

## Attachment 9 – Departmental and Agency Comment Summary

| <b>Respondent</b>                     | <b>No<br/>Objection<br/>or<br/>Comment</b> | <b>Conditional<br/>Support</b> | <b>Issues /Concerns</b>   |
|---------------------------------------|--|--------------------------------|---|
| Development Planning                  |  | √                              | Future consents required;<br>Subject to conditions in<br>Attachment 3 |
| Engineering*                          |  | √                              | Subject to conditions in<br>Attachment 3                              |
| Parks Planning*                       |  | √                              | Subject to conditions in<br>Attachment 3                              |
| Zoning*                               |  | √                              |   |
| Heritage                              | √  |                                |   |
| Alectra Utilities*                    |  | √                              |   |
| Upper Grand District<br>School Board* |  | √                              | Subject to conditions in<br>Attachment 3                              |
| Guelph Police Service                 | √  |                                |   |
| Guelph Junction<br>Railway*           |  | √                              | Subject to conditions in<br>Attachment 3                              |

\*Letter/memo attached

## Attachment 9 – Departmental and Agency Comment Summary (continued)

### Internal Memo



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|                |   |
|----------------|---|
| Date           | 19 <sup>th</sup> June 2020                          |
| To             | Ryan Mallory  |
| From           | Kime Toole  |
| Service Area   | Infrastructure, Development and Enterprise Services |
| Department     | Engineering Services                                |
| <b>Subject</b> | <b>ZBA - 167 Alice Street File: OZS19-006</b>       |

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The application is for a Zoning By-law Amendment that would re-designate the site from the existing "Specialized Industrial" (B.4-1) zone to a "Residential Single Detached" (R.1D) zone as described in the City of Guelph Zoning Bylaw. The existing detached dwelling will be retained and allow the development of two new detached residential dwellings. A Consent application will be required to separate the lands into individual parcels. The subject lands (0.1250 ha/0.31 ac) are located on the southwest corner of Alice Street and Morris Street. There is an existing landscaping yard to the west, residential to the north and east and a vacant lot immediately south of the property.

The comments below are in response to the review of the following reports & plans:

- Phase One Environmental Site Assessment (ESA) - Burnside (December 2017);
- Phase Two Environmental Site Assessment – Burnside (2018);
- Noise & Vibrations Feasibility Study – HGC Engineering (28 March 2018);
- Noise & Vibrations Study Update – HGC Engineering (17 January 2020);
- Grading & Servicing Plan – Burnside (February 2018);
- Grading & Servicing Plan Notes – Burnside (February 2018).

Engineering Services provides the following comments:

#### **Road Infrastructure Road:**

The proposed development will be served by Alice Street.

The existing Alice Street frontage includes a 2 lane local roadway with a curb faced sidewalk along the north and south sides of the road and grassed boulevard on the south-side fronting the site. The existing right-of-way width fronting this site is approximately 20.0m (65.6ft.) and a road width of 6.6m (21.6ft). It is to be noted that Alice Street was reconstructed back in 2012 under City Contract 2-1214.

## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

### **Municipal Services**

#### *Alice Street*

Existing services within the right-of-way along Alice Street includes a sanitary sewer, storm sewer and watermain as follows:

- 200mm diameter PVC sanitary sewer approximately 2.8 m in depth;
- 300mm diameter PVC storm sewer approximately 1.8m in depth;
- 200mm diameter PVC watermain approximately 2.0m in depth;

The two proposed residential dwellings will connect into the Alice Street municipal services and the sanitary sewers will flow by gravity. Engineering has completed a cursory review of proposed sanitary, storm and water laterals and they appear to be in order except for the storm lateral. It is recommended that no storm connection be permitted, otherwise a 100 year Hydraulic Grade Line analysis of the City storm sewer would be required to determine impacts by the Developer.

Storm foundation drainage is to be discharged to grade at the rear of house(s).

Based upon engineering records, the existing house at 167 Alice Street has sanitary and water connections to the Morris Street municipal services. New servicing laterals were constructed up to the property line in 2015 under City Contract 2-1511.

### **Servicing Capacities**

It has been confirmed that adequate sanitary and water capacities are available to service the proposed development.

