

Attachment-11 Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Environmental Planning*	√		
Urban Design*		√	Site Plan Approval Required
Parks Planning*		√	Subject to conditions in Attachment 3; Cash-in-lieu of parkland dedication will be required
Guelph Hydro/Alectra	√		
Grand River Conservation Authority	√		
Upper Grand District School Board*		√	Subject to conditions in Attachment 3
Guelph Police Service	√		
Guelph Wellington Development Association	√		

MEMO

FILE: 16.131.001

TO: Katie Nasswetter, Senior Development Planner
FROM: Shophan Daniel, Engineering Technologist III
DEPARTMENT: Engineering and Capital Infrastructure Services
DATE: May 10, 2020
SUBJECT: 1300 Gordon Street – Zoning By-law Amendment Application (ZC1707)

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to R.4A-? (Residential Apartment) with special regulations to permit the development of a 6 storey residential building containing a total of 32 apartment units.

The subject property is approximately 0.242 hectares in size and lands are located on the east side of Gordon Street; between Arkell Road and Edinburgh Road South. Surrounding land uses include:

- To the north, is a (5) five-storey apartment building that is under construction;
- To the south of the site is the Salvation Army Guelph Citadel and Nursery School;
- To the east directly behind the subject site is the parking lot for the Salvation Army building;
- To the west, across Gordon Street is a 7 storey apartment building that is referred to as Solstice 1;
- To the west is a Natural Heritage System

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

- SITE PLAN (16 Units)- Astrid J. Clos Planning Consultant (July 10, 2017);
- Preliminary Site Servicing and Grading Plan- MTE Consultants Inc. (Revised June 19, 2017);
- Functional Servicing Report – MTE Consultants Inc. (Revised May, 2019);
- Traffic Impact Study - Paradigm Transportation Solutions Ltd. (June, 2019)
- Phase One & Two Environmental Site Assessment- V.A. Wood Inc. (December 2015) and
- Phase Two Environmental Site Assessment- V.A. Wood Inc. (February 10, 2016)
- Environmental Letter – V.A. Wood Inc.

1. Road Infrastructure:

The subject property is located northeast side of Gordon Street, approximately 200 metres south of Edinburgh Road and approximately 175 metres North of Arkell Road. Gordon Street abutting the subject property is a four-lane urban cross-section with concrete curb and gutter, sidewalks (on either side), and street lights. The road right-of-way width meets the ultimate width of 30.0 metres specified in the current Official Plan for this part of Gordon Street, therefore no road widening is required as part of this development.

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Traffic, Access, Parking and Transportation Demand Management:

The above-noted Traffic Impact Study has been reviewed and staffs have no further comments on the TIS. Staff are supportive of the TDM measures outlined in the submitted TIS, including unbundling parking and provision of education and travel planning information. EV-ready parking for residents is also encouraged.

2. Municipal Services:

Existing services within the right-of-way along Gordon Street are as follows:

- 200mm diameter sanitary sewer; approximately 3.7 m in depth;
- 750mm diameter storm sewer approximately 2.0 m in depth;
- 400mm diameter watermain approximately 2.2 m in depth.

Servicing Capacities and Comments:

Water Supply and Distribution System

Sufficient (and adequate) capacity is available in the City's existing water supply and distribution system, to service the proposed development. No water capacity constraints can be expected for most scenarios according to the City's InfoWater water model. However, there is potential for marginal water supply pressures in proposed development under certain conditions such as peak hour demand scenario at locations with an elevation greater than 345 m height above mean sea level (AMSL) and average day demand scenario at locations with an elevation greater than 339 m height AMSL in the existing water system. Any means to mitigate this water pressure scenario to meet current Ontario Building Code standards on site is the responsibility of the developer.

Minimum water service size should be 25 mm for residential and all other services sized appropriately for demand based on potentially low pressures.

Sanitary Sewer Wastewater Collection System

Staff confirm there is sufficient and adequate capacity available in the existing sanitary sewer adjacent to the site and downstream of the site. The existing system can accommodate the proposed development discharge of sanitary flows without causing surcharging.

3. Storm Water Management:

These SWM comments are based on the review of the provided Functional Service Report noted above. In section 4.4 of the report, it appears that the infiltration test was completed in February of 2018, the report does not speak to the testing methods. Further, as per the CVC guidelines, it is preferred that testing be completed in the spring months because conducting the test in winter months can provide false results due to the frozen ground and

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shallow groundwater. As such, the City requires a minimum of one on-site infiltration test shall be conducted at the proposed bottom elevation of each infiltration BMP. In addition, one on-site infiltration test shall be conducted at every other soil horizon encountered within 1.5 meters below the proposed bottom elevation. Please note that one of the following methods are to be used to determine the field saturated hydraulic conductivity (Ks): Guelph Permeameter method (Constant head well permeameter method); and Constant head double-ring infiltrometer method. Please be advised, that grain size analysis is not permitted and the estimated hydraulic conductivity values cannot be used. The testing period should be during April and May.

