

**SPECIAL JOINT MEETING AGENDA**

**ENVIRONMENTAL ADVISORY COMMITTEE &  
RIVER SYSTEMS ADVISORY COMMITTEE**

**SEPTEMBER 13, 2017  
7:00 P.M.**

**COUNCIL COMMITTEE ROOM 'C'  
CITY OF GUELPH - CITY HALL  
1 CARDEN STREET**

**A G E N D A  
ADDENDUM**

- 1) Call to Order
- 2) Roll Call and Certification of Quorum(s)
- 3) Declarations of Pecuniary Interest or Conflict of Interest
- 4) 71 Wyndham Street South EIS (see Attachment 1)
  - o Review of Staff Report
  - o Presentation from Stantec
  - o Hearing of Delegation(s)
  - o In Committee Discussion – Motion – EAC
  - o In Committee Discussion – Motion - RSAC
- 5) Guelph Trail Master Plan Update (see Attachment 2)
  - o Presentation from City Staff
  - o Hearing of Delegation(s)
  - o In Committee Discussion – Motion – EAC
  - o In Committee Discussion – Motion - RSAC
- 6) Next Meeting
- 7) Adjourn

**Attachment 1: Staff Report**  
**Environmental Advisory Committee &**  
**River Systems Advisory Committee**  
**September 13, 2017**

**Item**           **71 Wyndham St. S. Environmental Impact Study (EIS)**

**Proposal**       An OPA and ZBA to permit the development of 14-storey condominium building with 140 units (density 367 unit/ha), one level of underground parking and three levels of above-ground parking.

Specialized regulations being sought include: increased in height from 10 to 14 storeys, a change in angular plane to the street to 68 degrees (from 40) and to the Speed River to 60 degrees (from 40), reduction in side and front yard setbacks.

**Location**       The subject property is located directly adjacent the Speed River south of Wellington Road East, on Wyndham St South. (see Appendix 1)

- Background**
- The lands fall entirely within the Speed River Watershed.
  - The site is within the Downtown Secondary Plan Area. The City's Official Plan designates portions of the site as Mixed Use 1 and Significant Natural Area. As well, the site is within the Special Policy Area and Floodway. (see Appendix 2)
  - The Significant Natural Area includes: Surface Water and Fish Habitat, Significant Valleylands, Significant Wildlife Habitat (Waterfowl Overwintering Habitat) and their buffers.
  - In addition to determining ecological and hydrological functions and establishing buffers, a primary goal of this EIS is to investigate opportunities to enhance and restore the NHS in this location.
  - The Official Plan Schedule D: Minimum and Maximum Building Heights indicates this site to be in the range of 4-10 storeys. The applicant is seeking an OPA to amend this policy to allow for an increase in height.
  - The Zoning By-law identifies these lands as a specialized Commercial Residential Zone (CR-7). (see Appendix 3)
  - City Council has approved an updated Downtown Zoning By-law which brings the Zoning By-law for the downtown area into conformity with the Downtown Secondary Plan. The proposed Zoning By-law identifies this site as D.1(H30). The Downtown Zoning By-law is under appeal to the Ontario Municipal Board.
  - The applicant is seeking a ZBA to amend the zoning from CR-7 to permit high-density residential. Specialized regulations being sought include: increased in height from 10 to 14 storeys, a change in angular plane to the street to 68 degrees (from 40) and to the Speed River to 60 degrees (from 40), reduction in side and front yard setbacks.
  - The GRCA has confirmed the Regulatory Floodplain Elevation to be 311.9 masl. They have provided comments indicating no concerns with the proposed OPA and ZBA.
  - Development/redevelopment is not permitted within the 'floodway' (see attached Figure 2), development/redevelopment is permitted within the Special Policy Area subject to floodproofing requirements (see section 7.14.6.4 of the OP).
  - Planning staff are in the process of assembling and integrating comments from various departments. Comments from Parks Planning and Engineering Staff have been integrated below as it relates to the hydrologic impacts, trails and EIS elements.

