition of the park and/or and natural heritage system. The survey is intended to demonstrate that the park and natural heritage system pre-grades reflect as closely as possible the intent and designed geodetic elevations of the subdivision engineer's grading and drainage plans.
 - Inspection report for structures and utility services, and results of compaction testing and material testing, and
 - Record that sod received two cuts.
- b. Submit a request to the City Park Planner to inspect the work. Should this inspection identify any deficiencies, then the City shall inform the Developer, who shall correct such deficiencies within 15 days, or other time as determined by the Park Planner.
- c. Agree that preliminary acceptance of Basic Park Development, Natural Heritage System works, and Demarcation, as complete and the commencement of the two (2) year warranty period shall take place only after the City has accepted the correction of deficiencies identified in subsection 8.a., if any, and issued a written notice of the commencement of the warranty period.
- d. Agree that 90% of the security can be released provided that the Basic Park Development, Natural Heritage System works, and Demarcation have been accepted as complete to the satisfaction of the Deputy CAO of Public Services;
- e. Agree that at end of warranty period at Final Acceptance, the Developer must submit a certification letter and site inspection report prepared by an Ontario Association of Landscape Architects (OALA) full member, and a request to the City Park Planner to inspect the work. Should this inspection identify any deficiencies, then the City shall inform the Developer, who shall correct such deficiencies within 15 days, or other time as determined by the Park Planner.
- f. Agree that where the Developer has failed to rectify deficiencies during the two (2) year warranty period and after receiving written notice by the City, the City may apply and use the security to carry out the works and,
- g. Agree that upon the expiry of the warranty period, the remaining 10% of the security can be released provided that all deficiencies have been rectified to the satisfaction of the Deputy CAO of Public Services.
10. The Developer shall design the trail(s) in accordance with the Local Service Policy of the relevant City of Guelph's Development Charges Background Study that is in effect the time of the execution of the subdivision agreement. This shall include obtaining any required permits, submitting drawings for approval, identifying the trail system, and trail design details, to the satisfaction of the Deputy CAO of Public Services and the City Engineer. This shall include the submission of drawings for approval completed by an

Figure 32: Park and Trail Development Comments 6 of 12

Ontario Association of Landscape Architects (OALA) full member to the satisfaction of the Deputy CAO of Public Services.

11. The Developer shall provide Public Services with As-Record Drawings in PDF and in either AutoCAD - DWG format or DXF format georeferenced in a UTM coordinate system containing the following final approved information: parcel fabric, street network, grades/contours, fencing, and landscaping of the park, natural heritage system, as applicable.
12. At the time of registration of the agreement and the registration of the plan, The Developer shall dedicate Block 5 as Parkland in accordance with the City's Official Plan Policies. This represents 11.66% of the developable area of the approved draft plan of subdivision 23T-XXXX dated year-month-day
13. The Developer agrees that the parkland dedication requirement has been based on the proposed residential/commercial/industrial use and calculated at a rate of:
 - 11.66% of the developable area of the approved draft plan, which constitutes one hectare per 600 units, as defined by the City of Guelph Parkland Dedication By-law and the Planning Act, up to a maximum of 15%
14. At registration of the plan, the Developer shall provide Payment in-lieu of Parkland Conveyance for the balance of the development, in accordance with the City of Guelph Official Plan Policies.
15. The Developer agrees that the cash in lieu of parkland dedication requirement has been based on the proposed residential use and calculated at a rate of:
 - 3.78% of the developable area after land dedication, which constitutes one hectare per 1000 units, as defined by the City of Guelph Parkland Dedication By-law and the Planning Act, up to a maximum of 15%
16. The Developer shall provide a satisfactory Comprehensive Appraisal Report prepared for the Corporation of the City of Guelph for the purposes of calculating the amount of payment in-lieu of parkland conveyance. The value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision. The comprehensive 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. Notwithstanding the foregoing, if the comprehensive appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the amount of payment in-lieu of parkland conveyance.
17. 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:
 - a. "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".
 - b. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Block 4 and Block 5".
 - c. "Purchasers and/or tenants of all lots or units are advised that a public trail will be installed in Block 4 in close proximity and that public access to this trail will occur within Block 5".