However the Developer shall be advised that there is potential for marginal water supply pressures in proposed development under certain conditions such as peak hour demand scenario at locations with elevation greater than 347 m height above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 341 m height AMSL in the existing water system. Water pressure in the water mains in vicinity of proposed development under certain conditions such as peak hour demand scenario at locations with elevation at 347 m height above mean sea level (AMSL) could range from 38.0 to 42.0 psi (40 psi +/- 2.0 psi) and average day demand scenario at locations with elevation at 341 m height AMSL could range from 47.5 to 52.5 psi (50 psi +/- 2.5 psi) in the existing water system.

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

### **Grading & Drainage**

The proposed grading and drainage design is generally acceptable and will be reviewed in greater detail under the severance application in accordance with the Development Engineering Manual guidelines.

## Attachment 9 – Departmental and Agency Comment Summary (continued)

### Source Water Protection

Source Water Protection staff have commented that if there are any wells on the property that are not going to be included in any ongoing monitoring program, they will need to be properly decommissioned in accordance with O. Reg. 903. Staff have requested copies of the decommissioned well logs if applicable.

### Environmental Engineering

As part of this submission the Applicant has provided a Phase 1 & Phase 2 Environmental Site Assessment (ESA) for the proposed development.

City staff reviewed the following Phase One and Phase Two Environmental Site Assessment (Phase One and Phase Two) reports prepared by R.J. Burnside & Associates Limited (Burnside) for Black, Shoemaker, and Robinson & Donaldson Limited.:

- "Phase One Environmental Site Assessment, 167 Alice Street, Guelph, Ontario" dated December, 2017.
- "Phase Two Environmental Site Assessment, 167 Alice Street, Guelph, Ontario" dated, 2018

The Phase One ESA was reportedly conducted in accordance with the requirements of Canadian Standards Association (CSA) Standard Z768-01 and in compliance with Ontario Regulation (O. Reg.) 153/04, as amended.

The Phase Two ESA was conducted in accordance with the O. Reg. 153/04.

The ESAs were submitted in support of the Zoning By-law amendment application. The zone change is from the "Specialized Industrial" (B.4-1) Zone to a "Residential Single Detached" (R.1D) Zone to recognize the existing detached dwelling and permit the development of two new detached residential dwellings.

### **SUMMARY OF FINDINGS**

The Site is approximately 0.12 ha (0.31 acres) located at the intersection of Alice Street and Morris Street and occupied by a one-story residential building. The reported Site's first developed use was agricultural. The Site appears to have been developed for residential use by 1955 and continued to be residential since then.

The key Environmental findings from Phase One and Two ESA reports are as follows:

#### **Phase One ESA**

The following Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APEC) were identified at the Site:

- **PCA- 1: Underground fuel storage (UST) tanks and above ground fuel storage tanks (ASTs) consisting of gasoline, diesel, and waste oils offsite** were identified just southeast of the Site at 121 Morris St (USTs and ASTs) and about 160 m north at 7 Harris Street (ASTs) and were deemed an APEC on the Site.

## Attachment 9 – Departmental and Agency Comment Summary (continued)

- **PCA- 2: Metal Fabrication (offsite)** at a former machine shop west of the Site (163 Alice Street) and a steel fabrication shop east of the Site (112 Morris Street) was deemed an APEC on the site.
- **PCA-3: Rail Yards, Track and Spurs (offsite)** located approximately 40m southwest of the Site were deemed APEC on the Site.

A Phase two ESA was recommended to assess the subsurface conditions of the Site and evaluate soil quality and groundwater quality in areas of potential environmental concern. Contaminants of concern that were associated with the APECs identified included Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), BTEX, metals and inorganics

### **Phase Two ESA**

Phase Two ESA consisted of drilling four (4) boreholes, three (3) of which were converted into monitoring wells, was conducted to assess the soil and groundwater quality within the Site arising from the APECs. The summary of findings of the Phase Two ESA is as indicated below:

- **Soil** –Analytical results identified some samples had concentrations of metals (cadmium, lead and zinc) above regulatory standards for residential use as stipulated in Table 2: Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition.

Based on laboratory results, concentrations of remaining metals and other parameters tested including; PHCs, VOCs, PAHs and Inorganics were within the SCS for Residential Use.

- **Groundwater** - Laboratory analytical results indicate that groundwater quality meets the SCS for Residential Use.

Soil treatment to reduce the elevated concentrations of cadmium, lead and zinc to levels that meet Residential Use SCS was recommended.

