



SCOPED ENVIRONMENTAL IMPACT STUDY

Updated

EIS Report

Project Location:
180 Gordon Street
Guelph, ON

Prepared for:
Podium Developments
465 King Street East, Unit 19
Toronto, ON M5A 1L6

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MTE File: 33140-600



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION.....	2
1.1 Background.....	2
1.2 Scope of Work	2
1.2.1 Study Approach.....	2
1.2.2 Background Information Review.....	2
1.2.3 Study Timing	3
1.2.4 Terms of Reference.....	3
1.2.5 Policy Setting	3
2.0 EXISTING CONDITIONS	4
2.1 Biophysical Site Description.....	4
2.2 Natural Heritage Features.....	4
2.2.1 Woodlands	4
2.2.2 Wetlands (Provincially and Non-Provincially Significant)	4
2.2.3 Watercourses	5
2.2.4 Significant Habitat	5
2.3 Geological and Hydrological Conditions.....	6
2.3.1 Geology.....	6
2.3.2 Surface water and Floodplains	6
2.3.3 Groundwater Characteristics	6
2.3.4 Rare, Threatened, Endangered and Special Concern	6
2.4 Description of Proposed Development.....	8
3.0 IMPACT ASSESSMENT	9
3.1 Assessment of Direct and Indirect Impacts	10
3.2 Buffers and Setbacks.....	10
3.3 Mitigation Measures.....	10
3.4 Compensation and Landscaping.....	11
3.5 Monitoring.....	11
4.0 CONCLUSIONS AND RECOMMENDATIONS	11
5.0 LIMITATIONS	12
6.0 CLOSING.....	12
7.0 REFERENCES.....	13

TABLES

TABLE 1: SITE VISIT SUMMARY	3
TABLE 2: RARE, THREATENED AND ENDANGERED ANIMAL AND PLANT SPECIES	7

APPENDICES

APPENDIX A	FIGURES
APPENDIX B	PROPOSED DEVELOPMENT
APPENDIX C	SITE PHOTOGRAPHS
APPENDIX D	CORRESPONDENCE

EXECUTIVE SUMMARY

MTE Consultants Inc. (MTE) was retained by Podium Developments to prepare a Scoped Environmental Impact Study (EIS) for 180 Gordon Street, Part of Lot A, Registered Plan 302, City of Guelph, Ontario (hereafter referred to as the "Site"). The Site is owned by Podium Developments.

The Site is currently vacant and is located adjacent to Marianne's Park and residential land use. The Site is bound to the northeast by a wooded area. The Site is located within an area to be designated as general residential and Core Greenlands (a small part of the floodplain is located on the north corner of the Site) within the City of Guelph Official Plan. Current zoning indicates the Site is floodplain and convenience commercial. As such, Podium Developments requires an EIS for the Site in support of a zoning by-law amendment (ZBLA) application. The Site currently does not contain any vegetation or wildlife habitat.

To fulfill the EIS objectives MTE completed a review of Site information and a review of background information from the Ministry of Natural Resources (MNR), Natural Heritage Information Centre (NHIC), City of Guelph Official Plan, River Systems Management Plan and Grand River Conservation Authority (GRCA) mapping. A Site reconnaissance was undertaken to confirm the Site characterization.

MTE provides the following conclusions and recommendations for the Site:

- A portion of the Site is located within the regulated floodplain and regulatory limits of GRCA;
- The Site does not contain any natural heritage features or significant species;
- There are no vegetation communities present on the Site and ecological habitat is unavailable;
- The Site is adjacent to a wooded area and impacts from the proposed residential development are not anticipated;
- Additional buffers and setbacks are not deemed necessary for the Site;
- Silt fencing is recommended for the remaining fill and grading of the Site following the past excavation activities as well as construction activities during development of the Site;
- Monitoring and compensation measures are not warranted due to the lack of potential impact from the proposed development however mitigation measures include a retaining wall, fencing and stormwater management; and
- All landscaping which is included in the detailed design phase of the planning process should incorporate native species.

1.0 INTRODUCTION

MTE Consultants Inc. (MTE) was retained by Podium Developments to prepare a Scoped Environmental Impact Study (EIS) for 180 Gordon Street, Part of Lot A, Registered Plan 302, City of Guelph, Ontario (hereafter referred to as the "Site") as shown in Figures 1a and 1b. The Site is currently owned by Podium Developments.

This report provides information on the natural environment of the Site including important Site features and historical documentation from regulatory agencies of Site occurrences of significant species including those identified as provincially-listed Species at Risk (SAR) and/or unique to the study area. The results of incidental sightings including breeding birds, mammals, herpetozoa (amphibians and reptiles), Lepidoptera (butterflies and moths) and vegetation are also reported. Development constraints and buffers are then provided for consideration based on the completed EIS.

1.1 Background

The Site is currently vacant and is located adjacent to Marianne's Park and residential land use. The Site is bound to the northeast by wooded area. The Site is located within an area to be designated as general residential and Core Greenlands (a small part of the floodplain is located on the north corner of the Site) within the City of Guelph Official Plan. Current zoning indicates the Site is floodplain and convenience commercial. As such, Podium Development requires an EIS for the Site in support of a zoning by-law amendment (ZBLA) application. The Site currently does not contain any significant vegetation or wildlife habitat. A Phase I Environmental Site Assessment (ESA) completed by MTE staff in 2010 included a Site visit which noted some grasses and shrubs at the north and east boundaries of the Site.

1.2 Scope of Work

1.2.1 Study Approach

The preparation of the EIS Report consisted of three distinct phases. The first phase was to review available literature on the Site. The second phase consisted of a Site reconnaissance to assess Site conditions. The final phase was a compilation of both field and literature data and preparation of this EIS Report

1.2.2 Background Information Review

The scope of work of this investigation included a review of relevant available information related to the study area. This part of the investigation included the following elements:

- A review of overburden and bedrock geology in the area to establish existing subsurface conditions;
- A review of soil maps, aerial photographs, Ontario base maps and any other relevant maps;
- A review of land use and surface waters;
- A review of the Ministry of Natural Resources (MNR) Natural Heritage Centre (NHIC) records of the Site, including Areas of Scientific and Natural Interest (ANSIs), Provincially Significant Wetlands (PSW) and Species at Risk; and

- A review of the Grand River Conservation Authority (GRCA) information of the area and the City of Guelph Official Plans.

