



January 21, 2022

Via: Email

Ms. Lindsay Sulatycki
Planning and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
Guelph ON N1H 3A1

Dear Ms. Sulatycki

**Re: 205-213 Speedvale Ave. East
Zoning By-Law Amendment
Response to Memorandum (dated August 8, 2019)
City File No.: OZS18-011
Project No.: 300041770.0000**

We have received your comments dated August 8, 2019, with comments concerning the above-noted project. For clarity, your comments are listed in the order they appear in the Memorandum and in *italics*, and our responses follow.

Functional Servicing Report
SWM

2. *It is preferred that stormwater modelling be completed using MIDUSS however the City will also accept calculations using the Rational formula.*

Response: The rational method has been used, please see section 4.0 stormwater management and appendix D within the report.

3. *In accordance with the "Low Impact Development Stormwater Management Planning and Design Guide" and after confirmation from the City's Risk Management Official (RMO), the proposed bioretention cells and permeable pavers (within the parking area) on the site cannot be considered for this site as the property is located within WHPA Band has less than a 2 year time-of-travel. The guide specifies that physical restraints and suitability of facilities receiving road or parking lot runoff should not be located within two (2) year time-of-travel wellhead protection areas" - refer to Section 4.5.*

Response: The bioretention cells and permeable pavers within the parking areas have been removed. Permeable pavers within the sidewalk areas are now proposed.

4. *Next submission should include further information regarding the proposed infiltration gallery located in the outdoor amenity area (size, depth, product type etc.) Please review the City's Development Engineering Manual (DEM)*

for further details regarding infiltration gallery submission requirement.

Response: The infiltration gallery has been updated in accordance with the City's DEM. Further details on the infiltration gallery have been provided in report section 4.8 as well as on S1. Further details will be provided at SPA phase due to required additional infiltration testing.

- 5. Please note that at the time of future site plan submission, on-site infiltration testing will be required to support any proposed infiltration facility. The technical memorandum provided in the FSR (Appendix B) outlined that only the soil underlying the topsoil was tested the specific soil testing required is for testing the soil underlying the facility itself - refer to Section 5.7.7 of the DEM.*

Response: Noted.

- 6. Is there any monitoring wells located on the subject lands or has there geotechnical work been completed to capture and identify the seasonal high groundwater table? This will need to be established to ensure that the gallery maintain a minimum 1m separation as per the MECP SWM Design Manual. Please provide the information if available otherwise this will be a requirement prior to site plan approval.*

Response: Looking at MOE well records in the nearby area show that the groundwater level in the surrounding area is around 10m or more in depth. Please see Appendix C.

GRADING

- 1. Please show underside of footings or basement floor elevations for the proposed buildings on the grading plan.*

Response: Basement floor elevation (BFFE) is now shown on the plan as 326.05m.

- 2. The grading plan lacks grading information in the rear lot outdoor amenity space. Please show existing grades in this area.*

Response: Existing Grades have been shown.

- 3. The proposed retaining wall shows a "typical" height of 1.2m. As such, staff will not support an application that has retaining walls greater than an exposed height of 1m adjacent to existing residential units as per the City's DEM. Furthermore, the retaining wall is to be removed out of the City right-of-way and is to be entirely on the subject lands. Currently the retaining wall is shown within the road widening area.*

Response: The retaining wall to the south has been removed. However, a retaining wall has been added on the west side of the site. The retaining wall has a maximum of 1.0m height and it located entirely on the subject lands.

- 4. Add information on the grading plan regarding the proposed earthen berm & low wall as shown on the Site Plan.*

Response: There is no earthen berm and low wall now shown on the site plan.

SERVICING

1. *Only one storm connection for the site will be permitted.*

Response: Only one storm connection is now proposed.

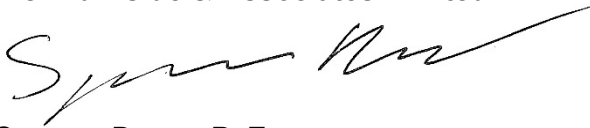
2. *Servicing plan should show property boundaries and have inspection MHs and a water valve at property line.*

Response: The property boundary is now shown on the servicing plan, sanitary and storm manholes are proposed within the property line.

We trust that the following responses have addressed your comments. Should you have any questions or require anything further, please contact us.

Yours truly,

R.J. Burnside & Associates Limited



Spencer Brown, P. Eng
Project Engineer
SB:js

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