Figure 33: Park and Trail Development Comments 7 of 12

- d. "Purchasers and/or tenants of all lots are advised that the Natural Heritage System Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur to support the open space function and public trail system."
 - e. "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sports fields, playgrounds, trails and other park amenities. Be advised that the City will carry out regular maintenance such as grass cutting. Periodic maintenance may also occur to support the park functions."
 - f. "Purchasers and/or tenants of all lots or units are advised that the boundaries of the natural heritage system, and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence adjacent to lot numbers XX."
18. The Developer agrees to provide temporary signage describing the proposed park, heritage system, trail and required fencing on all entrance signs for the development, at the street frontage of park block 5 to the satisfaction of the Deputy CAO of Public Services.
19. The Developer further agrees that the proposed park block, natural heritage system block, trails and fencing be identified on any marketing or promotional materials.
20. The Developer agrees that the signage shall be erected when rough grading on any phase of the development lands has begun and must be maintained by the Developer until acceptance of the Blocks by the City. The signage shall:
- a. Advise prospective purchasers of dwellings in the development of the type of park, natural heritage system, and trail and level of maintenance of these parcels of land by the City;
 - b. Clearly state that the maintenance of the park block, and natural heritage system are the responsibility of the Developer until such time as the City accepts the park block and natural heritage system, and
 - c. Clearly state that all questions relating to the maintenance of the park block, and natural heritage system be directed to the Developer.
 - d. The Developer's contact information and the City's contact information shall both be on the sign.
21. The Developer shall:
- a. Not use land dedicated or transferred to the City for the purposes of parkland, open space, or natural heritage system for the depositing of waste, debris, tree debris such as stumps, wood, branches, topsoil, fill material or refuse obtained from the development of the Land, except with the prior approval in writing of the City and subject to such terms as may be required by the City, and
 - b. Not use land dedicated or transferred the City for the purposes of parkland, open space, or natural heritage system for the storing of equipment or stockpiling of any soils, materials, waste or debris, as an interim construction staging area or construction access.
22. Prior to Registration of any phase of the Draft Plan, the Developer shall enter into a Subdivision Agreement with the City including the terms set out in Appendix A.

Figure 34: Park and Trail Development Comments 8 of 12

Appendix A

Terms and Conditions of Subdivision Agreement

1. On the later of the registration of the agreement or the plan, the Developer agrees to dedicate Block 5 as Parkland in accordance with the City's Official Plan Policies. This represents 11.66% of the developable area of the approved draft plan of subdivision 23T-XXXX dated year-month-day
2. The Developer agrees that the parkland dedication requirement has been based on the proposed residential use and calculated at a rate of
 - 11.66% of the developable area of the approved draft plan, which constitutes one hectare per 600 units, as defined by the City of Guelph Parkland Dedication By-law and the Planning Act, up to a maximum of 15%
3. On the later of the registration of the agreement or the plan, the Developer agrees to Payment in-lieu of Parkland Conveyance for the balance of the development, in accordance with the City of Guelph Official Plan Policies.
4. The Developer agrees that the cash in lieu of parkland dedication requirement has been based on the proposed residential use and calculated at a rate of:
 - 3.78% of the developable area after land dedication, which constitutes one hectare per 1000 units, as defined by the City of Guelph Parkland Dedication By-law and the Planning Act, up to a maximum of 15%
5. The Developer shall grant and convey to the City an easement in gross in a form satisfactory to the City on and over all of the private roads identified as Block 3 on the Plan, or, in the event registration of the Plan occurs in phases, that portion of Block 3 on the Plan included in such phase, for the purposes of providing ingress and egress by City-authorized persons, vehicles, equipment and machinery necessary for operation, maintenance, and upkeep of the future park located in Block 5 and the Natural Heritage System Works.
6. The Developer agrees to include 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:
 - a. "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".
 - b. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Block 4 and Block 5".
 - c. "Purchasers and/or tenants of all lots or units are advised that a public trail will be installed in Block 4 in close proximity and that public access to this trail will occur within Block 5".
 - d. "Purchasers and/or tenants of all lots are advised that the Natural Heritage System Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur to support the open space function and public trail system."
 - e. "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sports fields,

Figure 35: Park and Trail Development Comments 9 of 12

playgrounds, trails and other park amenities. Be advised that the City will carry out regular maintenance such as grass cutting. Periodic maintenance may also occur to support the park functions.”