## Comments

Staff have reviewed the EIS dated August 25, 2017 as well as the accompanying appendices including the Hydrogeological Study, the Fluvial Geomorphology Study, the Functional Servicing Report, etc. and have the following comments:

1. Overall, staff found that the various reports do a good job at characterizing the site in context of the City's policies. The impact analysis could improve from integration between disciplines. The following specific information is missing in the EIS as it relates to meeting the set Terms of Reference:
  - a. Through the TOR, staff indicated that a particular focus be placed on investigating opportunities for enhancement and restoration of the Natural Heritage System particularly in relation to aquatic and riparian habitat.
  - b. In order to inform design of the floodway/valleyland and trail within it, it was requested to include the following information: flood elevation for the 2-yr to 25-yr flood events, velocities through the floodway for the 2-yr to regional flood.
  - c. During review of the TOR, it was determined that a pedestrian level wind assessment would be undertaken which could inform any wind impacts to the natural environment (i.e., river side of the building). A specific wind-wildlife assessment was not requested, but it was expected that the impact analysis would speak to potential micro-climate impacts.
2. Engineering has requested that the water balance assessment will need to be updated using University of Guelph Arboretum Temperature and Precipitation from 1971-2000.information. In addition, TDM has requested additional information as it relates to traffic analyses as well as bicycle parking and storage.
3. Parks Planning staff have requested additional detail such as spot elevations adjacent to the proposed trail alignment, flood elevations for various storm events and recommendations for a hazard tree assessment to inform the trail design, some of which can be provided with an Environmental Implementation Report (i.e., hazard tree mitigation). It should be noted here that the intent for the trail is to serve as an Active Transportation Network trail which will be 2.4 m wide asphalt paved surface with 0.5 m of mow strip on either side. Environmental Planning staff would like to explore the opportunity to add some meander to the trail to allow for a more interesting space and increased opportunity for restoration.
4. Consistent with City policy, staff encourage the owner to dedicate the floodway to the City.
5. The Hydrogeological Study has been reviewed by Environmental Planning staff. It is notable that clay cut-off collars are recommended where services are below the seasonally high groundwater table to mitigate any changes to groundwater flow paths. As well, an increase in infiltration over existing conditions is predicted based on the reduction of impervious area (94% to 75%). A Hydrogeology Peer Review is being coordinated to support this application. In this regard, the following questions are raised by Environmental Planning staff:
  - a. Will the proposed parking garage be installed below the severely fractured limestone bedrock?
  - b. Will the parking garage require a long-term water mitigation strategy as it relates to groundwater seepage/dewatering?
  - c. The report indicates that there is potential for dewatering to be notable. Is there potential for short –term or long-term impacts to impacts groundwater seepage/discharge to the Speed River/Fish Habitat (spawning, rearing, foraging, over-wintering) or to river levels as result of the proposal?
  - d. What is the seasonally high groundwater table elevation? (Note: at time of reporting data had been collected into April)