1.2.3 Study Timing

The Site reconnaissance was undertaken on May 10, 2011. Table 1 outlines the general Site conditions and observations.

TABLE 1: SITE VISIT SUMMARY

Site Visit	MTE Personnel on Site	Weather Conditions	Other notes/comments
May 10, 2011 1:00 pm	Kim Logan Ecologist	Cloudy, warm, calm winds	Site fenced, recent excavation; excavation not in-filled or graded; non-native/weedy vegetation within fill piles and excavation as well as along property boundaries

1.2.4 Terms of Reference

The Terms of Reference (ToR) were determined in coordination with the GRCA and the City of Guelph. The ToR was presented to both the River Systems Advisory Committee (RSAC) and Environmental Advisory Committee (EAC). A single Site reconnaissance was deemed sufficient due to the lack of natural habitat located within the Site boundaries. The Site reconnaissance served as a confirmation of the absence of habitat and noted the proximity to the adjacent features (Speed River and woodlot). All potential direct and indirect impacts from the proposed Site development and applicable mitigation have been included as it pertains to available mapping, zoning and stormwater management. Correspondence with the GRCA and the City of Guelph Advisory Committees are included in Appendix A.

1.2.5 Policy Setting

Grand River Conservation Authority

A portion of the Site boundaries falls within the Speed River floodplain and therefore, the Site is regulated by GRCA. Based on GRCA mapping (GRCA, 2011a) and Ontario Regulation (O.Reg.) 150/06 (Section 8.1), the floodplain is designated as a one-zone policy area. This EIS presents information in accordance with Sections 7 and 8 of O. Reg. 150/06.

City of Guelph

In accordance with Section 6.3 of the City of Guelph Official Plan (OP) this EIS considers the potential negative impacts that the proposed development may have on the natural heritage features. Based on the OP this EIS also has to address all applicable monitoring strategies and mitigation measures. This EIS report focuses on minimizing any potential negative effects the project may have on the natural environment. All aspects of the project and any potential impacts also incorporate the River Systems Management Study (RSMS) Goals and Objectives (City of Guelph, 1993) as outlined through consultation with the City of Guelph RSAC.

Provincial Policy Statement

In accordance with Section 2.1 of the Provincial Policy Statement (PPS, 2005) this EIS considers the protection of natural features and areas at the Site including the maintenance of ecological function and biodiversity of Natural Heritage Systems.

To adhere to the PPS, Site modifications should not negatively impact areas of significant habitat of endangered/threatened species, Significant Wetlands, Significant Woodlands, Significant Valleylands, SWH or ANSIs on or adjacent to the Site.

This EIS also takes into consideration the *Endangered Species Act, 2007*, in protecting natural heritage features at and adjacent to the Site.

2.0 EXISTING CONDITIONS

2.1 Biophysical Site Description

In order to obtain information regarding the Site previously recorded by various agencies a literature and database search was completed in conjunction with requests for information. The following were included in the records search:

- Biodiversity Explorer (MNR, NHIC)
- City of Guelph – Official Plan and River Systems Management Study
- Provincial Policy Statement
- Grand River Conservation Authority website and mapping

2.2 Natural Heritage Features

Woodlands, wetlands and watercourses, as identified by MNR NHIC and the City of Guelph, are located in the vicinity of the Site, however, none are located on-Site. The following describes the information obtained related to the Site and surrounding areas as well as information collected during the Site reconnaissance.

2.2.1 Woodlands

Based on information provided by GRCA, the lands east adjacent of the Site contain a woodlot. Details pertaining to the woodlot were not available from GRCA or MNR.

Based on the City of Guelph Official Plan mapping the woodlot is designated as Core Greenlands because of the vicinity to the river and location within the floodplain.

2.2.2 Wetlands (Provincially and Non-Provincially Significant)

There are no wetlands located on the Site. The adjacent woodlot noted above is marked as wetland area (swamp) that has not been assessed.

2.2.3 Watercourses

The Speed and Eramosa Rivers are located north of the Site. The confluence point of the Upper Speed River and the Lower Speed and Eramosa Rivers is located approximately 130 m to the north.

Fish habitat is present in both rivers. Fish species which are noted by the GRCA to occur in the Speed River include smallmouth bass (*Micropterus dolomieu*), largemouth bass (*M. salmoides*), carp (*Cyprinus carpio*), Northern pike (*Esox lucius*) and panfish, including bluegill (*Lepomis macrochirus*), pumpkinseed (*Lepomis gibbosus*), crappie (*Pomoxis* sp.) and perch (*Perca* sp.) and those within the Eramosa River include smallmouth bass, brook trout (*Salvelinus fontinalis*), brown trout (*Salmo trutta*) and pike (GRCA, 2011b). Based on the species present historically the Speed and Eramosa Rivers would have been classified as cold water, however, currently they seem to be moving towards cool water.

The Site boundaries fall within the regulatory floodplain and the GRCA regulated area (15 m beyond the regulatory floodplain).

2.2.4 Significant Habitat

Wildlife Corridors and Linkages

Animal movement corridors allow animals to travel freely and safely across the landscape by providing cover, shelter from harsh weather conditions, and by minimizing encounters with predators. Animal movement corridors are elongated, naturally vegetated parts of the landscape used by animals to move from one habitat to another. They exist at different scales and frequently link or border natural areas. Movement corridors encompass a wide variety of landscape features such as riparian zones and shorelines, woodlands, anthropogenic features such as hydro and pipeline corridors, abandoned rail and road allowances, and fencerows and windbreaks.

Presently, wildlife can move freely across the adjacent woodlot and along the river corridors. The Site is not considered very important as a wildlife corridor or linkage because of its location next to the park which is more easily accessible and conducive to wildlife movement.

The adjacent woodlot represents significant habitat within the urban area and, despite residential and recreational use, the woodlot appears to contain large undisturbed areas. However, there is no significant habitat within the Site boundaries. The Site is currently fenced as such it is anticipated that animals able to access the Site are those typical of urban areas. Based on preliminary plans provided at the time of the EIS the Site will be fenced post development and access will remain limited between the Site and the adjacent woodlot.

Deer Yards

There is no known deer yard on the Site. Evidence of white-tailed deer was not observed within the Site boundaries or the lands immediately adjacent.

Wildlife

Wildlife in the general area likely consists of common species of birds and mammals many of which are abundant, highly adaptable and tolerate close proximity to human activities. A

number of these species are commonly found in natural habitat as well as artificially created habitats such as gardens, yards, parks and habitats close to residential and industrial areas.