Staff had a discussion with MTE about the above comment, and the testing will be completed prior to site plan approval. If test results do not support the proposed design then a new infiltration design will be required prior to site plan approval and this may impact the site layout.

For further details please see the multi-step infiltration testing protocol as documented in the Credit Valley Conservation (CVC) Authority Low Impact Development Stormwater Management Planning and Design Guide, "APPENDIX C"

An updated copy of the stormwater management report shall be provided to the City prior to site plan approval, with a grading, erosion/sedimentation control and detailed servicing plan.

The stormwater management strategy will be further examined during the site plan application.

The cost of all the stormwater management works and quality controls will be the responsibility of the Owner.

4. Environmental:

Based on VA Wood's response to our memo- issuance of reliance letter and updated Phase I ESA report; the environmental conditions for the site are fulfilled.

Recommendation:

Staff can support the application based on the review of the above noted plans and reports. The following conditions are provided as information to Council and will be imposed through site plan approval unless noted otherwise.

1. the Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of the building, building design, landscaping, parking, traffic circulation, access, lighting, grading and drainage on the said lands to the satisfaction of the General Manager of Planning and the General Manager/City Engineer, prior to any construction or grading on the lands.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.

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3. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer:
 - i. a stormwater management report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual", which addresses the quantity and quality of stormwater discharge from the site together with a monitoring and maintenance program for the stormwater management facility to be submitted;
 - ii. a grading, drainage and servicing plan prepared by a Professional Engineer for the site;
 - iii. a detailed erosion and sediment control plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction;
 - iv. a construction traffic access and control plan for all phases of servicing and building construction;
 - v. salt management plan in accordance with the Grand River Source Protection Policy CG-CW-29.
4. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in the plans, studies and reports outlined in subsections 4 i) to 4 vi) inclusive.
5. The Owner shall obtain a site alteration permit in accordance with City By-law (2016)-20097 to the satisfaction of the General Manager/City Engineer if grading or earthworks is to occur prior to site plan approval.
6. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the General Manager/City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
7. The Owner 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).
8. The Owner 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 be borne by the Owner.

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9. The Owner shall pay to the City the actual cost of the construction of the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to site plan approval and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
10. The Owner shall pay to the City the actual cost of construction of municipal services within the City's right-of-way including such items as sanitary, water and storm laterals, driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans, the Owner shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.
11. The Owner agrees, prior to final site plan approval, to grant any necessary servicing easements in favour of the adjacent lands for drainage and servicing.
12. The Owner acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the General Manager/City Engineer.
13. The Owner shall ensure that any private water supply wells, boreholes, monitoring wells and septic systems are decommissioned in accordance with O. Reg. 903.
14. The Owner shall confirm that the basements will have a minimum 0.5metre separation from the seasonal high groundwater elevation in accordance with Development Engineering Manual.
15. The Owner shall construct the new buildings at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer
16. The Owner 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 By-law 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.
17. The Owner 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.
18. The Owner shall enter into an agreement with the City, to be registered on title, satisfactory to the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
19. The Owner shall obtain approval of the General Manager/City Engineer with respect to the availability of adequate water supply and sewage treatment capacity.
20. The Owner shall service, grade, develop and maintain the site in accordance with the plans that have been approved by the City through the site plan approval. The Owner shall have the Professional Engineer who designed the servicing certify to the City that they supervised the construction of the servicing and that the

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as-built servicing is functioning properly as designed. The Owner shall have the Professional Engineer who designed the site grading and drainage submit an as-built grading and drainage plan to the City.

21. The Owner shall place, or agree to 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 agreement to be registered on title:
 - a) "Purchasers and/or tenants of all lots or units are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer."
 - b) "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Owner for the planting of trees on City boulevards in front of residential units 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."
 - c) "Purchasers and/or tenants of all lots or units, 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."
 - d) "Purchasers and/or tenants of all lots or units are advised that on-street parking restrictions may apply to the street fronting their property."
22. The Owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer certifying that the fine grading and sodding/vegetation of the site is complete and that the elevation of the building foundation(s) and the grading of the site is in conformity with the approved grading and drainage plan. Any variance from the approved plans has received the prior approval of the City Engineer.
23. The Owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
24. The Owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.

