GSP group

SHAPING GREAT COMMUNITIES

January 31, 2018 File No: 11119

Trista Di Lullo, ACST(A), BA (Hons.)
Secretary-Treasurer, Committee of Adjustment
City Clerk's Department, Corporate Services
City of Guelph
1 Carden Street, 3rd Floor
Guelph, ON
N1H 3A1

Re: Committee of Adjustment Applications (B-19/14, A-57/14, A-58/14)
Request for Deferral
Schlegel Health Care Inc.
49 Emma Street, 112, 148 and 150 Delhi Street, Guelph

On behalf of Schlegel Health Care Inc., we are pleased to enclose the revised Consent and Minor Variance Applications for land known municipally as 49 Emma Street, 112, 148 and 150 Delhi Street, Guelph (herein referred to as the "Site").

The Site is approximately 19.1 hectares in size and has frontage on Delhi Street, Arthur Street and Emma Street (Figure 1). The rear portion of the Site is adjacent to the Speed River. The Homewood Health Care Centre is located on the Site and includes a total existing gross floor area of 27,171.7 square metres (292,466 square feet). For more than 130 years, Homewood has been recognized for being a clinical, programmatic and innovation leader in the area of mental health and addiction treatment. Homewood is one of the largest mental health and addiction hospitals in Canada and is unique in Canadian healthcare serving as a specialized provincial and national resource as well as providing essential regional services for residents of Guelph and Wellington County. Currently, Homewood provides 312 beds as well as many treatment programs for a wide range of mental health and addiction issues.

Schlegel Health Care Inc. also owns the property on the east side of Delhi Street, immediately opposite the Site. The property is approximately 1.3 hectares in size and includes addition buildings (including the Nurses Residence) and a parking lot for Homewood. This property is known municipally as 147, 151, 153 and 155 Delhi Street (herein referred to as the "Adjacent Property").

The purpose of the Consent and Minor Variance Applications is two-fold: to permit the severance of the Site; and to permit the comprehensive redevelopment of the Homewood

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Health Care Centre. Schlegel Health Care Inc. intends to maintain ownership of both the severed and retained parcels.

1.0 Background Information

The Consent and Minor Variance Applications (City File No.: B-19/14, A-57/14, A-58/14) were filed on May 14th, 2014, following the submission of a Site Plan Application (File No.: SP13C039) for the comprehensive redevelopment of and investment in the Homewood campus (Figure 2).

The redevelopment includes a large building addition to provide additional long-term in-patient beds in order to meet modern health care standards, as well as significant improvements to users experience on-site, through the addition of a glass atrium, a new arrivals/entrance area, streamlined visitor and drop-off parking and restoring the front building façade on Delhi Street. It also includes the renovation and upgrading of many of the existing buildings. The Consent Application and implementing Minor Variance applications are necessary to facilitate the financing of the health campus redevelopment project

The Consent and Minor Variances Applications were originally deferred at the June 12th, 2014 Committee of Adjustment meeting to address City staff comments, which included the requirement to submit an Environmental Impact Study (EIS) and a Cultural Heritage Resource Impact Assessment (CHRIA). The CHRIA was submitted to the City in June of 2015. The applications were then subsequently deferred on June 16th, 2015 to provide City staff and applicant additional time to assess and resolve the cultural/built heritage resources as it relates to the severance application.

The issue specifically revolved around the removal of the Nurses Residence building, located on the east side of Delhi Street. Homewood Health was proposing to remove the Nurses Residence as it did not meet modern building standards for the delivery of mental health and addictions programming. Through 2015 and 2016, Homewood Health, its project design team and the City worked cooperatively to consider and discuss the retention of the Nurses Residence. At that time, a deferral was granted by the Committee of Adjustment (June 2016) to allow those discussions to continue in a diligent and productive manner. Based on these discussions, City staff confirmed that the retention of the Nurses Residence was critical to advancing the Site Plan Application and in turn the implementing Severance and Minor Variance applications.