### **COMMENTS:**

- Based on the use of the property (agriculture- up to 1955 and residential since 1955); a mandatory RSC filing is not necessary.
- Phase Two ESA recommends, soil remediation to lower the metals (Zinc, Lead and Cadmium) concentrations to the required regulatory standards for residential use.
- The submitted Phase two ESA report was not signed and stamped.

## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

### **RECOMMENDATION:**

The following must be submitted prior to the approval of Zoning By-law amendment:

- A mandatory RSC filing is not required; however, as per the recommendation of the Phase Two ESA and to comply with the City's "*Guidelines for the development of contaminated or Potentially Contaminated Site (2016)*"; the applicant must prove (via remediation and/or risk assessment) that the metal impacts in soil do not pose threat to the human health and the environment.
- A signed and stamped copy of phase two ESA report must be submitted to the satisfaction of the City.
- The qualified person(s) (QP) must submit a "Reliance Letter" to indicate that despite any limitations or qualifications included in the reports, the City is authorized to rely on all information and opinion provided in the reports.

### **CLOSURE:**

Please note that staff's review pertains to whether the report was conducted in a manner consistent with the Act (e.g. EPA), the Regulations/Standard (e.g. O. Reg. 154/03, as amended; CSA etc.), and/or associated guidance documents. Although majority of the information included in the reports were looked at during the review process, the City Staff does not independently verify information and data, the quality of which are solely the responsibility of the QP who prepared the report.

Due to a delay with the on-site environmental work and cleanup, the Applicant has requested placing a holding zone condition (H) on the subject lands until environmental recommendations are complete, satisfactory to the General Manager/City Engineer.

### **Noise Study Review**

Engineering staff have reviewed the noise studies and have recommended conditions and warning clauses as follows:

*The following conditions are provided as information to Council and will be imposed through consent application approval unless noted otherwise.*

The Owner/Developer acknowledges and agrees that, to prior occupancy and/or final building inspection, their professional engineering consultant shall inspect the site and certify in a letter that the recommended interior/exterior noise control measures comply with the measures in the approved study; such certificate shall be provided to the City.

The Owner/Developer acknowledges and agrees that Unit 1 (the proposed building closest to the rail line) shall be designed such that all building facades with exposure to the rail line shall have brick exterior walls (or an acoustical equivalent), that there are no windows to noise sensitive interior spaces on the west façade, and

## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

the building's forced air ventilation system is sized for the future installation of central air conditioning.

The Owner/Developer acknowledges and agrees that Unit 2 (the proposed building closest to the existing dwelling unit at 167 Alice Street) shall be designed such that all building facades with exposure to the rail line shall have brick exterior walls (or an acoustical equivalent).

*The following warning clauses shall be registered on title prior to the completion of the severance:*

### **Warning Clause for Unit 1:**

The Transferee covenants with the Transferor that the below clauses, verbatim, will be included in all subsequent Agreements of Purchase of sale or lease and Sale and Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the subsequent owners and renters of the said lands and the owner of the adjacent road.

The Transferee of Unit 1, for himself, his heirs, executors, administrators, successors, and assigns acknowledge being advised that despite the inclusion of noise control features in the development and/or within the building unit sound levels due to increasing rail traffic may occasionally interfere with some indoor and/or outdoor activities of the dwelling occupants as the sound levels may at times exceed the sound level limits of the municipal and provincial noise criteria.

The development includes a number of measures to help reduce noise impacts, listed below. To ensure that provincial and municipal sound level limits are not exceeded and/or to keep sound levels as low as possible it is important to maintain the sound attenuation features provided.

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the municipality and provincial sound level limits.

The building components of the dwelling unit (walls, windows, and exterior doors) have been designed to provide acoustic insulation so that, when windows and exterior doors are closed, the indoor sound levels are within the municipal and provincial sound level limits. The details of this building component design are available by contacting the builder of this unit.

The Transferee, for himself, his heirs, executors, administrators, successors, and assigns acknowledge being additionally advised that due to the proximity of the

## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

adjacent industrial/commercial facilities, sound levels from these facilities may at times be audible.

Warning: Guelph Junction Railway or its assigns or successors in interest has or have a right of-way within 250 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. GJR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.

### **Warning Clause for Unit 2:**

The Transferee covenants with the Transferor that the below clauses, verbatim, will be included in all subsequent Agreements of Purchase of sale or lease and Sale and Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the subsequent owners and renters of the said lands and the owner of the adjacent road.