- f. “Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, natural heritage system, stormwater management and park blocks will be demarcated in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence adjacent to lot numbers XX.”
7. The Developer agrees to provide temporary signage describing the proposed park, natural heritage system, trail and required fencing on all entrance signs for the development, at the street frontage of park block 5 to the satisfaction of the Deputy CAO of Public Services.
8. The Developer agrees that the proposed park block, natural heritage system block, trails and fencing shall be identified on any marketing or promotional materials.
9. The Developer agrees that the foregoing signage shall be erected when rough grading on any phase of the development lands has begun and must be maintained by the Developer until acceptance of the Blocks by the City. The signage shall:
 - a. Advise prospective purchasers of dwellings in the development of the type of park, natural heritage system, and trail and the level of maintenance of these parcels of land by the City;
 - b. Clearly state that the maintenance of the park block, and natural heritage system are the responsibility of the Developer until such time as the City accepts the park block and natural heritage system, and
 - c. Clearly state that all questions relating to the maintenance of the park block, and natural heritage system be directed to the Developer.
 - d. The Developer’s contact information and the City’s contact information shall both be on the sign.
10. The Developer shall:
 - a. Not use land dedicated or transferred to the City for the purposes of parkland, open space, natural heritage system for the depositing of waste, debris, tree debris such as stumps, wood, branches, topsoil, fill material or refuse obtained from the development of the Land, except with the prior approval in writing of the City and subject to such terms as may be required by the City, and
 - b. Not use land dedicated or transferred the City for the purposes of parkland, or natural heritage system for the storing of equipment or stockpiling of any soils, materials, waste or debris, as an interim construction staging area or construction access.

Part 2: Following Registration of the Agreement and the Registration of the Plan

1. The Developer shall complete the approved Basic Parkland Development design, and The Developer shall complete the Basic Parkland Development works within two years of the issuance of the first building permit in the phase in which the Park Block is located. If the Developer fails to meet this timing, the City may draw on the security to complete the works.
2. The Developer shall complete the Natural Heritage System Works within two years of the issuance of the first building permit in the phase in which the Natural Heritage

Figure 36: Park and Trail Development Comments 10 of 12

System is located. If the Developer fails to meet this timing, the City may draw on the security to complete the works.

3. The Developer agrees that fencing will be installed following final grading operations of the subdivision, and that all property lines are to be accurately surveyed and clearly marked in the field to the satisfaction of the Deputy CAO of Public Services.
4. The Developer agrees that during the period between start of construction of any phase of the subdivision and preliminary acceptance of Basic Park Development, and Natural Heritage System works, including but not limited to Demarcation, the Developer shall maintain or cause to be maintained, all surface and landscaping works and every part thereof in acceptable order and in good repair. Any phase of the subdivision shall be kept free off:
 - a. Object or condition that may create a health, fire or accident hazard;
 - b. Noxious weeds, as defined in accordance with the provisions of the Weed Control Act R.S.O. 1990 Chapter W.S, or any successor thereof, that directly affect lands used for industries of agriculture and horticulture;
 - c. weeds or grass that are more than 20 centimeters (8 inches) in height;
 - d. Dilapidated or collapsed structure;
 - e. Dead or decaying tree, shrub or brush that creates an unsafe condition;
 - f. hedge, tree or branch located on private property that is likely to hinder pedestrian traffic on a public sidewalk;
 - g. Unstable soil and erosion;
 - h. Ponding of water, unless designed for such use;
 - i. Refuse, garbage, rubbish, salvage or other debris;
 - j. animal excrement.
5. Implementation of Basic Parkland Development Works, and Natural Heritage System Works, to be reviewed and accepted by the City, the Developer shall:
 - a. Upon completion of works for the Park Block and Natural Heritage System, the Developer must submit to the City Park Planner a certification letter, site inspection report, and supporting documents prepared by an Ontario Association of Landscape Architects (OALA) full member. The documentation shall include:
 - Pre and post development topsoil composition and topsoil depth test results, with record of any soil remediation completed;
 - Certificate from an Ontario Land Surveyor that any fencing is installed 0.15m on the City side of the common property line;
 - As-recorded drawings indicating spot elevations, contour lines, features on-site such as fences and location and size of underground services;
 - Upon completion of pre-grading and after final grading, the developer is to provide a survey plan, prepared by a registered Ontario Land Surveyor, describing the as-recorded topographic condition of the park and natural heritage system. The survey is intended to demonstrate that the park and natural heritage system pre-grades reflect as closely as possible the intent and designed geodetic elevations of the subdivision engineer's grading and drainage plans.