2.3 Geological and Hydrological Conditions

2.3.1 Geology

The Site is located within the broad physiographic region known as the Guelph Drumlin Field, which occupies approximately 829 km², including parts of the Regional Municipalities of Waterloo and Halton and parts of the City of Hamilton and Wellington County. The dominant soil materials include the stony till of the drumlins and deep gravel terraces in the intervening areas. The area is underlain by dolostone of the Guelph and Amabel Formations, which dip gently toward the southwest. During Site investigations, bedrock was encountered at 2.1 to 3.2 metres below ground surface (mbgs) and includes Middle and Lower Silurian formations of sandstone, shale, dolostone and siltstone.

2.3.2 Surface water and Floodplains

The Site is located south of the Speed and Eramosa River confluence point. The floodplain extends into the boundaries of the Site and is regulated by the GRCA.

The Speed River is located approximately 25 metres northwest of the Site. The groundwater flow direction in the general area of the Site is surmised to be northwesterly based on topographic features, as well as the proximity of the Speed River. However, due to the close proximity of the Site to the Speed River, it is expected that seasonal fluctuations would cause groundwater flow to change directions.

It is assumed that a natural groundwater gradient exists towards the river during low flow conditions when the river is primarily a groundwater fed water course, however, during high flow conditions the river would likely cause infiltration and mounding of the groundwater to flow outwardly from the river.

2.3.3 Groundwater Characteristics

Based on the GRCA mapping groundwater within the area is considered vulnerable. The Site is located with Zone B of wellhead protection. Groundwater was measured previously by MTE to be at a depth of approximately 1.5-3 m.

2.3.4 Rare, Threatened, Endangered and Special Concern

According to the NHIC there are significant and threatened species of animals and/or plants in the general area of the Site (Table 2). However, many have not been observed in over 10 years.

During the Site reconnaissance none of the below listed species were observed within the Site boundaries. There is no habitat present to support any wildlife species and there is no wetland or other vegetation community on Site.

TABLE 2: RARE, THREATENED AND ENDANGERED ANIMAL AND PLANT SPECIES

Taxon	Scientific Name	Common Name	COSEWIC	SARO	SRank	GRank
Reptile	<i>Emydoidea blandingii</i>	Blanding's turtle	THR	THR	S3	G4
Reptile	<i>Graptemys geographica</i>	Northern map turtle	SC	SC	S3	G5
Reptile	<i>Lampropeltis triangulum</i>	Milksnake	SC	SC	S3	G5
Reptile	<i>Thamnophis sauritus</i>	Eastern ribbonsnake	SC	SC	S3	G5
Plant	<i>Arnoglossum plantagineum</i>	Tuberous Indian-plantain	SC	SC	S3	G4G5
Plant	<i>Carex careyana</i>	Carey's Sedge	-	-	S2	G4G5

Legend:

SRank = Provincial Rank

GRank = Global Rank

THR = Threatened

SC = Special Concern

- = not listed

G4 = Common

G5 = Very common

G#G# = Range Rank

SARO = Species at Risk in Ontario

COSEWIC = Committee on the Status of Endangered Wildlife in Canada

S2 = Imperiled

S3 = Vulnerable

Birds

There is no habitat present on the Site to support bird species. No birds were seen or heard on Site during the Site reconnaissance. Birds were noted adjacent to the Site which included species common to urbanized areas such as brown headed cowbird (*Molothrus ater*), robin (*Turdus migratorius*) and Canada goose (*Branta canadensis*).

Herpetozoa

There is no habitat present on the Site to support reptiles and amphibians and no incidental observations were made during the Site reconnaissance. Herpetozoa are not anticipated to use the Site, however there is potential for use within the adjacent woodlot.

Mammals

There is no habitat present on the Site to support mammals. Incidental observations of mammal species was based on visual evidence including indirect evidence such as tracks, scat, burrows, dens and browse. Species significance on a national, provincial, regional and local level was based on COSEWIC (2011), COSSARO (2011) and NHIC (2011).

Incidental observations of mammals at the Site included Eastern grey squirrel (*Sciurus carolinensis*) and Eastern Cottontail (*Sylvilagus floridans*). It is anticipated that species in the general area are also likely to include common species such as Striped Skunk (*Mephitis mephitis*), Raccoon (*Procyon lotor*) and Meadow Vole (*Microtus pennsylvanicus*). None of the species are considered rare, endangered or threatened.

Lepidoptera

There is no habitat present to support Lepidoptera (butterflies and moths) and no incidental observations of species were made during the Site reconnaissance. Common species of Lepidoptera are anticipated to be present the adjacent woodlot.

Vegetation

There are no vegetation communities on the Site. Small numbers of opportunistic species (weeds) were noted within the excavation/fill material and along the property boundaries.

2.4 Description of Proposed Development

Proposed development for the Site includes the construction of twelve townhouse units with sixteen covered parking spaces, and three open visitor parking spaces which will be located along the southwestern boundary of the Site.

The Site is currently zoned as convenience commercial and floodplain. The Official Plan shows the Site immediately adjacent to the Core Greenlands and Floodway of the Speed and Eramosa Rivers. East of the Site is an area of archaeological potential. The Site is also located within a priority area for community improvement and the open space corridor for the Speed and Eramosa River Valley Corridors. In order to complete the proposed development a ZBLA application must be submitted to re-zone the Site as residential.

Development of the Site will be confined to the property boundaries and will not encroach on the adjacent Marianne's Park. The development will not interfere with river views as outlined in Objective 7 of the RSMS Master Plan and Objectives. Objective 7 is to protect and enhance views to the Speed and Eramosa rivers, views to the rivers should be protected and enhanced in developed and redeveloping areas along the rivers. The view of the river from the park will not be obstructed from Gordon Street at the river or the Park. Because of the redevelopment of the property, the general view of the area will be enhanced in that the vacant lot which was an eye sore for many years will have high quality buildings on it that are aesthetically pleasing.

The proposed development will not change the current recreational use of the river corridors as stated in Objective 13 of the RSMS which encourages "passive" recreational use such as walking and bird watching along the rivers.

Since the development will border Marianne's Park to the south away from the river and not change the landscape immediately adjacent to the river, Objective 10 of Goal #3 which is compatible riverside development and Principle 8 (River Edge Landscape) within the RSMS will maintain the river edge set back for turf within the park and not remove any existing woodlands, wetlands and meadows. The project will not impact the current walkways and open space between the river and the proposed development and no vegetation will be removed or impacted.