The Transferee, for himself, his heirs, executors, administrators, successors, and assigns acknowledge being additionally advised that due to the proximity of the adjacent industrial/commercial facilities, sound levels from these facilities may at times be audible.

Warning: Guelph Junction Railway or its assigns or successors in interest has or have a right of-way within 250 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. GJR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

### **Staff Recommendations**

#### **Zoning By-Law Amendment Application**

Engineering supports approval of the zoning by-law amendment application with a holding symbol (H) until such time as the Phase 2 ESA recommendations are complied with to the satisfaction of General Manager/City Engineer.

1. It is required that a Holding Symbol (H) be applied restricting the proposed use of the land until the following conditions is met:
  - A mandatory RSC filing is not required; however, as per the recommendation of the Phase Two ESA and to comply with the City's *"Guidelines for the development of contaminated or Potentially Contaminated Site (2016)"*; the applicant must prove (via remediation and/or risk assessment) that the metal impacts in soil do not pose threat to the human health and the environment.
  - A signed and stamped copy of phase two ESA report must be submitted to the satisfaction of the city.
  - The qualified person(s) (QP) must submit a "Reliance Letter" to indicate that despite any limitations or qualifications included in the reports, the City is authorized to rely on all information and opinion provided in the reports.

#### **Future Planning Approval Conditions**

The following conditions are provided as information and will be imposed through the Committee of Adjustment, Consent to Severance approval process unless noted otherwise.

1. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a stormwater management brief for the proposed development, satisfactory to the General Manager/City Engineer.
2. 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.
3. Prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the General Manager/City Engineer.
4. The Developer shall pay to the City the actual cost of the construction of the new driveways including the required curb cut and/ or fill and furthermore, prior to any severance of the lands and prior to any construction or grading

## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

on the lands, the Developer shall pay to the City the estimated cost for constructing the the new driveways including the required curb cut and/or fill, as determined by the General Manager/City Engineer.

5. The Developer shall pay to the City the actual cost of constructing, installing or removal of any service laterals required and furthermore, prior to any severance of the lands and prior to any construction or grading on the lands, the Developer shall pay to the City the estimated cost of constructing, installing or removal of any service laterals, as determined by the General Manager/City Engineer.
6. The Developer will ensure that all domestic wells, boreholes and monitoring wells installed for hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to any construction or grading on the lands.
7. That the Developer constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
8. 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 General Manager/ City Engineer.
9. Prior to any construction or grading on the lands, the Developer 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.
10. That the Developer shall make arrangements satisfactory to the Technical Services Department of Alectra Utilities for the installation of an underground hydro service to the proposed new dwellings, prior to the issuance of a building permit.
11. That the Developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the issuance of any building permits.
12. The Developer shall ensure that all telephone service and cable TV service on the lands shall be underground. The owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services, prior to the issuance of any building permits.

## **Attachment 9 – Departmental and Agency Comment Summary (continued)**

13. Prior to the passing of the severance, the Developer shall enter into an agreement with the City, registered on title, satisfactory to the General Manager/City Engineer, covering the conditions/warning clauses noted above and to develop the site in accordance with the approved plans. The Developer agrees to include the above mentioned conditions/warning clauses (from Noise Study Review) on title on the retained and the future severed lands and noise measures are to be specifically identified on the approved permit drawings.

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**Mary Angelo, P. Eng.**

Manager, Infrastructure, Development  
and Environmental Engineering

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**Kime Toole, C.E.T.**

Engineering Technologist III

## Attachment 9 – Departmental and Agency Comment Summary (continued)

# INTERNAL MEMO



DATE August 16, 2019  
TO **Ryan Mallory**  
FROM Emilio Borges  
DIVISION Parks and Recreation  
DEPARTMENT Public Services  
SUBJECT **167 Alice street– Proposed Zoning By-Law Amendment  
(File # OZS19-006)**

Park Planning has reviewed the notice of complete application and public meeting and the following supporting documents for the above noted Proposed Zoning By-Law Amendment:

1. Planning Justification Report, prepared by BSR&D Ltd., June 2019
2. Development Concept Plan, prepared by BSR&D Ltd. May 10, 2019
3. Grading and Servicing Plan, prepared by Burnside Associates, February 2018
4. Grading and Servicing Notes, prepared by Burnside Associates, February 2018
5. Tree Preservation Plan, prepared by Aboud & Associates Inc., June 12, 2019
6. Tree Preservation Details, prepared by Aboud & Associates Inc., June 12, 2019

### **Subject Lands:**

The subject site is approximately 0.1250 hectares in size, located at the southwest corner of Alice Street and Morris Street, with approximately 30 metres of frontage along Morris Street and approximately 41 metres of frontage along Alice Street. There is an existing one-storey detached residential dwelling located at 167 Alice Street.

