



3-5 Edinburgh Street South
Guelph, Ontario
N1H 5N8

T: 519.822.6839

F: 519.822.4052

info@aboutdng.com

www.aboutdng.com

URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT STATEMENTS
ECOLOGICAL LAND CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

OMB TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

June 13, 2022

Our Project No.: AA16-093A

Leah Lefler
Environmental Planner
City of Guelph

**Re: 388 Arkell Road, City of Guelph
Scoped EIS Addendum Report**

Dear Ms. Lefler:

This report is to satisfy the requirement for a third EIS Addendum as determined through the comments provided by the City of Guelph staff (dated March 9, 2022). Please review the EIS Addendum for approval of the 388 Arkell Road Environmental Impact Study completed by Aboud & Associates Inc. (AA), June 23, 2017.

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

- 388 Arkell Road Environmental Impact Study, Aboud & Associates Inc., 2021,
- 388 Arkell Road updated Functional Site Grading, Servicing, and SWM Plan, MTE Consultants Inc., June 11, 2022,
- 388 Arkell Road Functional Servicing Report, MTE Consultants Inc., June 13, 2022,
- 388 Arkell Road Functional Servicing Report, MTE Consultants Inc., December 9, 2021.

1.0 Proposed Development

The proponent is proposing to construct a two-storey secondary school, including parking and sport field and amenities such as a track, playing field and practice field, on lands located at 388 Arkell Road in the City of Guelph. The proposed development also includes stormwater management facilities, trail connections and driveway access to both Arkell Road and Victoria Road. A sanitary services easement block is also being proposed for the property to allow for future sanitary services for development projects to the west of the subject property.

2.0 Existing Land Use and Study Area

The subject lands are located on the west side of Victoria Road South, and north of Arkell Road, in the City of Guelph. The bulk of the subject lands include active agriculture and cultural meadow, with hedgerows.

The study area comprises the lands proposed for development and up to 30m from the subject lands on the adjacent lands. Lands adjacent to the study area, where access was not permitted, were assessed visually in order to document the features and functions of the natural heritage system.

3.0 Project Background and Context

The proposed development is entirely within the limits of the Torrance Creek Subwatershed area, which are located partly in the south east portion of Guelph and partly within the neighbouring Township of Puslinch. It includes a mixture of land uses including agriculture, recreation and urban, and is home to significant environmental features such as Torrance Creek, wetlands and upland woodlots (Totten Sims Hubicki, 1999).

The subject lands were formerly within the Grand River Conservation Authority (GRCA) regulation limit but adjustments due to development to the north of the subject lands have moved the regulation boundary so it is outside of the study area. A portion of the lands include features within the Natural Heritage System as defined under the schedules of the City of Guelph Official Plan. These features include Ecological Linkages and Significant Woodlands as well as the adjacent Torrance Creek Swamp Provincially Significant Wetland Complex. The bulk of the subject lands currently include active agriculture and a cultural meadow with hedgerows.

Previous addendum comments required updates to the Stormwater Management Design for the proposed development. This third iteration of addendum for the 388 Arkell Road Scoped EIS was requested per comments received on March 9, 2022.

4.0 EIS Addendum Items

Based on the comments from the City of Guelph Environmental planning staff, it was determined that the following EIS Addendum is required;

“to review the revised stormwater management design and evaluate the potential for impacts to the features and functions of the natural heritage system and quality and quantity of water resources.”

The latest iteration of the stormwater management design for the subject site shows an increase in the post-development yearly runoff volume directed toward the adjacent natural feature from the previous calculated run-off volume of 2,128m³ (388 Arkell Functional Servicing Report, Appendix D (December 2021 FSR, MTE)) to 4,737m³ (388 Arkell Functional Servicing Report 2022, Table 4.4 (June 2022 FSR, MTE)). The City of Guelph identified that a treatment-train approach to control quality of runoff from parking areas to the feature would be preferred for the site, however; per the 2022 FSR, space constraints related to the proposed site plan make this approach unattainable. All stormwater runoff from parking, loading and driveway areas will be directed through quantity control systems toward the Victoria Road South right of way. Flows from all sports field areas and the rooftop of the proposed structure will enter infiltration galleries that overflow into the feature during larger storm events.

While the yearly runoff balance to the feature will be reduced from existing conditions, per the June 2022 FSR, the maximum possible amount of ‘clean’ runoff available on the site has been directed towards the feature. A slight increase in infiltration has also been proposed throughout the site. ‘Clean’ stormwater flows into the adjacent feature will be maximized by directing overflow during large storm events, from the sport field and rooftop infiltration galleries to the natural feature. These decreases in overland flows are not anticipated to have a negative impact to the natural feature, as on-site ‘clean’ flows are maximized and off-site overland flows from the western agricultural area will continue to flow into the natural feature.

The immediately adjacent natural feature is comprised of an invasive species dominated community, with common buckthorn and hawthorn as the dominant species, which are not considered sensitive to changes in moisture regime. The more mature forest to the west, beyond the FODM4-12 community is dominated by Sugar Maple and Black Maple and includes many floodplain species that are tolerant to changes in overland flow and fluctuating water conditions. It is not expected that either community would be impacted by a reduction in overland flow conditions.

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 388 Arkell Road in the City of Guelph. It is our opinion that implementation of the recommendations within the 388 Arkell Road Scoped EIS,

previous first and second addendums and the above third addendum, should ensure that there will be no negative impacts to the surrounding natural heritage features.

Prepared by:

ABOUD & ASSOCIATES INC.



Isaac Hewitt-Smith, B. Geo/GS, PGC Env. Planning
Planning Ecologist
isaac@aboudtng.com

reviewed by:



Cheryl-Anne Ross, B. Sc.,
Ecology Lead & Wildlife Ecologist
OMNR Certified Ecological Land Classification
OMNR Certified Wetland Evaluation

References:

Functional Site Grading, Servicing, and SWM Plan drawing, MTE Consultants, June 11, 2022

Internal Memo, City of Guelph, 388 Arkell Road Third Submission, December 2021 Comments

388 Arkell Road Functional Servicing Report, MTE Consultants Inc., June 13, 2022

388 Arkell Road Functional Servicing Report, MTE Consultants Inc., December 9, 2021