The proposed parking spaces will be located along the southwestern boundary of the Site, furthest from the river which is in accordance with Objective 7 which states that large surface parking and garbage storage must not occur along the river's edge and Principle 19 (Built Form, Location of Parking and Services) of the RSMS. Based on the preliminary proposed development the townhouses will overlook the river which is indicated as ideal within Objective 11 of the RSMS. The height of the townhouses is expected to be approximately 40 feet. A

retaining wall is proposed for the north boundary of the Site with a board fence to the south. The retaining wall will provide effective silt control for post development as outlined in Principle 2 of the RSMS. The retaining wall will also address the northwest portion of the Site which remains inside the 30 meter riparian setback (floodplain). There will be one entrance from Gordon Street into the Site.

The proposed land use of the Site is such that Principles 13 and 14 of the RSMS regarding built form are incorporated, however further detail can be addressed during the detailed design of the planning process if necessary for these Principles. Within the detailed design phase of the planning process Principles 16, 17 and 18 should also be considered; currently, preliminary drawings show that these Principles, where applicable, have been incorporated (i.e. setback from Gordon Street to allow for appropriate build-to lines and views to the river).

The Site will be serviced by Municipal Services. Stormwater management will direct stormwater and surface run off to Municipal storm sewers on Gordon Street. As such the quality and quantity of runoff that would enter the river post development will not negatively impact the Speed and Eramosa Rivers. Further information related to stormwater management is discussed in Section 3.3. Drawings of the proposed development are attached in Appendix D.

3.0 IMPACT ASSESSMENT

For the purpose of this EIS Report, the significance of a natural feature is based either on: a) it being identified as significant by a regulatory agency or ministry; or b) it being identified through field investigations and subsequent evaluation, as having the potential to be a significant feature or play a significant role in the ecology of the Site or its adjacent lands by experienced ecologists according to published resources. The main sources of information consulted for the presence of significant features on or in the vicinity of the Site were MNR (NHIC), GRCA and the City Official Plan. MTE also assigned relative levels of significance to the vegetation units based on local representation, age, and likely habitat potential.

Sensitivity of an ecological system or feature is measured by its resistance to change when exposed to a disturbance. The degree to which an ecological feature can withstand or recuperate from a disturbance is termed its "resilience". The lower the resilience of a feature to a disturbance, the higher it's sensitivity. Identification of the sensitivity of ecological features and functions aids in the prediction of potential loss of a significant feature or function given the proposed land use, and if identified to be retained, to ensure that adequate protection/mitigation for its maintenance is prescribed. It should be noted that features that are sensitive to disturbance are not necessarily significant and that sensitivity ratings (high, medium and low) have been applied in the following discussion. For the purpose of this study, the potential disturbances or stressors are related to the surrounding industrial land use and development constraints on-Site for future land use, and all statements related to sensitivity refer to the relative ability of a feature or function to withstand such a disturbance.

There are no significant or sensitive natural features on the Site, the Site is currently vacant and is fenced due to recent excavation activities (Site photographs are located in Appendix C).

Based on available background information for the adjacent land the woodlot habitat present outside of the Site boundaries is considered to be significant.

3.1 Assessment of Direct and Indirect Impacts

Since there is no natural habitat located on the Site there will be no direct impacts on ecological features and functions as a result of the proposed development. There will be no net loss to fish habitat through the development and there will be no impact on aquatic habitat, animals and plants.

There are no direct or indirect impacts anticipated for the adjacent woodlot. Low density residential land use is not anticipated to increase noise or light levels as such to interfere with local bird and wildlife populations.

There is minimal potential for indirect impacts to the river which will be addressed through mitigation measures (Section 3.3).

3.2 Buffers and Setbacks

Additional buffers and setbacks are not deemed necessary as part of the proposed development. Most of the Site, with the exception of the northwest corner, are beyond the 30 m setback from the Speed River. The encroachment of the development into the set back (floodplain) has been approved by GRCA and ranges from 0 to 9 metre (Figure 2). In order to address the portion which will remain within floodplain in the 30 m setback a retaining wall is proposed for development along the property line to elevate the grade along the edge closest to the river.

Based on the current conditions of the Site and the adjacent woodlot, a buffer is not considered necessary along the northeastern Site boundary. Fencing will be installed adjacent to the woodlot which will prevent access between the Site and the woodlot.

3.3 Mitigation Measures

There will be no surface water or stormwater directed to the river at any time and therefore, there will be no impact on water quality (e.g. through siltation) or quantity during the construction or post-construction phase and aquatic habitat will be unaffected.

The increased surface water runoff (stormwater) post development from hardening of the Site surfaces (i.e. roadway, building etc.) will be mitigated through a stormwater management plan for the Site. This will prevent any potential of surface water runoff towards the Speed and Eramosa Rivers and changes in the water regime are not expected. The stormwater management plan, through the detailed design phase of the planning process, will incorporate, where possible, Low Impact Development (LID) concepts; however, based on the Site area the changes to the hydrology within the Site boundaries are not anticipated to be altered greatly from pre to post development and as such will be mitigated sufficiently through collection of surface water and disposal of it to the municipal system.

In order to prevent run off from construction activities silt fencing will be installed and inspected on a regular basis; this will contribute to Objective 2 and Principle 2 of the RSMS.

As discussed in Section 3.2 a retaining wall will be installed along the park edge property boundary to address the floodplain and riparian setback. As well, installation of fencing adjacent to the woodlot will limit access between the Site and the woodlot.

3.4 Compensation and Landscaping

Since there are no impacts anticipated on the natural environment and no significant vegetation will be removed, compensation is not considered necessary for the proposed Site development.

It is recommended that any landscape design incorporated into the planning process utilize native species. In order to provide the potential for improvement to water quality within the Speed and Eramosa Rivers (and their tributaries), in accordance with Objective 2 of the RSMS, *Populus* species could be incorporated into the landscape plan where feasible.

3.5 Monitoring

Due to the lack of impacts on natural heritage features, monitoring is not considered warranted for the proposed development at the Site.