- e. Is there an optimal timing window during which dewatering activities for construction should be planned? For example, during the winter months, the Wellington Dam is typically open and the Guelph Lake Dam is typically closed, as such it may be best to plan for dewatering activities to be restricted to winter months to minimize/avoid potential impacts to fish habitat and surface water as a result of dewatering. Are there any deep over-wintering pools that would be at risk if dewatering activities were restricted to winter months?
- 6. The Fluvial Geomorphology Report has been reviewed by Environmental Staff. Unless concerns are otherwise noted by committee, there is no intent to get this study peer-reviewed. The following questions and comments are provided in relation to that report:
  - a. How many existing outfalls are present within the reach being characterized?
  - b. What is the high water mark elevation?
  - c. The EIS speaks to a moderately sized pool. From a fisheries perspective is this potential over-wintering habitat that should be managed during the construction (i.e., if dewatering occurs during winter)?
  - d. The outfall proposed to service the development is upstream of the point bar deposition area entering at an angle to the Speed River flow path. Please confirm there are no potential impacts to the point bar with this location and the anticipated 1.22 cubic metres/sec outlet rate for the 1:5 year event.
  - e. Is there opportunity to integrate the 71 Wyndham Street outlet with the existing out let that is found downstream of the point bar?
  - f. Staff acknowledge the portion of a retaining wall offsite that is failing and have relayed this information internally.
  - g. What opportunities for restoration exist on the subject property and on the adjacent City property that currently include the stream bank? Please make some recommendations for river restoration (geomorphological and fish and aquatic habitat) that can be considered through the proposal.
- 7. A change in the angular plane from the Speed River from the required 40 degrees to 60 degrees is being sought. It should be noted that that building design on the river side does include multiple step backs to mitigate concerns of canyon effects.
- 8. Development is not permitted within the Floodway, only within the Special Policy Area. A minimum 16.1 m development setback is proposed, however it is not clear where it is measured from (property line? Top of stream bank?), also note the FL zone represents the Floodway (not floodline). The floodway line needs to be georeferenced and tied to a location on the ground in order to facilitate site plan design and approval. Furthermore, no development or structures are permitted within this space (i.e., no balconies/terraces or stairways projecting into this zone). Clarification and additional metrics between the property line and the floodway zone line would be helpful.
- 9. The policy analyses and conclusions in the EIS are confusing as in some areas of the documents the wrong Official Plan document is being referenced. It should be well-understood that OPA 42 is in full effect and fully integrated into the current September 2014 OP consolidation. Natural Heritage System policies apply to this application, the Greenland System is no longer in effect. In fact, it is through NHS policies that staff flagged during the TOR stage that this EIS should focus on opportunities for restoration of the Significant Valleylands (floodway) and fish habitat.
- 10. Provide a post development NHS designation map which clearly illustrate all Significant Natural Areas, as well as the floodway line, and provide the digital files consistent with Section 3.6 of the City's Guidelines for Preparation of an EIS document (include excel sheets

of wildlife lists).

11. Revise section 3.2.2 and 5.5.4 and all other references to wildlife movement which confuse the Greenlands System policies and definitions with the NHS policies. The Speed River is a significant wildlife movement corridor / ecological linkage.
12. Table 3-4 should be titled for turtles not waterfowl. Please revise.
13. The EIS needs to be clear in how it determines that identified woodlands and wetlands do not meet the criteria for designation in the Natural Heritage System, even if these communities are within the floodway and not developable. Provide additional analysis that allows the reader to follow the logic as to why the identified communities are not part of Cultural or Significant Woodlands or Provincially Significant, Locally Significant or Other Wetlands.
14. In Section 5.0, the natural heritage features should be discussed in the context of the City's NHS policies (i.e., Surface Water and Fish Habitat). There should be recognition here for the policies which speak to restoration opportunities.
15. Revise the species lists to include a column for local significance. Utilize the City's Locally Significant Species list and assess whether any locally significant species are utilizing the site or study area. Include a new section in the Report which discusses the analysis in the context of policies for habitat for significant species.
16. Impact Analysis: Revise section 7.0 as discussed below.
  - a. The impact analysis is framed as the development being an improvement over existing conditions because there will be a reduction in impervious surface. However, the discussion doesn't speak to the assessment in the FSR which indicates a change to the runoff system. The water balance hydrograph shows an increase in runoff volume over the existing condition. Is this correct? Assess the increase in runoff in the context of surface water (i.e., the river) and fish habitat and suggest mitigation and/or opportunities for enhancement and restoration.
  - b. Independent of the comment above, it should be recognized that the existing impairment of the site presents opportunities for enhancement and restoration consistent with the goals and objectives of the City's OP.
  - c. Cumulative impacts are not discussed in the EIS. In this context a focus should be placed on the river system and fish habitat (thermal, water quality and quantity), considering the planned intensification in the Downtown area, the changes in future temperature and precipitation patterns as well as the fisheries management objectives and natural heritage system policies. The existing fish community includes warm and coolwater species. The management strategies for the urbanized reaches of the Speed River, as indicated in the Grand River Fisheries Management Plan, recognize potential limitations and opportunities including opportunities to re-establish a limited cool and coldwater fish community through and downstream of Guelph. This is envisioned through tactics such as removal of fish barriers, rehabilitating degraded habitat, enhancement of water quality, improvement of over-wintering habitat and potential introduction of fish species. It is our commitment to ensure that successive developments in Guelph do not preclude these objectives.
  - d. What are the potential wildlife conflicts that may present themselves on site as a result of location and how are they proposed to be mitigated and managed. For example, the river is a waterfowl overwintering area and support breeding of geese and potentially other duck species. How is the design of the floodway going to ensure human-wildlife conflicts are minimized and natural functions are optimized?

