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GREEN ROOFS  
CONTRACT ADMINISTRATION

#### EXPERT OPINION

OMB TESTIMONY  
LEGAL PROCEEDINGS  
PEER REVIEW  
RESEARCH  
EDUCATION

August 17, 2022

Our Project No.: AA16-190B

Katie Nasswetter, Senior Development Planner  
City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1

**Re: 35, 40 & 55 Silvercreek Parkway South  
Second Scoped EIS Addendum Report**

Dear Ms. Nasswetter:

This report is to satisfy the requirement for an EIS Addendum to address comments provided by the City of Guelph staff (dated April, 2022). Please review the EIS addendum for approval of the 35, 40 & 55 Silvercreek Parkway Environmental Impact Study completed by Aboud & Associates Inc. (AA), November 20, 2020.

In preparing this addendum letter, the following documents were reviewed and should be read in conjunction with this report.

- 35, 40 & 55 Silvercreek Parkway South Environmental Impact Study (Aboud & Associates Inc. 2020)
- Silvercreek Junction Functional Servicing and Stormwater Management Report (R.J. Burnside & Associates Limited, January 2022)
- Draft Plan of Subdivision 23T-19001 Silvercreek Junction (Astrid J. Clos Planning Consultants, January 11, 2022).

## **1.0 Proposed Development**

Silvercreek Guelph Developments Limited is proposing to develop the land located at 35, 40, and 55 Silvercreek Parkway South for various uses, including service commercial, corporate business, apartment blocks, community mixed-use and open space. The Draft Plan of Subdivision prepared by Astrid J. Clos (AJC) Planning Consultants (April 20, 2022) details the proposed plan for the lands. The plan includes 2.77 ha of apartments consisting of 379 units, 3.88 ha of townhouses consisting of 172 units, 2.17 ha of mixed use consisting of 216 units, 2.93 ha of roadways, 0.8 ha of walkways, 2.56 ha of parkland, 0.41 ha of open space areas and 1.72 ha for stormwater management. A total of 16.52 ha is part of the development, all west of Howitt Creek.

## **2.0 Existing Land Use and Study Area**

Silvercreek Guelph Developments Limited is submitting a Draft Plan of Subdivision application to implement the existing Official Plan designations and zoning for the properties at 35, 40 and 55 Silvercreek Parkway South in the City of Guelph. The property is bound by railways and residential development to the north and south with the Hanlon Parkway to the west and Howitt Creek and a City stormwater management facility to the east. This stormwater management area was previously owned by Silvercreek Guelph Developments Limited and has been conveyed to the City of Guelph. The properties form an irregular shaped parcel (178,253 m<sup>2</sup> measured electronically), approximately 450 metres by 615 metres at its deepest and widest points. The properties consist of a previous gravel pit and brownfield site which has had a Record of Site Condition filed with the Ministry of Environment (MOE).

## **3.0 Project Background and Context**

Studies on the subject lands have been ongoing since 2005, when an Environmental Impact Study was conducted by North-South Environmental. Following the EIS, North-South Environmental completed four addenda (2006-2008) to address comments from the City of Guelph, City of Guelph Environmental Advisory Committee and the Grand River Conservation Authority (GRCA).

In 2019 an EIS Addendum was submitted by Aboud & Associates that addressed further comments provided by the City of Guelph Environmental Planning staff on October 17, 2017 and the GRCA as a result of the Development Review Committee Meeting on September 20, 2017.

An updated Scoped Environmental Impact Study, completed by Aboud & Associates (2020), addressed the comments from the Development Review Committee Meeting and City of Guelph technical review (April 14, 2020) of the complete application. An EIS addendum dated March 2021 was also submitted to address the comments regarding the updated Scoped Environmental Impact Study submitted by Aboud & Associates in 2020.

The following EIS Addendum report has been prepared in response to City of Guelph staff comments dated April 2022 regarding the Scoped Environmental Impact Study submitted by Aboud & Associates in November 2020.

#### **4.0 EIS Addendum Items**

Based on the comments from the City of Guelph staff, it was determined that the following items would be addressed within the EIS Addendum.

##### **4.1 Jim Hall Development Engineering (April 5, 2022)**

###### *Comment #8*

*“Please coordinate updates with the Environmental Impact Study to ensure mitigation, if necessary, for the receiving system due to the proposed doubling of infiltration. The updated EIS does not address this comment, nor is there any description of the receiving system’s ability to handle this flow in the EIS, FSR, or Hydrogeological report.”*

As identified by RJ Burnside within the comment matrix submitted under separate cover, *“the groundwater throughout the site generally flows from the north to the south of the site”*, and will not flow through or into any natural features along this pathway, nor impact any features from the increase in groundwater entering the system. No mitigation is required for the increase in infiltration as there are no natural heritage features present within the runoff trajectory of the site that may be impacted by a reduction in overland flows or increase in groundwater within the system. As such, it is the opinion of AA that no mitigation measures are necessary for the increase in site infiltration caused by the receiving system.