Consequently, through 2016 and early 2017, the applicant spent considerable time and effort to explore options which incorporate the retention of the Nurses Residence. Based on the work completed to date as noted above, a revised Site Plan was submitted to the City of Guelph in August 2017, which included the retention of the Nurses Residence. Based on the Site Plan Review Committee comments, it is anticipated that the City will be in a position to prepare the Site Plan Agreement based on the updated plans to be submitted January 24th, 2018.

The revised Consent and Minor Variance Applications are being submitted to the City in conjunction with the final Site Plan submission, in order to provide City staff sufficient time to review the materials and plans. It is requested that the Consent and Minor Variance Applications proceed to the Committee of Adjustment on April 10th, 2018.

2.0 Severance and Minor Variance Applications

The purpose of the Consent and Minor Variance Applications is two-fold: to permit the severance of the Site; and to permit the comprehensive redevelopment of the Homewood Health Care Centre. The revised Consent and Minor Variance Applications are based on the most recent Site Plan submission, dated January 24th, 2018. A copy of the Consent Sketch is provided in Figure 3 and a Minor Variance Sketch in Figure 4.

The following table summarizes the nature of each application, including the original request submitted on May 14th, 2014 and the revised request submitted as part of this application for consideration by the Committee of Adjustment.

City File No.	Original Application (May 14th, 2014)	Revised Application
B-19/14	1. To sever the southern 5.8 hectares of the Site (Severed Parcel); 2. To create a right-of-way for purposes of vehicular access over the Retained Parcel in favour of the Severed Parcel with an average width of 5 metres and an average length of 550 metres; and, 3. Create reciprocal blanket easements over both the Severed and Retained Parcel for hydro, gas and telecommunications	1. To sever the southern 5.9 hectares of the Site; 2. To create a right-of-way for purposes of vehicular access over the Retained Parcel in favour of the Severed Parcel with an average width of 5 metres and an average length of 586 metres;
A-57/14 (Severed Parcel)	1. To permit an exterior side yard setback of 0 metres for existing buildings and structures (Arthur Street) 2. To remove the required maximum front yard setback for the existing buildings and structures; and,	1. To permit a front yard setback of 0 metres for existing buildings and structures (Arthur Street); and, 2. To permit a rear yard of 0 metres for the existing buildings and structures. 3. To permit a side yard setback (southern property line) of 0

	3. To permit a left side yard of 0 metres for the existing buildings and structures.	metres for the existing buildings and structures. 4. To permit 22 of 35 required off-street parking spaces for the Severed Parcel to be located on the Retained Parcel.
A-58/14 (Retained Parcel)	1. To permit an exterior side yard setback of 2.5 metres (Delhi Street); and, 2. To remove the required front yard setback for all existing buildings and structures.	1. To permit an exterior side yard setback of 4.7 metres (Delhi Street); 2. To remove the required exterior side yard setback (Delhi Street) for all existing buildings and structures; and, 3. To permit the off-street parking area provided on the Adjacent Property to count towards the required off-street parking for the Retained Parcel.

2.1 Consent Application

The purpose of the Consent Application is to permit the severance of the Site to create one (1) new lot. The proposed severance line implements the Site Plan, by ensuring that the main Homewood campus, along with the associated parking areas, loading and servicing support functions are all located on the Retained Parcel.

The proposed Severed Parcel is 5.9 hectares in size, with 209.6 metres of frontage on Delhi Street and 12.0 metres of frontage on Arthur Street. The Severed Parcel includes the following buildings and structures:

- Riverslea building (medical treatment and research facility);
- Arthur Street gatehouse (currently vacant);
- Various outbuildings for maintenance equipment; and,
- 13 existing off-street parking spaces.

The proposed Retained Parcel is 13.2 hectares in size, with 477.3 metres of frontage on Delhi Street and 303.5 metres of frontage on Emma Street. The Retained Parcel includes the Homewood campus and the floodplain lands associated with the Speed River.