17. Mitigation measures:
  - a. Note that a Salt Management Plan has been prepared and will become part of the Site Plan Agreement.
  - b. Buffers: What is the proposed buffer width? Is there sufficient science to support this buffer width as being enough to protect fish habitat and surface water? Please provide some scientific support for the recommended buffer width and consult the policy framework to discuss limitations of the proposed buffer width in section 8.1. Include in the discussion what the buffer width will include: a trail and specific restoration opportunities.
  - c. Discuss mitigation techniques that can assist in reducing risk of cumulative impacts to surface water and fish habitat and support the implementation of the Fisheries Management Plan.
  - d. Discuss mitigation techniques to minimize/avoid impacts associated with human-wildlife conflicts.
  - e. The EIS should recommend Education and Outreach material for the new residents that relates to: river systems and fish habitat, emergency preparedness and response and specific information about the design of the floodway on site.
18. Restoration Opportunities: Based on the characterization of the existing conditions, the understanding that this site was historically a floodplain attenuating water, providing quality enhancement to the Speed and fish habitat, what restoration opportunities exist within the proposed buffer and floodway?
  - a. Are there opportunities to address any invasive species present within the reach's riparian zone, where public ownership exists?
  - b. What opportunities exist to restore surface water and fish habitat and support the implementation of the Fisheries Management Plan? Include consideration of the entire riparian zone in this area (i.e., City-owned lands). Discuss.
  - c. Staff recommend that Low Impact Development techniques be proposed to mitigate potential impacts/provide opportunity for restoration for fish habitat and surface water and Significant Valleylands. If infiltration design LID techniques are not possible other techniques should be considered (storage and conveyance) for small events including but not limited to a vegetated roof, rain gardens, soil amendments within the floodway and a landscape design within the floodway that supports natural hydrologic and ecologic function.
  - d. Include, at minimum, principles and goals be set out in the EIS to direct the detailed restoration design of the floodway as it relates to geomorphology, riparian vegetation, fish and wildlife habitat (including pollinator habitat), trail location and water management. The principles could include the need for creative design solutions recognizing the site is in the downtown core and that there is no retaining wall.
19. Tree Inventory and Preservation Plan (TIPP)
  - a. Identify tree ownership in the tree table.
  - b. At the Site Plan stage, the TIPP may need to be updated to reflect the restoration plan.
  - c. The City acknowledges the recommendation regarding removals within the floodway and access provision/timing.
20. Revise section 10. Monitoring and Recommendations to include any additional recommendations as result of revisions.
  - a. Staff suggest scoping in post-development monitoring for bird strike mitigation, for the stormwater outlet and for the restoration design of the floodway.
  - b. Based on the completeness of the resubmission (i.e., revised EIS) Staff will determine if an Environmental Implementation Report is required or whether a more scoped

undertaking can be included as part of the Site Plan process.