4.0 CONCLUSIONS AND RECOMMENDATIONS

MTE provides the following conclusions and recommendations for the Site:

- A portion of the Site is located within the regulated floodplain and regulatory limits of GRCA;
- The Site does not contain any natural heritage features or significant species;
- There are no vegetation communities present on the Site and ecological habitat is unavailable;
- The Site is adjacent to a woodlot; however, impacts from the proposed residential development are not anticipated;
- Additional buffers and setbacks are not deemed necessary for the Site;
- Silt fencing is recommended for the remaining fill and grading of the Site following the past excavation activities as well as construction activities during development of the Site;
- Monitoring and compensation measures are not warranted due to the lack of potential impact from the proposed development however mitigation measures include a retaining wall, fencing and stormwater management; and
- All landscaping which is included in the detailed design phase of the planning process should incorporate native species.

5.0 LIMITATIONS

Services performed by MTE were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the client. It was completed in accordance with the Scope of Work agreed upon by the client. As such, this report may not deal with all issues potentially applicable to the site and may omit issues, which are or may be of interest to the reader. MTE makes no representation that the present report has dealt with any and all of the important features, including any or all important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions as they existed during the time period of the investigation. In addition, MTE has relied on information provided by the client and other investigators as being accurate and representative.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

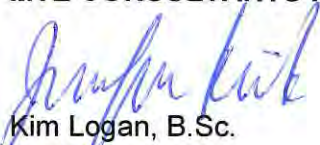
It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

6.0 CLOSING

We trust this report meets your needs. If you have any questions, please do not hesitate to contact the undersigned.

All of which is respectfully submitted,

MTE CONSULTANTS INC.

per 
Kim Logan, B.Sc.
Ecologist


Barbara Hard, Ph.D.
Manager, Ecological Services

BCH:ksw

7.0 REFERENCES

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FIGURES

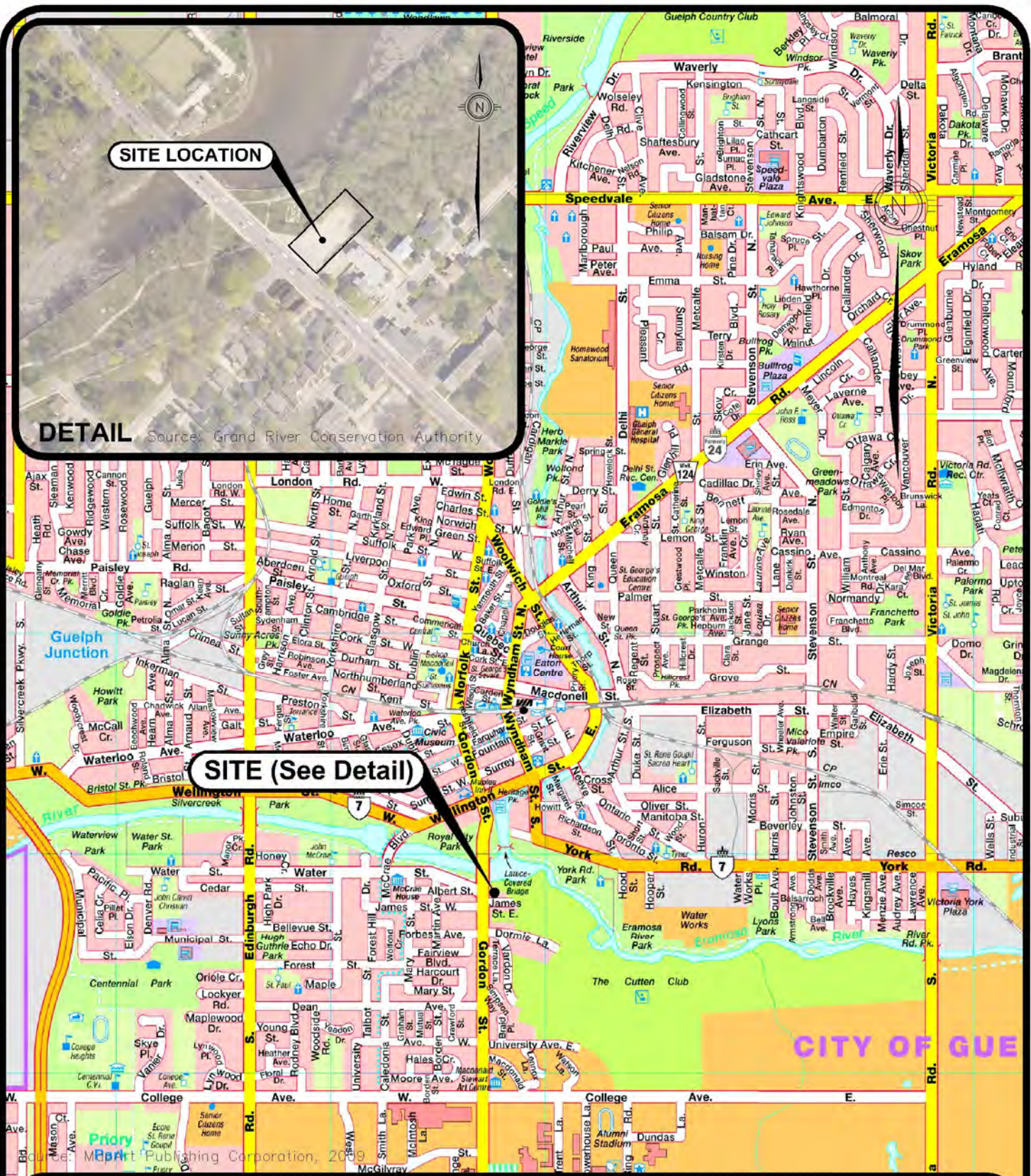


Figure 1 SITE LOCATION MAP



Project Name			
180 Gordon Street RA & RSC			
Site		Client	
180 Gordon Street, Guelph, Ontario		Podium Developments	
Scale	MTF Project No.	Date	Layout No.
1:25,000	33140-600	March 2011	EV1.2



Figure 2 SITE LAYOUT & FEATURES



ENVIRONMENTAL DIVISION

<u>Project Name</u>			
180 Gordon Street RA & RSC			
<u>Site</u>		<u>Client</u>	
180 Gordon Street, Guelph, Ontario		Podium Developments	
<u>Scale</u>	<u>MTF Project No.</u>	<u>Date</u>	<u>Layout No.</u>
1:500	33140-600	March 2011	EV1.1



Natural Heritage Features

LEGEND

- WATERSHED MASK
- BUILDING - SYMBOLIZED (GRCA)
- BUILDING - TO SCALE (GRCA)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- SIGNIF. ECOLOGY AREA (NRVIS)
- Significant Ecological Community
- Wetland, Unassessed
- ECOREGIONS (GRCA)
- FOREST MIGHT COMPARTMENT (GRCA)
- WETLAND (GRCA)
- ANSI (NRVIS)
- WETLAND (NRVIS)
- PROVINCIALLY SIGNIFICANT
- OTHER
- PARKS (GRCA)
- DRAINAGE-POLY (NRVIS)
- WOODED AREA (MNR)
- HEGGERDOW
- PLANTATION
- TREED

GRCA Disclaimer

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

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

<http://grims.grandriver.ca/docs/SourcesCitations2.htm>

0 60 120 180 240 m.