Figure 37: Park and Trail Development Comments 11 of 12

- Inspection report for structures and utility services, and results of compaction testing and material testing, and
 - Record that sod received two cuts.
- b. Submit a request to the City Park Planner to inspect the work. Should this inspection identify any deficiencies, then the City shall inform the Developer, who shall correct such deficiencies within 15 days, or other time as determined by the Park Planner.
6. Agree that preliminary acceptance of Basic Park Development and Natural Heritage System works, including but not limited to Demarcation, as complete and the commencement of the two (2) year warranty period shall take place only after the City has accepted the correction of deficiencies identified in subsection 6.a., if any, and issued a written notice of the commencement of the warranty period.
 7. Agree that 90% of the security can be released provided that the Basic Park Development, Open Space and Natural Heritage System works, Stormwater Management Facility Landscaping works and Demarcation have been accepted as complete to the satisfaction of the Deputy CAO of Public Services;
 8. Agree that after preliminary acceptance of Basic Park Development, and Natural Heritage System works, including but not limited to Demarcation, as complete and the commencement of the two (2) year warranty period shall take place and the City shall assume responsibility for general maintenance (unless otherwise indicated by the development agreement, an Environmental Impact Study, or an Environmental Site Assessment) of the works including:
 - a. Removal of Noxious weeds, as defined in accordance with the provisions of the Weed Control Act R.S.O. 1990 Chapter W.S, or any successor thereof, that directly affect lands used for industries of agriculture and horticulture;
 - b. Mowing of weeds or grass that are more than 20 centimeters (8 inches) in height;
 - c. Watering of trees
 - d. Removal of dead or decaying tree, shrub or brush that creates an unsafe condition;
 - e. Removal or trimming of a hedge, tree or branch located on private property that is likely to hinder pedestrian traffic on a public sidewalk;
 - f. Removal of Refuse, garbage, rubbish, salvage or other debris;
 - g. Removal of animal excrement.
 9. Agree that at end of warranty period at Final Acceptance, the Developer must submit a certification letter and site inspection report prepared by an Ontario Association of Landscape Architects (OALA) full member, and a request to the City Park Planner to inspect the work. Should this inspection identify any deficiencies, then the City shall inform the Developer, who shall correct such deficiencies within 15 days, or other time as determined by the Park Planner.
 10. Agree that where the Developer has failed to rectify deficiencies during the two (2) year warranty period and after receiving written notice by the City, the City may apply and use the security to carry out the works and,
 11. Agree that upon the expiry of the warranty period, the remaining 10% of the security can be released provided that all deficiencies have been rectified to the satisfaction of the Deputy CAO of Public Services.

Figure 38: Park and Trail Development Comments 12 of 12

12. Agree that at end of warranty period at Final Acceptance, the City shall take over maintenance activities such as mowing, weeding, watering, snow removal, waste removal, invasive species control and playground inspections during the warranty period. Any deficiencies identified during the warranty period are to be corrected by the developer before the warranty period expires.

Figure 39: Urban Design Comments 1 of 2



Internal Memo

Date January 28, 2026
To **Lindsay Sulatycki, Senior Development Planner**
From Prerit Kaji, Project Manager- Urban Design
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **115 Watson Parkway North**
Urban Design Comments

Urban Design staff has the following comments based on the:

- Submission Package received on November 2025

Urban Design Comments

Staff will continue to reflect on few Urban Design concerns which should be further addressed during the Site Plan application.