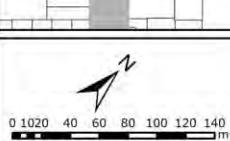
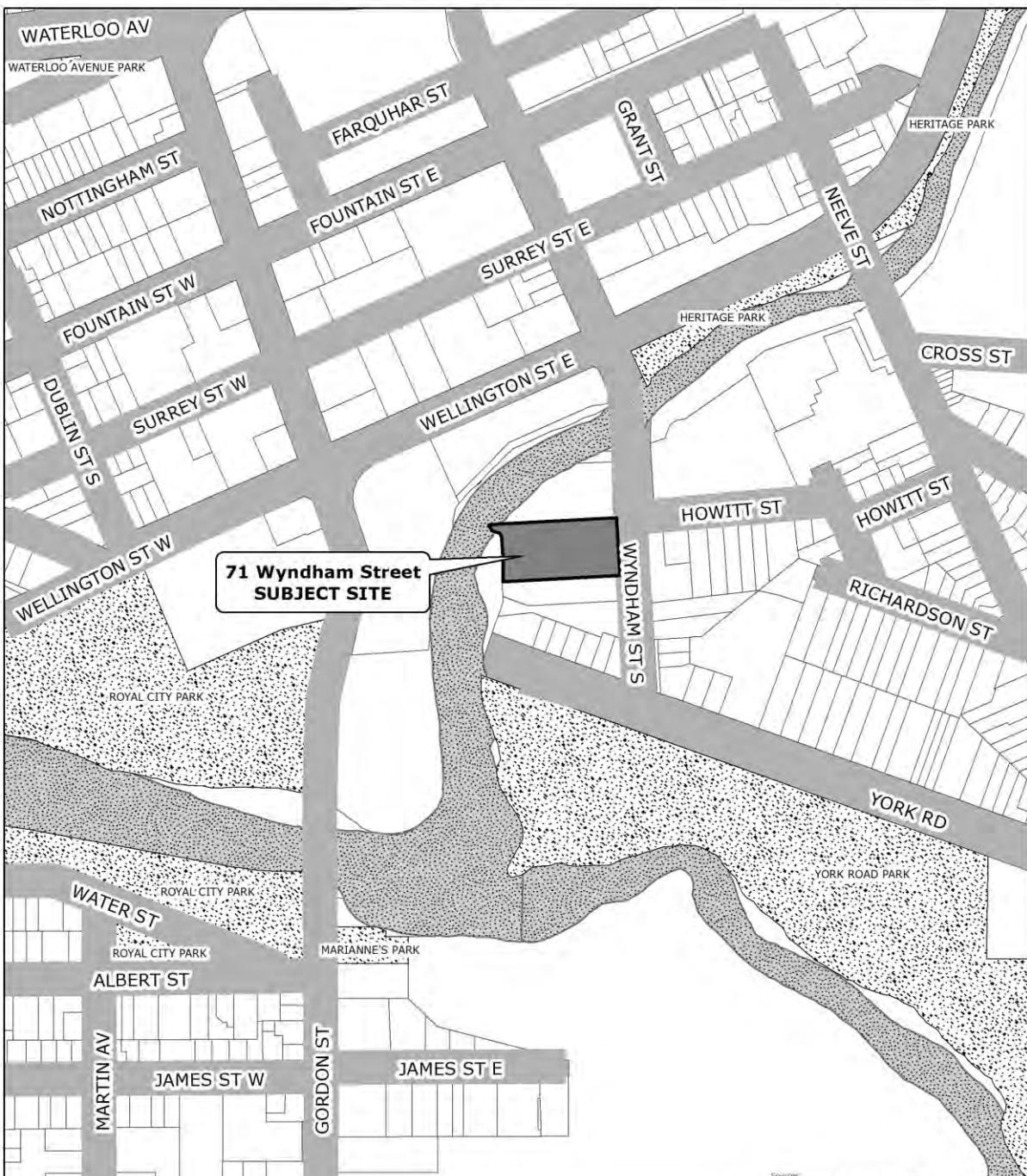
**Suggested Motion**

***Staff recommends that the Environmental Advisory Committee and River Systems Advisory Committee conditionally support the Scoped Environmental Impact Study prepared by Stantec subject to the following:***