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25. The Owner to provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through site plan agreement and condominium declaration.
 26. The Owner agrees to provide assurance of proper operation and maintenance of the infiltration galleries through site plan agreement and condominium declaration.
 27. The Owner agrees to maintain log for perpetual cleaning / maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through site plan agreement and condominium declaration.
 28. All applications for a building permit shall be accompanied by a plot plan that shows that the proposed building, grading and drainage is in conformance with the approved overall site drainage and grading plan.
 29. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

Shophan Daniel
Engineering Technologist III

Mary Angelo
Manager, Infrastructure, Development & Environmental Engineering

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Internal Memo



Date December 16, 2019
To **Katie Nasswetter, Senior Development Planner**
From David de Groot, Senior Urban Designer
Service Area Infrastructure, Development and Enterprise Services
Department Planning Services
Subject **1300 Gordon Street: Zoning By-law Amendment Application – Urban Design Comments**

Urban Design staff has reviewed the 1300 Gordon Street Urban Design Brief dated June 21, 2019. The applicant has revised the plan and submitted a revised Urban Design Brief based on previous comments. In addition, a revised building section was received November 5, 2019 confirming compliance with the angular plane requirement from Gordon Street. Only conceptual information was provided without supporting technical information like grading. Therefore, these comments are provided at a high level.

Background

Urban Design policies from the Official Plan were reviewed. Although completed after the submission of this application (i.e. April 9, 2018), the City of Guelph has completed Urban Design Concept Plans for the Gordon Street Intensification Corridor. In addition, the City approved the Built Form Standards for Mid-rise Buildings and Townhouses on April 9, 2018. The comments below also reflect the review of these documents.

Urban Design Comments

- Generally Urban Design staff is supportive of the approach to the design of the site as outlined in the Urban Design Brief (dated June 21, 2019).
- As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements. This includes:
 - Landscaping along Gordon Street including street trees.
 - Confirming the location and screening of the hydro transformer
 - Elevations and materials.
 - Lighting and fixtures.
 - Hardscape materials.
 - Type and location of bicycle parking.
 - Rooftop mechanical screening details.
 - Continuing to encourage Low Impact Development technologies that can be incorporated into the landscape and architecture.

Prepared by:
David de Groot
Senior Urban Designer
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INTERNAL MEMO



DATE September 23, 2019
TO **Katie Nasswetter**
FROM Jason Elliott, Environmental Planner
DIVISION Infrastructure, Development and Enterprise
DEPARTMENT Planning and Building Services
SUBJECT **1300 Gordon Street - File #OP1704 & ZC1707**

Proposal

The proposal is for an Official Plan Amendment to designate the lands High Density (currently Significant Natural Area) and a Zoning Bylaw Amendment to zone the property R.4A-? (currently R.1B) to support the development of a proposed 6-storey residential apartment building containing a total of 32 units.

Material Reviewed

- Response to Environmental Planner Comments prepared by NRSI; dated June 18, 2019
- Tree Preservation Plan prepared by NRSI; dated April 2, 2019
- Functional Servicing and Stormwater Management Report prepared by MTE; dated May 23, 2019
- Drawing A4.2 (Axonometric Views) prepared by James Fryett Architect Inc.; dated June 21, 2019
- Drawing A1.0 (Site Plan) prepared by James Fryett Architect Inc.; dated June 21, 2019
- Landscape Drawings L1 and L2 prepared by MacKinnon & Associates; dated June 21, 2019

Comments to Proponent

- Staff agree that the re-designed bioswale is compatible with the functionality of the Ecological Linkage and appreciates the efforts of the study team in this regard. As noted in the submission, proper maintenance over the long-term is needed to avoid the need for a full excavation and flushing of the system. As such, the maintenance regime outlined in the FSR/SWM report will form part of the future site plan agreement associated with the proposal.
- The EIS, EIS Addendum, and the latest response to comments contain recommendations for detailed design aimed to mitigate impacts to the Natural Heritage System. Additionally, staff have some outstanding comments on the latest submission. As such, an EIR should be prepared in support of detailed design that addresses the following:
 - window design that minimizes maintenance access needs in the Ecological Linkage and mitigates bird strikes;
 - bioswale ditch inlet design that considers and avoids potential impacts to deer;
 - updated TPP based on refined grading plan including determination on whether Tree #1325 can be retained and the development of a reporting process with the City, including the identification of additional compensation if

- necessary, associated with the recommendation that a Certified Arborist be present on-site during any grading cuts within the TPZ encroachment areas (note that the on-site arborist and reporting process will form part of the future site plan agreement associated with the proposal);
- o updated landscape plans to address the following comments:
 - *A. canadensis* is considered non-native – replace with a native species in the Ecological Linkage
 - While *S. albus* var. *albus* is native to Ontario, *S. albus* var. *laevigatus* is a non-native, invasive species. As nurseries typically don't distinguish between the two varieties, the invasive species can be supplied. As such, it should be replaced on the plans.
 - To avoid manicuring of the Ecological Linkage, it is recommended that a native landscaping treatment (perennial bed, low shrubs, etc.) be provided between the sod/linkage interface near Gordon St.
 - To ensure proper implementation of the Ecological Linkage landscaping, additional details should be provided on the plans, as appropriate (e.g. prevention of compaction, sequence of plantings, inclusion of beds, etc.)
 - To ensure the protection of the Ecological Linkage over the long-term, it will be placed in a Conservation Lands (P.1) Zone as part of this application.