NAD 1983, UTM Zone 17 Scale: 1:5,352

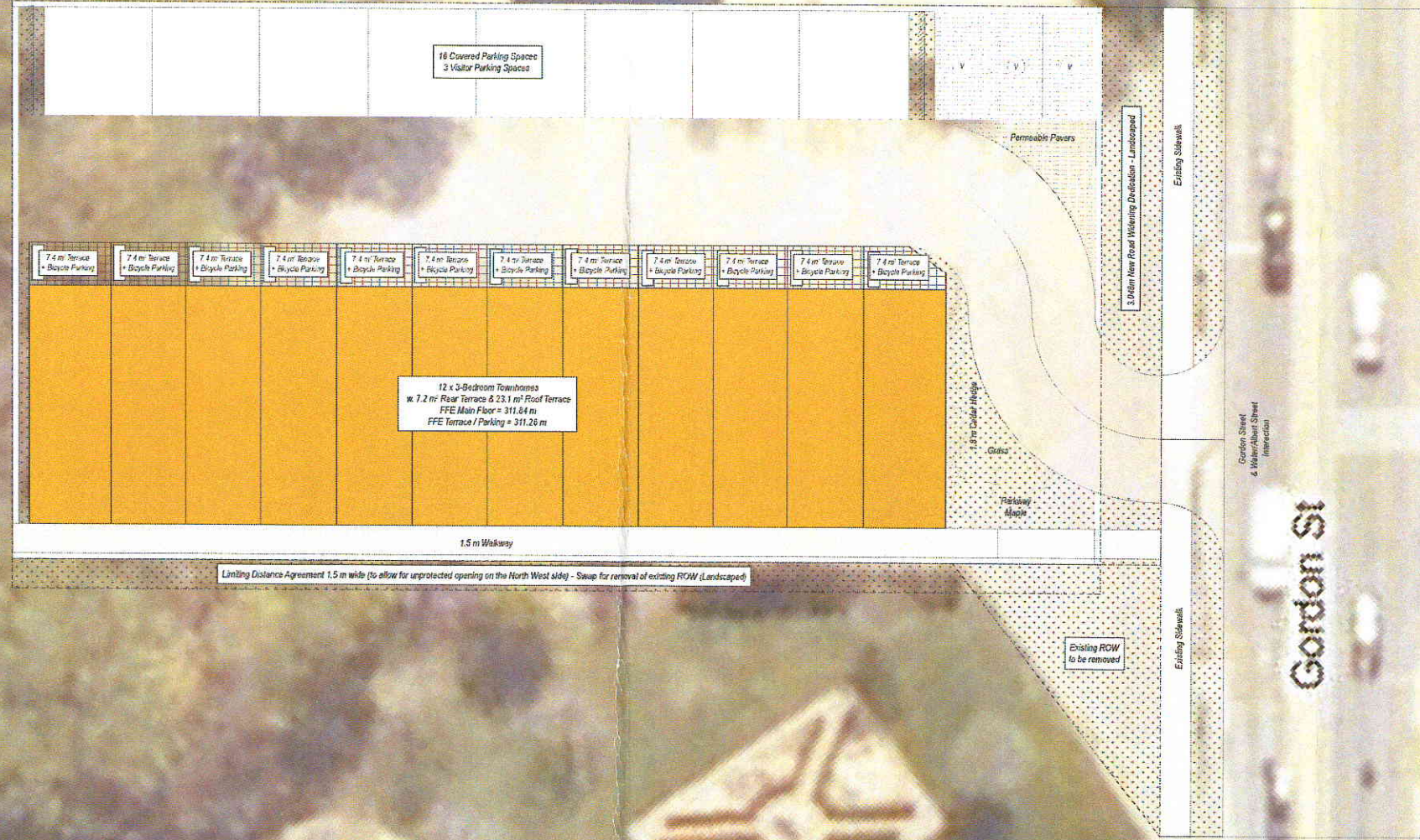


THIS MAP IS NOT TO BE USED FOR NAVIGATION



APPENDIX B

PROPOSED DEVELOPMENT



Site Plan Features

- 12 Cluster Townhouses
- 19 Parking Spaces
- 12 Bicycle Parking Spaces
- 30.3 m² private amenity area per unit
(23.1 m² roof top patio + 7.2 m² balcony)
- Lot Area = 1667 m² (existing lot)
- Lot Area = 1580 m² (new lot)

Zoning By-Law Amendment - R3A Site Specific Zone

Zoning

- 5.3.2.2.1 = 3 m distance to any rear yard
(less than half building height)
- 5.3.2.2.2 = Minimum distance Side Yard with Habitable Room Windows = 7.5m
- 5.3.2.6.1 = Density = 37.5 units / ha

Lot Area per Dwelling = 270 sqm / dwelling

- Maximum number of dwelling units in a row = 8
- Parking within 3m of a Lot Line
- Minimum Landscape Open Space 40%

Maximum Lot Coverage 30%

Proposed

- 0.84 m rear yard
- 1/2 building height (10.00m/2 = 5.00 m)
- North West Side Yard 1.81 m

- Density = 71.9 units / ha (existing lot)
- Density = 75.9 units / ha (new lot)
- Lot Area / Dwelling = 138.9 m² / dwelling (existing lot)
- Lot Area / Dwelling = 131.7 m² / dwelling (new lot)
- 12 units in a row
- 0.305 m from lot line
- Approx. 19.2 % (existing lot)
- Approx. 16.7 % (new lot)
- Approx. 34.1% (existing lot)
- Approx. 36.0% (new lot)