THAT the EIS and supporting documents be revised to the satisfaction of City staff and include:

- 1) The correct policy references to the City's current September 2014 Official Plan Consolidation throughout the entire EIS.
- 2) Hydrology information (flood elevations and velocities) and analysis is provided to support the proposed development design of the site particularly as it relates the trail and restoration design within the floodway;
- 3) A focus on opportunities for enhancement and restoration of the Natural Heritage System particularly in relation to geomorphology, riparian vegetation, fish and wildlife habitat (including pollinator habitat), trail location and water management, including, at minimum, principles and goals to direct the detailed restoration design of the floodway. Include consideration of the subject property and adjacent City-owned lands within the Floodway.
- 4) Investigation of the possibility of coupling the storm outlet with an existing location as it relates to potential long-term impacts to surface water and fish habitat.
- 5) Clarity around the proposed development setback and where it is located, as well as updated Natural Heritage System mapping and required digital files.
- 6) Additional information to support how the identified features do not meet the criteria for designation under Cultural or Significant Woodland and Provincially Significant, Locally Significant or Other wetlands.
- 7) A revised species list which includes analysis of locally significant species and an added section in the EIS which speaks to Habitat of Significant Species.
- 8) Additional impact analysis that includes specific consideration for the proposed changes to hydrology (including runoff), cumulative impacts including future development in and around the river downtown and consideration for changes to future temperature and precipitation trends, impacts to microclimate on the river side of the development and potential human-wildlife conflicts, as well as measures to mitigate any potential impacts.
- 9) Additional analysis related to the proposed buffer width being adequate and supported by science and the policy framework.
- 10) Mitigation measures to influence behavior such as education and outreach materials.
- 11) Consideration be given to including LID techniques, particularly a green roof, to mitigate potential cumulative impacts and to preserve opportunity for the City to restore the river to provide habitat for cool and some coldwater species.