Note to Planner:

Based on the foregoing, Environmental Planning staff have no objections to the approval of the OBA/ZBL application. Please include the following condition to be implemented through Site Plan Approval:

The Owner shall submit an Environmental Implementation Report (EIR) based on an approved Terms of Reference that provides details to inform site design related to the mitigation of impacts to the Natural Heritage System as recommended in the EIS and addenda prepared for the proposal, to the satisfaction of the General Manager of Planning and Building Services. Items to be provided in the EIR include but are not limited to window design that minimizes maintenance access needs in the Ecological Linkage and mitigates bird strikes, ~~bioswale~~ ditch inlet design that considers and avoids potential impacts to deer, updated Tree Preservation Plan based on refined grading plan, and updated landscape plans.

Please do not hesitate to contact me should you have any questions,



Jason Elliott
Environmental Planner

Infrastructure, Development and Enterprise
Planning and Building Services
Location: City Hall

INTERNAL MEMO



DATE July 3, 2019
TO **Katie Nasswetter**
FROM Jyoti Pathak
DIVISION Parks and Open Space Planning
DEPARTMENT Public Services
SUBJECT **1300 Gordon Street
Proposed Official Plan Amendment and Zoning By-Law
Amendment (File: OP1704 & ZC1707)**

Park & Open Space Planning have reviewed the notice of resubmission dated June 28, 2019 and document listed below in support of the resubmission for the Proposed Official Plan and Zoning By-law Amendments pertaining to 1300 Gordon Street:

1. Site Plan prepared by James Fryett Architect Inc. issued date June 21, 2019;

Parks and Open Space Planning offers the following comments:

Official Plan amendment:

Parks and Open Space Planning has no objection to the Official Plan Amendment to designate the site to High Density Residential and increase the density from the allowable 100 units per hectare to 132 units per hectare.

Zoning Bylaw Amendment:

Parks and Open Space Planning has no objection to the Zoning By-Law Amendment to rezone the subject site from the current Residential Single Detached Zone (R1.B) to a Residential Apartment Zone (R4.A?) with special regulations to permit the development of a 6 storey residential building containing 32 units.

Parkland Dedication:

The City will require payment of money in lieu of conveyance of Parkland for the proposed residential development in accordance with the City of Guelph By-law (2019)-20366, as amended by By-law (2019)-20380 or any successor thereof prior to the issuance of any building permits.

The value of the land shall be determined as of the day before the day the building permit is issued in respect of the development. A narrative appraisal report of the subject property will be required to determine the cash-in-lieu amount. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada. The property owner is responsible for the cost and to arrange for the appraisal.

Draft Conditions of Development:

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

-
1. The Owner shall **pay money in lieu of conveyance of parkland** for the entire development, under City of Guelph By-law (2019)-20366, as amended by By-law (2019)-20380 or any successor thereof, prior to issuance of any building permits.
 2. Prior to Site Plan approval, the Owner shall provide to the Deputy CAO of Public Services or their designate a **satisfactory narrative appraisal report** prepared for The Corporation of the City of Guelph for the purposes of calculating the payment of money in lieu of conveyance of parkland pursuant to s.42 of the Planning Act. The appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Deputy CAO of Public Services or their designate. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the Deputy CAO of Public Services or their designate, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment of cash-in-lieu of parkland dedication.]

Summary:

The above comments represent Park & Open Space Planning's review of the documents/ information submitted in support of the Zoning By-law Amendment. Based on the above noted requirements, Park & Open Space Planning would support the proposed zoning by-law amendment as presented.

Sincerely,

Jyoti Pathak, OALA, CSLA
Park Planner
Parks and Recreation
Public Services
Location: City Hall

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Administration Centre: 400 G. de Road, PO Box 129, Cambridge, ON, N1R 1
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PLAN REVIEW REPORT TO: City of Guelph
Katie Nasswetter, Senior Planner

DATE: July 3rd, 2019 **YOUR FILE:** OP1704 & ZC1707

RE: Application for Official Plan and Zoning By-law Amendment
Notice of revised Application
1300 Gordon Street, City of Guelph

GRCA COMMENT:

The Grand River Conservation Authority had previously provided comments that we had no objection to the approval of the applications for OPA and ZBA as submitted. Our position remains unchanged.

Should you have any questions or require further information, please contact us.

Yours truly,


Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning

****These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***