- Structured Parking and Screening: Staff does not find drawings reflecting permanent planters beds designed to screen the elevation of structured parking against the Block 3D, 3E, 3F and 3G. Drawings labelled RZ 303 and RZ 305, only illustrates the intent of having landscape shrubs along the street elevation for screening. The proposed design solution should be further investigated with Landscape planner as Urban design staff continues to support for a landscape strip, minimum 2.0m at grade.
- Linkages to Amenity Space (CAS): Applicant proposed drawing RZ005C to assess linkages on Amenity spaces is missing in overall submission package. Please provide the drawing for further comments.
- Amenity Space (CAS): Staff would like to note that CA spaces between Blocks 3E-3F, 3I-3J, 3M-3N cannot be labelled a snow storage areas if they are meant for community use. Staff would like further details on programming of such CAS.
- Street A: Staff would seek more information on the intended pedestrian-oriented streetscape and street edge condition with Building B and Building C .
- Utilities: Please indicate location of transformers on site plan drawing and ensure they are appropriately screened from public eye using landscape measures. Also indicate location of other utilities like hydro, gas, etc. on elevations of proposed townhouses.
- Technical Studies: Shadow impacts noted; updated quantitative wind study is required based on TOR available on city website.
- Additional Requirements: Garbage storage and its functionality not hindering

Figure 40: Urban Design Comments 2 of 2

overall site layout; street furniture such as benches and short term bicycle parking; mitigation measures proposed through wind analysis; Details related to stairs or any access points leading up to building entrances and townhouse units; other architectural details conceived to enhance site layout.

Next Steps

These comments represent Urban Design's review of the proposed development. More comments will be made upon review of revised submission materials during Site Planning stage of application.

Prepared by:

Prerit Kaji,
Project Manager, Urban Design
IDE- Planning and Building Services
City of Guelph
519.822.1260 ext. 4188
Prerit.kaji@quelp.ca

Figure 41: Upper Grand District School Board Comments 1 of 3



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

30 January 2025

Lindsay Sulatycki
City of Guelph
1 Carden St.
Guelph, On
N1H 3A1

Dear Ms Ferris:

Re: **Notice of Complete Application - 115 Watson Parkway North (OZS24-015)**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted Notice of Complete Application for a Zoning By-law amendment to facilitate the construction of a total of 1129 dwelling units (928 units ranging in height from 9 to 14 storeys, 31 on street townhouses, and 170 back-to-back townhouses). Please be advised that the Board **does not** object to the application, subject to the following conditions to be imposed during future Site Plan Control/Plan of Condominium applications:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer shall agree, upon registration of the plan, to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That the developer shall agree in the site plan agreement / condominium declaration that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be 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 about schools in the area.
- That the developer agrees 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:

"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

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 42: Upper Grand District School Board Comments 2 of 3

-2-

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."

- That the developer shall agree in the site plan agreement / condominium declaration 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, until such time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

Should you require additional information, please feel free to contact the undersigned.

Sincerely,



Hailey Till
Planning Technician

PLN: 25-002
File Code: R14

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 43: Upper Grand District School Board Comments 3 of 3



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

1 October 2025

Lindsay Sulatycki, Senior Planner
Infrastructure, Development and Environment
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Ferris

Re: OZS25-014 - Notice of Complete Application for a Draft Plan of Subdivision - 115 Watson Pkwy North

The planning staff at the Upper Grand District School Board have received and reviewed the above-noted application for a proposed Draft Plan of Subdivision with a total of five blocks, consisting of: Commercial Mixed-use Centre Blocks 1 and 2, providing for a total of 928 apartment units and approximately 2,818 square metres of commercial gross floor area; Multiple Residential Block 3, providing for a total of 201 back-to-back and street townhome units; Block 4 for the Natural Heritage System lands that will be dedicated to the City; and, Block 5 for the proposed Park that will be dedicated to the City.

The Board's previous comments submitted to the City of Guelph on January 30th, 2025, remain relevant and conditions noted in the letter will apply.

Please be advised that the Board **does not object** to the application. Attached is a copy for your reference

Should you require additional information, please feel free to contact the undersigned.