### **Proposed Development:**

The current development proposal is to change the zoning to recognize an existing detached dwelling and permit future severance and development of two (2) new single detached residential lots along the south side of Alice Street.

Park Planning offers the following comments:

### **Zoning Bylaw Amendment:**

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current "B.4-1" (Specialized Industrial) Zone to a R.1D (Residential Single Detached) Zone to permit the development of two new detached single dwelling units

### **Parkland Dedication:**

The proposed development will involve the development of two single detached dwelling units and payment in lieu of parkland will be required pursuant to s. 42 of the *Planning Act*, and in accordance with City of Guelph By-law (2019)-20366 as amended by (2019)-20380, prior to issuance of any building permits.

## Attachment 9 – Departmental and Agency Comment Summary (continued)

For the purpose of determining the amount of the payment, the amount for payment will be calculated according to schedules "A" and "B", land Valuation Area (3) of the Parkland dedication By-Law. (ByLaw (2019) – 20366)

The amount is to be calculated as follows;

| Payment in lieu of parkland calculation – Single and semi-detached dwelling units  |                                  |                           |                          |
|--|----------------------------------|---------------------------|--------------------------|
| In accordance with the Sections 17 (b), ( c) and 19 and Schedules A, B and C of the Parkland Dedication By-Law (2019)-20366 as amended by the By-Law (2019)-20380. (Standard Market values are valid until January 31, 2021) |                                  |                           |                          |
| Valuation Area 3   |                                  |                           |                          |
| Development Land area<br>Proposed Part 1(sq. m.)   | Development land area<br>(acres) | Development land<br>value | payment in lieu at<br>5% |
| 336  | 0.08                             | \$107,935                 | \$5,397                  |
| Valuation Area 3   |                                  |                           |                          |
| Development Land area<br>Proposed Part 2(sq. m.)   | Development land area<br>(acres) | Development land<br>value | payment in lieu at<br>5% |
| 275  | 0.07                             | \$88,340                  | \$4,417                  |

### Conditions of Development:

Park Planning recommends the following development approval conditions:

1. The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Deputy CAO of Public Services or their designate, pursuant to s. 42 of the Planning Act and in accordance to the City's Parkland Dedication By-law (2019)-20366 as amended by (2019)-20380 or any successor thereof, prior to issuance of any building permits.

### Summary:

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, park planning supports the proposed changes subject to the conditions outlined above.

Regards,

**Emilio Borges**, Park Planner  
Parks and Recreation, **Public Services**  
T 519-822-1260 extension 3560  
E [emilio.borges@quelfh.ca](mailto:emilio.borges@quelfh.ca)

File T:\Riverside\\_Park Planning\PLANNING\EAST DISTRICT\Zoning ByLaw & Official Plan Amendments\167 Alice Street\ 167 Alice Street ZBLA

## Attachment 9 – Departmental and Agency Comment Summary (continued)

### INTERNAL MEMO



DATE July 24, 2019  
TO **Ryan Mallory**  
FROM Pat Sheehy  
DIVISION Building Services  
DEPARTMENT Infrastructure, Development and Enterprise  
**SUBJECT Zoning Services comments- 167 Alice Street (OZS19-006)**

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Zoning has reviewed the proposed Zoning By-law amendment for the subject property and has the following comments.

The proposal is for a Zoning By-law amendment to recognize an existing single detached dwelling and proposing two new dwellings.

The plan as presented does not require any specialized regulations for the R.1D zone.

The existing dwelling will comply to existing R.1D regulations also. It is to note that the existing dwelling in the future could be demolished and two new lots be created under the R.1D zoning.

Zoning Services has no concerns with the proposal.