It is important to note that the Site will continue to function as one property with both the Severed and Retained parcels remaining under the ownership of Schlegel Health Care Inc., through Schlegel Health Care Inc. and Homewood Health Inc. No development or site alteration is proposed on the Severed Parcel. Should development be contemplated in the future, separate planning application (i.e. Site Plan Application) with supporting studies would need to be submitted to the City for review and approval.

To allow for the functioning of both the Severed and Retained parcels, the Consent Application is also requesting the creation of an easement (right-of-way) for purposes of vehicular access over the Retained Parcel in favour of the Severed Parcel with an average width of 5 metres and an average length of 550 metres. The proposed easement will also include the driveway access to the off-street parking spaces in the vicinity of Riverslea (Building J).

The request to create reciprocal blanket easements over both the Severed and Retained Parcel for hydro, gas and telecommunications has been removed from the application, as Committee of Adjustment approval is not required to create blanket easements. It is intended that the owner will create a blanket easement for common services over the both Severed and Retained parcels.

Easements for municipal services are not required as the Severed Parcel is currently serviced via Arthur Street (water and sanitary). Stormwater from the Severed Parcel is addressed via overland flor to the Speed River.

2.2 Minor Variance Applications

Two (2) minor variance applications have been submitted: one for the Retained Parcel and one for the Severed Parcel.

The following variances are requested for the Severed Parcel to recognize existing setbacks that will lose the legal non-complying status when the Site is severed and to permit the use of 22 parking spaces on the Retained Land for the Severed Land:

1. To permit a front yard setback of 0 metres for existing buildings and structures (Arthur Street);
2. To permit a rear yard of 0 metres for the existing buildings and structures (northern property line);
3. To permit a side yard setback (southern property line) of 0 metres for the existing buildings and structures; and,
4. To permit 22 of 35 required off-street parking spaces for the Severed Parcel to be located on the Retained Parcel.

The following variances are requested for the Retained Parcel:

1. To permit an exterior side yard setback of 4.7 metres (Delhi Street);
2. To remove the required exterior side yard setback (Delhi Street) for all existing buildings and structures; and,
3. To permit the off-street parking area provided on the Adjacent Property, located on the east side of Delhi Street, to count towards the required off-street parking for the Retained Parcel.

The first variance is required to permit the construction of a new 4-storey building (A1) on the southeast side of the Retained Parcel and a small addition to the existing Activity Building (F2) on the northern portion of the Retained Parcel. As shown on the Site Plan drawing, the new building is proposed to be located 4.7 metres from the eastern property line (exterior side yard). The City of Guelph Zoning By-law requires a minimum setback of 6.0 metres.

The second and third variances are required to recognize the existing layout and functioning of the Site. The existing buildings on Delhi Street are setback a minimum of 3.26 metres, which does not comply with required minimum side yard setback of 6.0 metres.

The Zoning By-law states in Section 4.3.1. that all required off-street parking spaces are to be located on the same lot as the use. While the parking lot on the Adjacent Property, which is owned by Schlegel Health Care Inc., and has been in use by employees and visitors of Homewood for several decades, cannot count towards the required parking for the main Homewood facility on the Retained Parcel. The intent of the variance is to permit the off-street parking spaces on the Adjacent Property to count towards the required off-street parking for the Retained Parcel. It is suggested that a Condition of Consent be the requirement to enter into an agreement with the City to be registered against the title of both the Retained Parcel and the Adjacent Property, to guarantee that the land required for parking by the Zoning By-law shall continue to be so used for such purpose until the owner of the Retained Parcel provides alternate parking spaces.

3.0 Technical Reports

City staff identified a number of required studies in support of the Consent and Minor Variance Applications. The following is a summary of the required supporting studies. Full copies of the studies have been submitted in conjunction with the Applications.