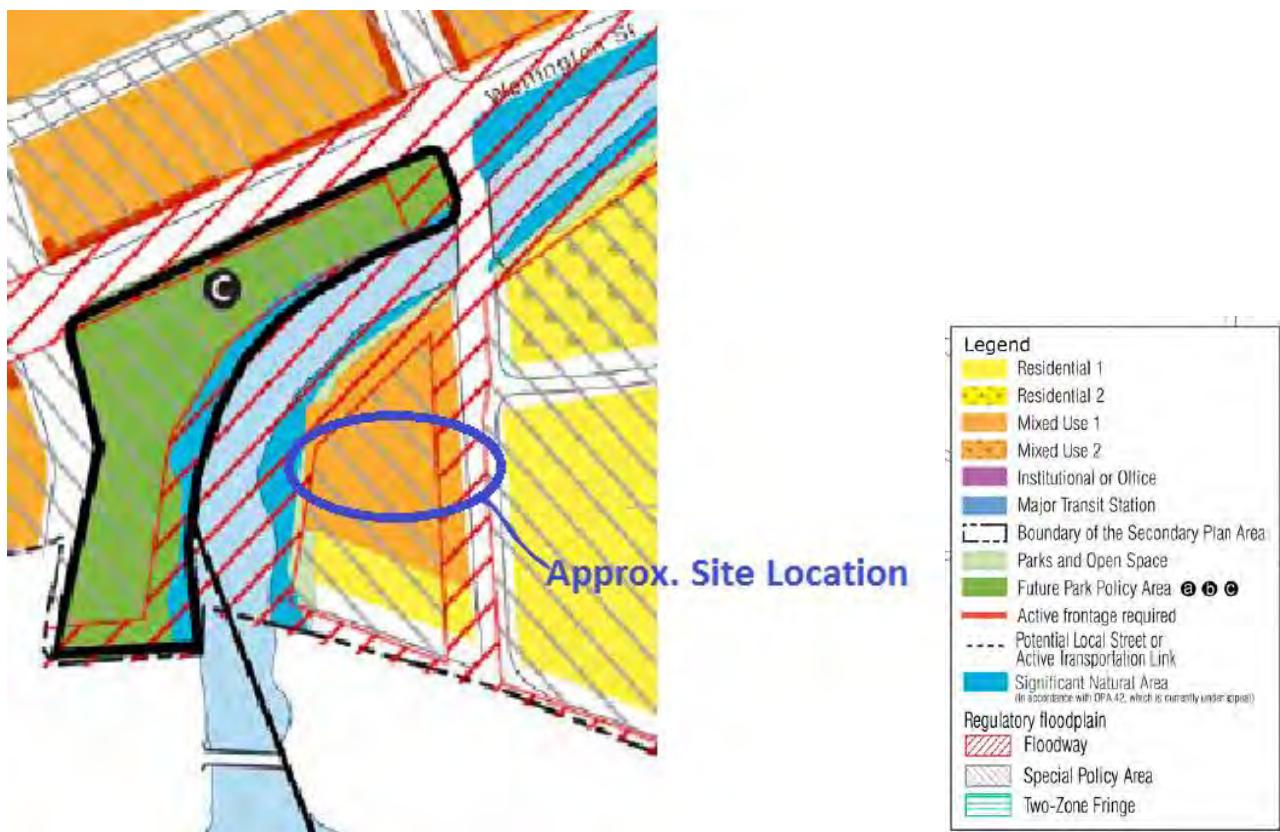
Appendix 1 – Location Map



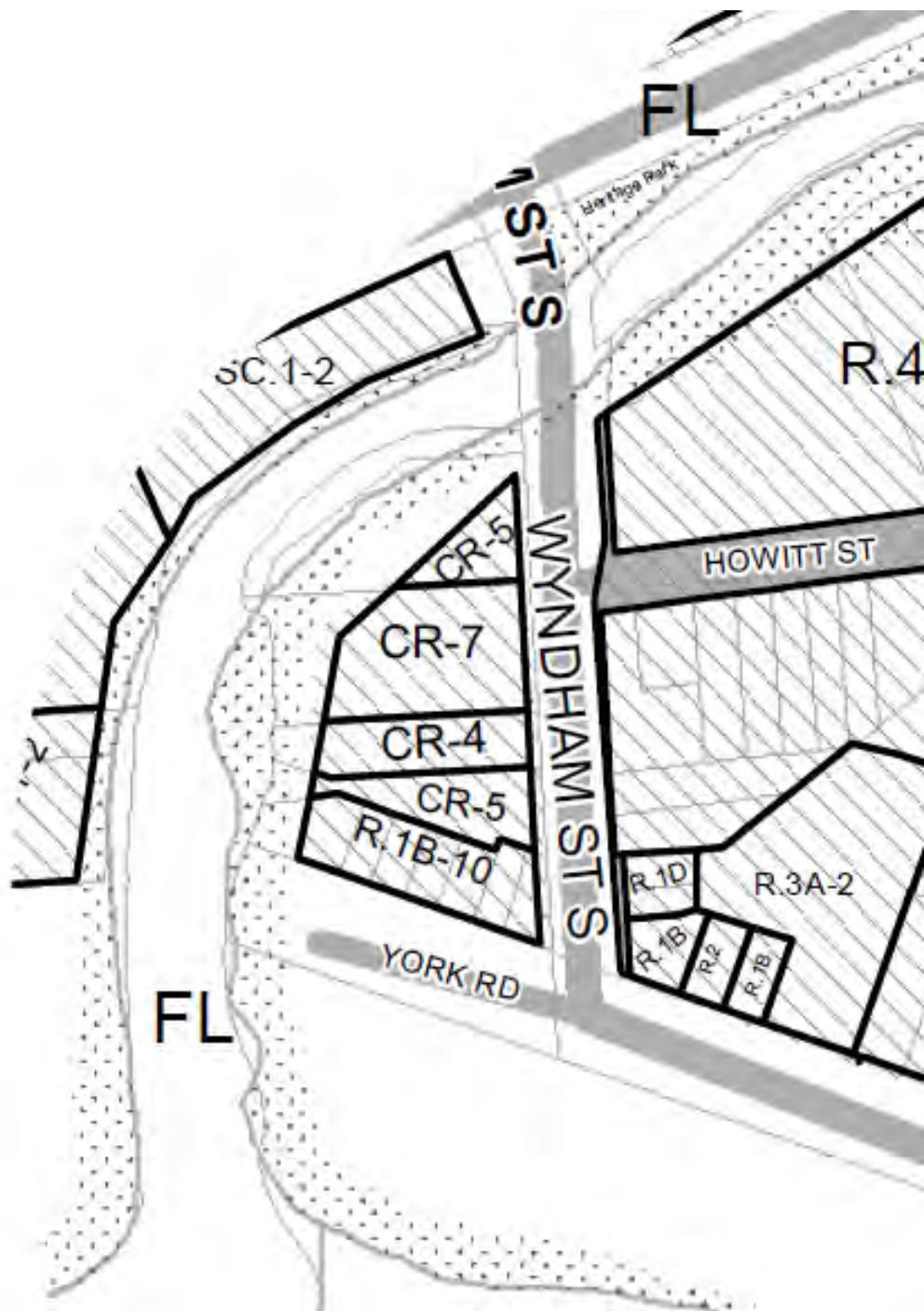
**LOCATION MAP**  
**71 Wyndham Street**