Requested Relief

- 2.16 m
- (Please note beside a park)
- 5.69 m
- (Side Yard facing park / no overlook issues)
- 34.4 units / ha (existing lot)
- 38.4 units / ha (new lot)
- 131.1 m² / dwelling (existing lot)
- 138.3 m² / dwelling (new lot)
- 4 units
- 2.695 m
- 20.8 % (existing lot)
- 23.3 % (new lot)
- 4.1% (existing lot)
- 6.0% (new lot)



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



APPENDIX C

SITE PHOTOGRAPHS



Photograph C-1: 180 Gordon Street, looking southeast from the western property edge



Photograph C-2: West property edge abutting adjacent woodlot (looking towards the Speed River)



Photograph C-3: View of excavation, looking south



Photograph C-4: 180 Gordon Street west property boundary, looking south



Photograph C-5: 180 Gordon Street east property boundary, looking north



Photograph C-6: 180 Gordon Street looking towards the Speed River along Gordon Street

CORRESPONDENCE

Barbara C. Hard

From: Liz Yerex [lyerex@grandriver.ca]
Sent: Tuesday, March 01, 2011 1:50 PM
To: Barbara C. Hard
Subject: RE: 180 Gordon Street, Guelph TOR for Scoped EIS

Barb,
I think it would be important to cover the rehabilitation work and mitigation proposed in the EIS.
Thanks
Liz

From: Barbara C. Hard [mailto:BHard@mte85.com]
Sent: Tuesday, March 01, 2011 1:16 PM
To: Liz Yerex
Subject: RE: 180 Gordon Street, Guelph TOR for Scoped EIS

Hi Liz,
Thank you for your reply.
If you prefer that we can cover the rehabilitation work in the EIS as well, including mitigation measures as needed.
Please let me know.
MTE is also completing the MOE risk assessment for the Site which, if needed will include risk management measures to protect aquatic receptors.
I will pass on the information for the permit application to the owner.

Thanks,

Barbara

From: Liz Yerex [mailto:lyerex@grandriver.ca]
Sent: Monday, February 28, 2011 1:12 PM
To: Barbara C. Hard
Subject: RE: 180 Gordon Street, Guelph TOR for Scoped EIS

Hi Barbara,
We have reviewed the information provided. We understand that this site is a contaminated site and will be rehabilitated before development. Will the Scoped EIS only be covering the new development once the site has been rehabilitated?
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permits will be required for the rehabilitation of the site and grading required. Additional permits may be required for the associated infrastructure associated with construction on the property.

If you have any questions please feel free to call.

Regards,
Liz

From: Barbara C. Hard [mailto:BHard@mte85.com]
Sent: Thursday, February 10, 2011 2:57 PM
To: Liz Yerex
Subject: 180 Gordon Street, Guelph TOR for Scoped EIS

Good afternoon Liz,

As discussed last week, we have put together the Terms of Reference for the Scoped EIS for the vacant lot at 180 Gordon Street in Guelph.

Terms of Reference

MTE is completing a Scoped Environmental Impact Study (SEIS) for 180 Gordon Street in Guelph, Ontario (herein after referred to as the Site). These draft Terms of Reference (ToR) outline the proposed work plan for the completion of the SEIS in support of residential development at the Site.

Currently the Site is vacant and does not contain any vegetation or natural heritage features. The City Planner has been contacted and has no concerns regarding the Site. However, since a portion of the Site is regulated by GRCA through the floodplain of the Speed River consultation and approval of an appropriate ToR is needed. Since there is no natural habitat available on Site, surveys for vegetation and wildlife will not be completed as part of this SEIS.

A site reconnaissance will be carried out to confirm the absence of habitat. The SEIS will focus on background information including searches of all available resources (GRCA online mapping and available information on the Speed River, MNR NHIC data and Species at Risk records). Details pertaining to regulatory limits and zoning as well as storm water management will be addressed within the SEIS.

It is anticipated that any impacts resulting from the development will be negligible to neighbouring properties including adjacent natural heritage features (woodlot and Speed River).

We trust these ToR will satisfy GRCA requirements for this Site. We look forward to receiving your comments.

If you have any questions or concerns please contact me by email or phone.

Regards,

Barbara



MTE Consultants Inc.

Barbara Hard, Ph.D., QP(RA)

Manager, Ecological Services & Senior Risk Assessment Specialist

255 Speedvale Avenue West, Guelph, ON N1H 1C5

Phone: 519-766-1000 x2230 Fax: 519-766-1100

Email: BHard@mte85.com

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April 20, 2011
River Systems Advisory Committee

- Item 1** **180 Gordon St. – Terms of Reference for a Scoped Environmental Impact Study File #:**
- Zoning By-law Amendment proposed for 180 Gordon St.**
- Proposal** The applicant is proposing a 12 unit townhouse development on the subject lands.
Total area of the site is approximately 0.17 hectares (0.4 acres).
- Location** The subject property is located on the east side Gordon St. just East of the Gordon and Water St. intersection (Location Map – Page 3)
- Background**
 - The subject property is zoned C.1-19 (Specialized Convenience Commercial), and FL (Floodplain).
 - Schedule 1 of the Official Plan identifies the subject property as General Residential with the eastern portion containing a Core Greenlands.
 - Schedule 2 indicates that portions of the north-east side of the site fall within the regulatory flood line.
 - The subject property is not located with the Guelph Natural Heritage System mapping.
 - The north-eastern and north-western portions of the property are regulated by the Grand River Conservation Authority.
- Comments** Staff have reviewed the Environmental Impact Study Terms of Reference prepared by MTE Consultants, and provide the following comments:
- Low impact development measures should be considered for the site;
 - Due to the close proximity to the river, quality and quantity control of runoff entering the river should be detailed to demonstrate no negative impacts to the watercourse;
 - The proposed urban and landscape design should address the watercourse wherever possible;
 - A 30 meter riparian setback should be established and when and where this cannot be met, and explanation as to how this will be dealt with or mitigated while maintaining no negative impacts; and
 - When this proposal gets to the Site Plan process, that the proponent consider the Goals, Objectives and Principles of the River Systems Management Plan.
- Furthermore, the River Systems Management Plan identifies a number of goals, objectives and principles for the Speed and Eramosa Rivers.
- Staff have reviewed the proposal and the River Systems Management Plan in the context of this application and recommend the following goals and objectives be considered:

- Improve water Quality in the Speed and Eramosa Rivers and their Tributaries (Objective #2)
- Protecting and enhancing views (Objective #7)
- Compatible Development (Goal #3)
- Matching development and redevelopment with special qualities of the river/watercourse (Objective #10)
- Redevelopment that faces, focuses and features the riverland/watercourse setting (Objective #11)
- Encourage a variety of uses along the corridors of the Speed and Eramosa Rivers (Objective 13)

It is important to note that site plan details are not available at this stage in the planning process. At detailed design staff recommend that the proponent review the River Systems Management Plan and give consideration to:

- Principle 2 – Improvement to water quality;
- Principle 8- Development and enhancement of the urban landscape character;
- Principle 13- General concern for urban design;
- Principle 14 – Built form - land use;
- Principle 16- Building Height/ Build to Line;
- Principle 17- View Corridors, View/Access to the Watercourse;
- Principle 18- Building Disposition; and
- Principle 19 – Location of Parking and Services.