3.1 Stage 1, 2 and 3 Archaeological Assessment

Detritus Consulting Ltd. prepared a Stage 1, 2 and 3 Archaeological Assessment for the Site. The Stage 2 field survey was completed in June 2014 and historic Euro-Canadian artifacts

including decorated ceramics, glass, cut nails, bones and brick were recovered from test pits at two locations. Location H1 West (AjHb-83) on the West side of Delhi Street, immediately south of the existing Manor Building. Location H2 East AjHb-84) is located on the east side of Delhi, to the northeast of the Nurses Residence.

A Stage 3 Site Assessment was recommended for both identified sites and conducted in July 2014. The Stage 3 Assessment resulted in the recovery of additional historic Euro-Canadian artifacts dating from the latter half of the 19th century at both sites along with the remnants of a structure including a collapsed foundation and red brick at Location H2 East AjHb-84. Based on the analysis of the artifact assemblage and background research on the Homewood facility and considering its importance at both the Regional and Provincial levels, A Stage 4 Mitigation Assessment was recommended for both sites (AjHb-83 and AjHb-84).

It is recommended that the Stage 4 Mitigation Assessment be required prior to the issuance of a building permit for works located in the area of AjHb-83 and AjHb-84. The Assessment of AjHb-83 will require the removal of six (6) spruce trees on the Delhi Street streetscape, and it is the preference of the owner to keep these trees as long as possible prior to construction of the new building.

3.2 Scoped Environmental Impact Study

Natural Resource Solutions Inc. (NRSI) was retained in by the owner to complete a Scoped Environmental Impact Study (EIS) to inform the Consent Application and to identify any direct, indirect or induced impacts as a result of the severance. The EIS also included a high-level analysis of potential future development envelopes (of which two are identified) within the Severed Parcel.

Direct impacts associated with the 'footprint' of the potential development envelopes and possible upgrades to the stormwater pipe are limited to relatively minor vegetation removal. These areas were not observed to provide quality habitats for wildlife and are characterized by scattered trees (the majority of which are planted) and 0.64ha of weedy meadow vegetation (Development Envelope #1) and 0.2ha of manicured lawn (Development Envelope #2). Should future development occur in these areas, the City would require a separate Environmental Impact Study, along with a Tree Inventory and Preservation Plan.

Indirect impacts include woodland ownership, sediment and erosion, stormwater management and indirect impacts to wildlife. The EIS concluded that, while the proposed severance line transects a portion of significant woodland (designated as "Non-Core Greenlands" in the OP), a Tree Management Plan has been developed for the overall Site (including severed and retained) for the long-term management and care of the woodlot. As such, the EIS concluded that there are no anticipated indirect impacts as a result of woodland ownership. As no physical development is proposed at this time, indirect impacts related to sediment and erosion control

and stormwater management are not anticipated. The EIS provides recommendations to address indirect impacts to wildlife, including construction management for any future potential physical development on the Site.

3.3 Cultural Heritage Resource Impact Assessment

ERA Architects Inc. prepared a Cultural Heritage Resource Impact Assessment (dated January 2018) to assess the potential impact of the Consent Application on the built and landscape heritage features of the Site.

The Assessment concluded that the proposed Consent Application continues a pattern of institutional evolution within the Homewood campus. The severance line proposed as part of the Homewood consent application generally follows the boundary between park lot 11 and park lot 12, along with that between Cultural Heritage Landscape 1 and Cultural Heritage Landscape 2. As a result of the pre-established historical and thematic boundaries, the impact that the proposed severance will have on the cultural heritage value of the Homewood campus and its three component CHLs will be minimal. Further, the public right-of-way proposed within the retained parcel will occupy an existing private driveway through the campus. As such, the impacts that this proposal will have on the cultural heritage value and attributes of CHL1 or CHL2 were concluded to be minimal.

While the current proposal does not contemplate any changes of use, alterations to existing built form, or new development within the retained and severed parcels, should any of these be proposed in the future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs. In order to assist in evaluating future development proposals within the Homewood campus, a set of three Potential Development Areas and associated development guidelines are proposed in the Assessment. The intention for these areas and guidelines is to steer future development within the campus, and ensure that the cultural heritage values and attributes of the Homewood CHLs are conserved.