Produced by the City of Guelph  
Planning, Urban Design and Building Services - Development Planning  
November 2016

**Appendix 2: Downtown Secondary Plan Land Use Map Excerpt**



Appendix 3: Zoning Map Excerpt (Map 38)



**Attachment 2: Recommended Motions for the Guelph Trail Master Plan Update**

*Staff recommend that the Environmental Advisory Committee and the River Systems Advisory Committee provide the following recommendations to be considered as part of the Guelph Trail Master Plan Update Project:*

THAT the guiding principles in the GTMP update include:

- The importance of integrating the trail system with the NHS in a manner that will not impact the City's biodiversity but rather one that will foster a harmonious relationship between the community and these treasured natural spaces.
- An emphasis on protecting, maintaining, enhancing and restoring the natural heritage system, the urban forest and water resources.

And THAT the deliverables (engagement session, technical memos and the updated plan) for the GTMP update include:

- Consideration of how trails could be considered in various different levels of planning such as: secondary plans, subwatershed studies, environmental impact studies, environmental implementation reports and site plans.
- Consideration of how citizen engagement, including the engagement of council-appointed committees, should be integrated into trail planning.
- Consideration of trail hierarchy alternatives that are reflective of the natural heritage system policy framework.
- Consideration of a trail hierarchy that provides a 'core trail network' accessible to all ages and abilities, recognizing that there are locations where large, flat trails are challenging to implement due to existing environmental form, function and sensitivity which may need to be preserved. In this regard, the trail hierarchy should consider criteria for where 'lower order trail and footpath solutions' are preferred.
- Consideration for limiting the number of river crossings to those which are essential to ensure a connected community.
- Consideration for wayfinding associated with the water-based trail system in addition to the land-based system.
- Consideration of land securement opportunities that support protection of the natural heritage system consistent with the City's Official Plan.
- Consideration for how the GTMP may contribute to the removal and management of invasive species, particularly as it relates to the implementation, operation and maintenance of trails.
- Consideration of strategies to support the mitigation of environmental impact such as: debris and litter, pet waste, habitat degradation, the spread of invasive species, etc. which can occur when trails exist in close proximity to the NHS.
- Consideration of the integration of a framework to support environmental stewardship initiatives related to trail maintenance.
- Consideration of how the trail system may contribute to environmental education and outreach, particularly as it relates to on-site signage and web-based information related to natural heritage and water resource systems, and how they may align with the EnviroGuide which is currently being updated to be web-based.