###### *Comment #12*

*“Please coordinate updates with the Environmental Impact Study to ensure mitigation, if necessary, for the receiving system due to the proposed doubling of infiltration.”*

Acknowledged, please see the response to Comment #8 above.

##### **4.2 Planning, Urban Design and Building Services (April 6, 2022)**

###### *Comment #34*

*“The date of the FSR referenced throughout the Scoped EIS Addendum Report (Aboud, January 17, 2022) is not consistent with the date of the FSR (Burnside, January 2022) in the current submission. Confirm that the current FSR was reviewed and that no changes to the Scoped EIS Addendum Report are necessary.”*

Acknowledged. The January 2022 version of the Functional Stormwater Report has been reviewed and no changes to the EIS are necessary.

*Comment #40*

*“The grading plan in the FSR (Drawing 5.1) displays proposed grading within Open Space blocks 24 and 25. As these blocks comprise the NHS, grading to support the development is not permitted. However, grading to support restoration of these area is permitted. Additionally, it appears that there is an opportunity to move the existing ad hoc trail that parallels the creek out of the NHS and into the park. The grading must be revised at the subdivision stage to reflect restoration of the open space blocks including the potential for draining the entirety of the blocks uncontrolled to Howitt Creek via a gentle slope and to reflect altered trail alignments that maintains them in the park. These elements should also be captured in the EIR and associated restoration plans and appropriate mitigation recommended for trail construction.”*

Acknowledged and will be addressed within the EIR.

*Comment #43*

*While it is recognized that all events will convey flows to the outlet culvert due to the proposed uncontrolled areas, as an analysis was not included in the FSR, it is not clear how pre to post flows at the outlet compare for various events. This should be provided at the subdivision stage so that the EIR can assess the potential for impacts to the flow regime in the receiving watercourse. If necessary, modifications to the SWM strategy may be required to mitigate identified impacts.*

Acknowledged and will be addressed within the EIR.

#### **4.3 Park Planning (April 5, 2022)**

*Comment #61*

*“An impact assessment and mitigation measures of the future trail between the development and Howitt Creek Flood Control Facility must be addressed in the EIR. Please make note of this requirement in the EIS. This will based on consideration of grading and cross section requirements of the Guelph Trail Master Plan and Facility Accessibility Design Manual. This includes 3m trail width, mow strips/clear zones on both sides of the trail with cross slopes of 2% max, and swales if required to intercept stormwater to prevent flow over the trail surface.”*

Acknowledged. Detailed work involving the trail will meet the required standards as part of the detailed design and EIR.

*Comment #62*

*“Please confirm in the EIS that the trail will be constructed in accordance with the Guelph Trail Master Plan and Facility Accessibility Design Manual standards. Please include discussion of trail installation timing in the EIS.”*

Acknowledged. The trail detailed design must meet the requirements of the Guelph Trail Master Plan, Facility Accessibility Design Manual and EIR. Any required tree removals for the trail installation must occur outside the timing window for migratory birds (April 1 to September 1) and the maternity window for bat species at risk (April 1 to October 1).

*Comment #63*

*“Environmental Education: As per previous comments, note in the EIS that environmental education/interpretive signage will be provided at trail access points in the subdivision to provide resident education on the area’s environmental features and address many of the common resident impact items including dumping of yard waste, encroachments, pet waste, etc.”*

Acknowledged. Environmental education/interpretive signage will be included at trail access points.

*Comment #64*

*“Preliminary Servicing and Stormwater Management Report Preliminary Park Block Grading The applicant is encouraged to consider a grading scheme over blocks 20 and 21 and building setback in block 20 that will improve the interface and pedestrian/public realm between the two blocks. Refer to Urban Design comments. Please be advised that swales will be required where trails are downward of steep slopes, to intercept stormwater avoid surface drainage over trails. This may be addressed during detailed design.”*

Acknowledged, please see the response to Comment #62 above.


## **5.0 Summary and Conclusion**

The above responses are intended to satisfy the comments provided by City of Guelph staff pertaining to the proposed development at 35, 40 & 55 Silvercreek Parkway South. It is our opinion that implementation of the recommendations within the 35, 40 & 55 Silvercreek Parkway South EIS and the above addendum will ensure that there will be no negative impacts to the surrounding natural heritage features. This conclusion

excludes items where information was not available at the time of writing and conclusions regarding these impacts will be discussed in a future EIR.

Prepared by:

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References:

About & Associates. 2020. 35, 40 & 55 Silvercreek Parkway South, City of Guelph, Ontario Scoped Environmental Impact Study.

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