Sincerely,

Avo Tularam

Avo Tularam
Planning Technician

PLN: 25-54
File Code: R14

Upper Grand District School Board

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

Figure 44: 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

September 16, 2025

Lindsay Sulatycki
Senior Planner
City of Guelph
1 Carden Street
Guelph ON N1H 3A1
lindsay.sulatycki@guelph.ca

**Re: Draft Plan of Subdivision OZS25-014
Zoning By-law Amendment OZS24-015
115 Watson Parkway North, Guelph
Guelph Watson Holdings**

Dear Lindsay Sulatycki,

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted applications for a mixed-use development.

Recommendation

The GRCA has no further objection to the zoning application, and recommends draft plan approval of the subdivision.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with these applications:

- Stormwater Management Report (MTE, July 2025)
- Environmental Impact Study (North-South Environmental, October 2024)
 - Supplemental memo (July 17, 2025)
- Hydrogeology Investigation (Palmer, September 2024)
- Architectural Plans (Turner Fleischer, revised July 14, 2025)
- Civil Plans (MTE, revised July 18, 2025)

This follows our January 31, 2025 comments on the first zoning submission.

Figure 45: Grand River Conservation Authority Comments 2 of 4

GRCA Comments

The GRCA has reviewed this application under Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a public body under the Planning Act, as well as in accordance with Ontario Regulation 41/24 and GRCA's Board approved policies.

The second submission of the zoning application resolves GRCA's previous outstanding comments. As such, we have no further objection to the zoning application, and are in a position to recommend draft plan approval of the subdivision application with the following conditions:

1. Prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority.
 - a. A detailed storm water management report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual".
 - b. A detailed environmental impact study.
 - c. Detailed lot grading, servicing and storm drainage plans.
 - d. An erosion and siltation control plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
 - e. The submission and approval of a permit under the Prohibited Activities, Exemptions and Permits Regulation from the GRCA prior to construction in a wetland and/or grading in a regulated area and/or construction of a stormwater management outlet in a regulated area.

Detailed Design Comments

GRCA staff request that the following items are addressed at detailed design:

- A. GRCA staff confirmed that topographical information in the civil plans is in the vertical datum CGVD28. The civil drawing notes must be revised to reflect this.
- B. Detail sizing, depth and footprint of infiltration galleries, storage tanks and other LIDs are to be provided.
- C. Conveyance of the regulatory storm must be demonstrated through the proposed development.

Figure 46: Grand River Conservation Authority Comments 3 of 4

Consistent with GRCA's 2023-2025 approved fee schedule, this application requires a base fee of \$2,505 and a per net hectare fee (i.e. excluding the NHS block) of \$1,305. The applicant will also be credited \$2,500 for the related zoning application. We will invoice the applicant \$7,968.11 for this recommendation for draft plan approval. Additional fees will be required for draft plan clearance, and a separate fee will be required for a GRCA permit.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2761 ext. 2292 or theywood@grandriver.ca.

Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping

cc: Leah Lefler, City of Guelph

Figure 47: Grand River Conservation Authority Comments 4 of 4

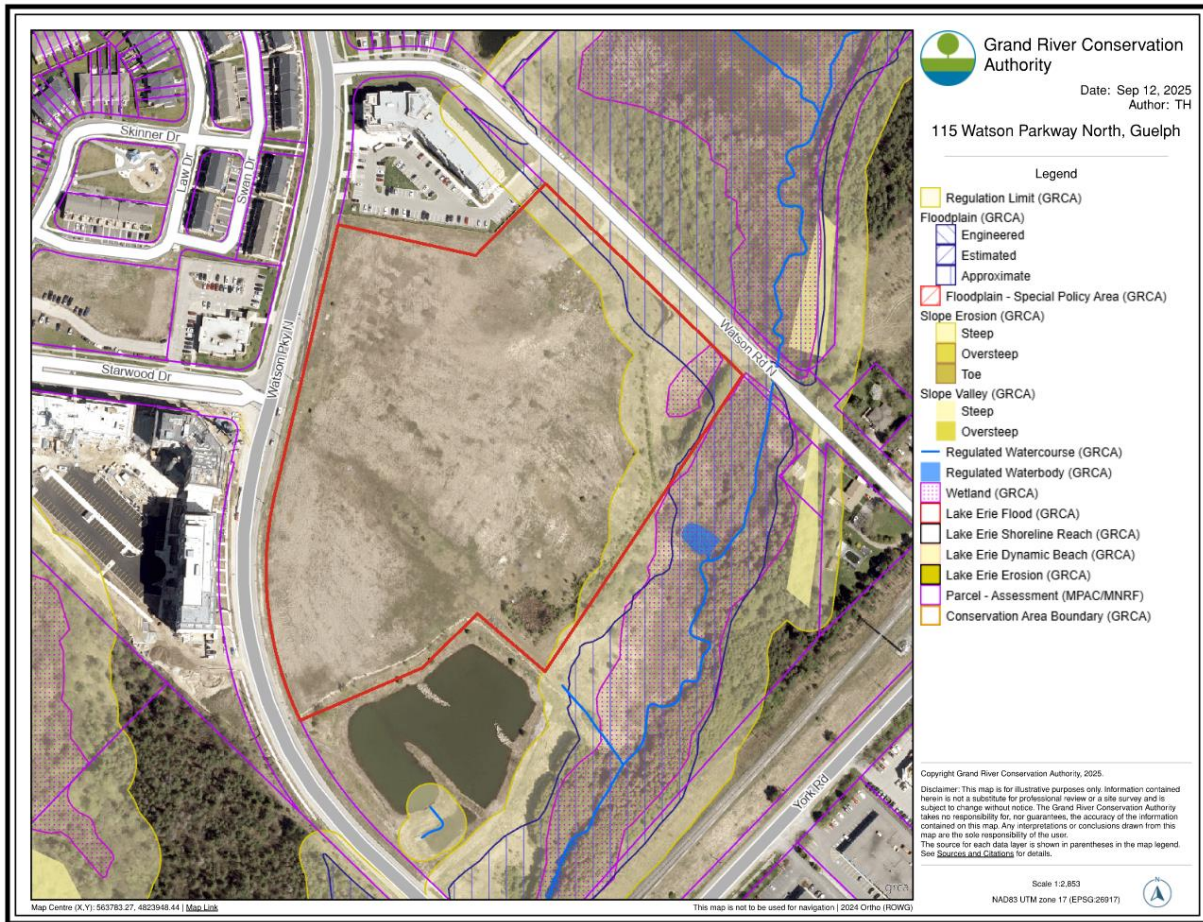
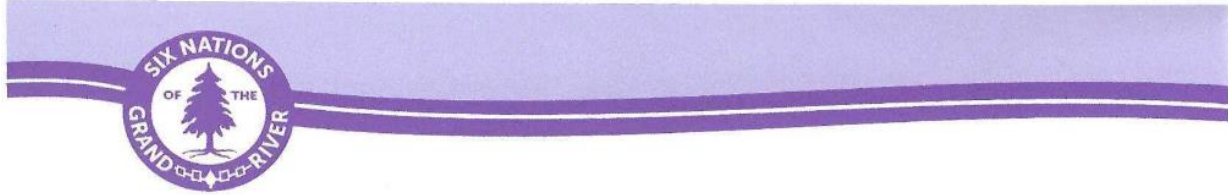


Figure 48: Six Nations Comments 1 of 2



January 22, 2026

Attn: Lindsay Sulatycki (Senior Development Planner)
City of Guelph
Planning and Building Services
1 Camden Street
Guelph, ON N1H 3A1

Re: OZS24-015 & OZS25-014 (the "Development")

On behalf of The Six Nations Of The Grand River ("**Six Nations**"), we have reviewed the circulated applications for the Development, located at 115 Watson Parkway North (as depicted in the attached Schedule "A"), and following clarifying discussions with the Applicant have no objections to or further comments on these applications.

Regards,

A handwritten signature in black ink, appearing to read "Lonny Bomberry".

Lonny Bomberry, Director
Six Nations Lands and Resources

Figure 49: Six Nations Comments 2 of 2

Schedule "A"