***Suggested
Motion***

Staff recommends that the River Systems Advisory Committee support the Terms of Reference for 180 Gordon St. subject to the following:

- That LID measures be considered for the site;
- That quality and quantity control of runoff entering the river;
- That urban and landscape design address the watercourse;
- That a 30 meter riparian setback be established; and
- That through the site plan process the proponent consider the Goals, Objectives and Principles of the River Systems Management Plan.

LOCATION MAP



DR

MEETING AGENDA



MEETING **River Systems Advisory Committee**
 DATE April 20, 2011
 LOCATION Meeting Room “B”
 TIME 4:00 pm – 6:00pm
 CHAIR Jeremy Shute

AGENDA ITEMS

ITEM	DESCRIPTION	TIME
1	Welcome: <ul style="list-style-type: none"> • Roll call and certification of quorum • Declaration of pecuniary interest or conflict of interest • Review of agenda 	4:00pm – 4:05pm
2	Presentation: 180 Gordon St. <ul style="list-style-type: none"> • Presentation by MTE Consultants • Question & Answer • Hearing of Delegation(s) • Motion 	4:05pm – 5:00pm
3	Updates on Past Items <ul style="list-style-type: none"> • Trans Canada Trail: Submission by April 22nd • Review of Sub-watershed Studies: update on next steps • Municipal/GRCA Water Level Management Protocol • Update Action Items 	5:00-5:30
7	Upcoming items: <ul style="list-style-type: none"> • Trout Unlimited Presentation - May • Janes Walk: details on walks being done • Update meeting dates 	5:30pm-5:45pm
8	Adoption of March 13, 2011 Meeting Minutes	5:45pm-6:00pm
9	Adjournment	6:00pm

OUTSTANDING ACTION ITEMS FROM PREVIOUS MEETINGS

ACTION ITEMS: TO BE UPDATED

ITEM #	ASSIGNED TO	DUE DATE	DESCRIPTION
1.	RSAC	On going	Members to review all the completed Subwatershed Studies (Torrance & Hanlon) within the City and compile a work plan to achieve the recommendations. <ul style="list-style-type: none">Information can be inputted, once we have the template.
2.	Erin	On going	<ul style="list-style-type: none">To gather information on Human/Wildlife conflicts as it pertains to the waterways

May 11, 2011
Environmental Advisory Committee

- Item 1** **180 Gordon St.**
File #:
- Terms of Reference for an Scoped Environmental Impact Statement (EIS) for 180 Gordon St. – prepared by MTE Consultants**
- Zoning By-law Amendment proposed for 180 Gordon St.**
- Proposal** The applicant is proposing a 12 unit townhouse development on the subject lands.
- Total area of the site is approximately 0.17 hectares (0.4 acres).
- Location** The subject property is located on the east side Gordon St. just East of the Gordon and Water St. intersection (Location Map – Page 3)
- Background**
 - The subject property is zoned C.1-19 (Specialized Convenience Commercial), and FL (Floodplain).
 - Schedule 1 of the Official Plan identifies the subject property as General Residential with the eastern portion containing Core Greenlands.
 - Schedule 2 indicates that portions of the north-east side of the site fall within the regulatory flood line.
 - The subject property is not identified the Guelph Natural Heritage System mapping.
 - The north-eastern and north-western portions of the property are regulated by the Grand River Conservation Authority.
 - Scoped EIS triggered based on Adjacent Lands in the City’s Official Plan. The subject site is within 30m of Fish Habitat
 - Terms of Reference received support by the River Systems Advisory Committee April 20, 2011.
- Comments** Staff have reviewed the Environmental Impact Study, and all associated documents, prepared by MTE Consultants and provide the following comments:
- Due to the close proximity of the proposed development to the river, the EIS must clarify the quality and quantity control for any runoff entering the river from the site. This should further demonstrate no negative impacts to the river system;
 - The proposed development will be immediately adjacent the woodlot located east of the subject property. The EIS should outline appropriate methodology to be employed during the development process to ensure no negative impacts to that feature;
 - The EIS must clarify required riparian setback to be applied to the river and how this will result in no negative impacts to the river system;

- Portions of the property are located inside the regulatory floodline. The EIS must clarify how this will be addressed and mitigated through the development of the site;
- The EIS should identify any potential LID measures that can potentially be utilized on site, and
- Due to the fact that the subject site is adjacent to natural features, landscaping/tree planting on site should consist of native species wherever feasible.

***Suggested
Motion***

Staff recommends that the Environmental Advisory Committee support the Terms of Reference for a Environmental Impact Study prepared by MTE Consultants subject to the following:

- That the EIS clarify the quality and quantity control of the runoff entering the river should be detailed to demonstrate no negative impacts to the river system;
- That the EIS should outline appropriate methodology to be employed during the development process to ensure no negative impacts to the adjacent woodlot;
- That the EIS must clarify proposed riparian setbacks and how the setbacks are appropriate;
- That the EIS must clarify how the portions of the site within the floodplain will be addressed and mitigated through the development of the site;
- That the EIS identify any potential LID measures that can potentially be utilized on site, and
- That native species be utilized for landscaping/tree planting wherever feasible.

LOCATION MAP



ENVIRONMENTAL ADVISORY COMMITTEE MEETING

MAY 11, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

AGENDA

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 180 Gordon St. – Terms of Reference for a Scoped Environmental Impact Study
 - Presentation from MTE Consultants
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (2) 1077 Gordon St. – Terms of Reference for a Scoped Environmental Impact Study
 - Presentation from Aboud & Associates Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion - Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - April 13, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - June 8, 2011
- 8) Adjourn