Thanks  
Pat

## Attachment 9 – Departmental and Agency Comment Summary (continued)

**Ryan Mallory**

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**From:** Mike Pontes <mpontes@guelphhydro.com>  
**Sent:** Thursday, August 22, 2019 8:41 AM  
**To:** Ryan Mallory  
**Subject:** 167 Alice St - File # OZS19-006

Good morning Ryan, we have no comments on this one. This is just a zoning change which is ok by us. If/when this gets to the point of severing the lots, that would more than likely go through the Committee of Adjustments which we will then throw comments in about servicing the newly created lots. Thanks

Mike



**Mike Pontes, C.E.T.**  
**Technical Services Supervisor**  
395 Southgate Dr. Guelph, ON N1G 4Y1  
T 519.837.4733 | m 519.829.9199 | f 519.822.4963  
[alectrautilities.com](http://alectrautilities.com)

*Alectra's Guelph location is a scent-free environment. If you will be visiting our offices, please do not wear or use scented products (perfume, cologne, after shave, lotions, shampoo, conditioner, hair spray, fabric softener, dryer sheets and scented laundry detergent). The use of laser pointers is also not permitted.*

## Attachment 9 – Departmental and Agency Comment Summary (continued)



**UPPER GRAND  
DISTRICT SCHOOL  
BOARD**

**Jennifer Passy BES, MCIP, RPP**

*Manager of Planning*

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [jennifer.passy@ugdsb.on.ca](mailto:jennifer.passy@ugdsb.on.ca)

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

14 August 2019

PLN: 19-092

File Code: R14

Ryan Mallory  
Planner 2, Development and Urban Design  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Mr. Mallory;

**Re: OZS19-006**  
**167 Alice Street, Guelph**

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a zoning by-law amendment to recognize the existing detached dwelling and permit the development of two new detached residential dwellings.

The Planning Department does not object to the proposed application, subject to the following condition:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s)

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

Sincerely,

**Upper-Grand District School Board**

Jennifer Passy, BES, MCIP, RPP  
Manager of Planning

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### Upper Grand District School Board

• Linda Busuttill; Chair  
• Mike Foley

• Mark Bailey; Vice-Chair  
• Barbara Lustgarten Evoy

• Jolly Bedi  
• Martha MacNeil

• Gail Campbell  
• Robin Ross

• Jen Edwards  
• Lynn Topping



## Attachment 9 – Departmental and Agency Comment Summary (continued)

### **Ryan Mallory**

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**From:** Les Petroczi  
**Sent:** Tuesday, November 5, 2019 1:33 PM  
**To:** Ryan Mallory  
**Cc:** Amber Bryer  
**Subject:** RE: 167 Alice Street - Noise and Vibration Study

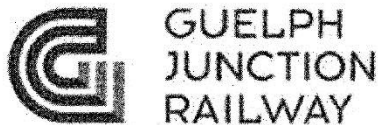
Hi Ryan

The GJR is satisfied with all information and warning clauses within the report.

Thank-you

**Les Petroczi | General Manager**

Guelph Junction Railway | Infrastructure, Development and Enterprise  
City of Guelph  
1 Carden St. Guelph, ON., N1H3A1  
T 519-822-1260 x 2825 | M 519-766-7121  
E [les.petroczi@guelph.ca](mailto:les.petroczi@guelph.ca)



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**From:** Ryan Mallory <[Ryan.Mallory@guelph.ca](mailto:Ryan.Mallory@guelph.ca)>  
**Sent:** Tuesday, November 5, 2019 11:35 AM  
**To:** Les Petroczi <[Les.Petroczi@guelph.ca](mailto:Les.Petroczi@guelph.ca)>  
**Subject:** 167 Alice Street - Noise and Vibration Study

Hi Les,

Back in August, we circulated at Noise and Vibration Study for 167 Alice Street to you. The proposal is to rezone the property to residential. One home exists there now and two more are proposed.

Engineering has determined that the study was prepared before the City's Noise Guidelines came into effect, so I will be sending it to a consultant for a peer-review. I'm wondering if you've had a chance to review the study and if there are any questions you'd like the peer-review to look at.

Do you have any concerns with the study or any comments I can add to my report to Council? Thank you.

Regards,

**Ryan Mallory, MCIP, RPP**, Planner 2 – Development and Urban Design  
Development Planning – **Planning and Building Services**  
**City of Guelph**  
519-822-1260 extension 2492  
[ryan.mallory@guelph.ca](mailto:ryan.mallory@guelph.ca)

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