A copy of the CHRIA is being submitted with the Application. The final Cultural Heritage Resource Evaluation Report, prepared by ERA Architects Inc., will be submitted a later date. The CHRER is currently being updated to include the interior attributes of the Riverslea building.

4.0 Planning Analysis

It is our opinion that the Applications meet the four tests of Minor Variance. As noted, all but one variance is required to recognize an existing condition. Only one variance is related to the redevelopment of the Site, being the requested exterior side yard setback of 4.7 metres to Delhi Street.

4.1 City of Guelph Official Plan, 2012

The December 2012 Consolidated City of Guelph Official Plan ("OP") applies to the Applications, as it was the Official Plan in force as of the date of the Applications. The OP designates most of the Site as "Institutional" with a "Non-Core Greenlands" overlay (Schedule 1). The portion of the Site within the floodplain to the Speed River is designated as "Core Greenlands" on Schedule 1 to the OP. The "Non-Core Greenlands" designation includes: Significant Woodlands, Fish Habitat, Other Wetlands, Locally Significant Wetland, Environmental Corridors and Linkages and/or Significant Wildlife Habitat.

Within the Institutional designation, the OP states that the "predominant use of land shall be for public buildings, universities, colleges, social and cultural facilities, correctional and detention centres, hospitals, residential care and health care facilities."

Section 10 of the Official Plan defines "development: as the "creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act." Development is permitted within the Non-Core Greenlands Overlay, where an EIS has demonstrated no negative impact on the natural features or ecological functions. The EIS, prepared by NRSI, as outlined above, was prepared in response to these policies. The EIS concluded that there are no negative impacts on the natural features or ecological functions as a result of the Consent Application.

It is our opinion that the requested variances conform to the Official Plan. The variances are required to permit the redevelopment and evolution of the Homewood campus, which is a permitted use. As noted, the majority of variances are required to recognize existing zoning compliance matters.

The redevelopment of the Site has been extensively reviewed by City staff through the Site Plan Approval process, including architectural design, urban design, traffic and pedestrian safety, accessibility, landscape architecture and engineering. Detailed building elevations and planting plans have been provided for the area in which a reduced exterior side yard setback of 4.7 metres is requested, to demonstrate that the setback is appropriate in this context. The existing Manor Building on Delhi Street, immediately adjacent to the proposed new building, is setback 3.26 metres. The recessing of the new building behind the Manor Building, will provide for its continued prominence on the Delhi Street streetscape.

4.2 City of Guelph Zoning By-law No. (1995)-14864

The City of Guelph Zoning By-law zones the Site as "Institutional Health and Social Services (I3)" and "Floodplain" with an overlay indicating lands with one of the following: Locally Significant

Wetlands, Significant Woodlots, Natural Corridor or Linkages. The use of the Site as a medical treatment facility is permitted in the I3 Zone.

It is our opinion that the requested variances meet the general intent of the Zoning By-law. All variances, except the requested reduced exterior side yard setback to a new proposed building, are to recognize existing conditions and to facilitate the Consent Application.

The requested 4.7 metre exterior side yard setback from Delhi Street to the new building (A1) and the addition to the Activity Building (F2) provides for sufficient landscaping, while providing an urban enclosure to the streetscape. The existing Manor Building, which is considered a heritage attribute, will sit proud of the new building (A1), ensuring its prominence along the streetscape. Through the Site Plan Application, a Cultural Heritage Resource Impact Assessment was completed by ERA Architects. This Assessment concluded that the proposed setback will not create any negative impact on the built heritage resources on the Site.

As part of the Site Plan Application, a Pedestrian Crossover (PXO) Analysis was completed by Paradigm Transportation Solutions Limited to ensure that any employees or visitors parking on the Adjacent Property could safety cross Delhi Street to reach the main entrance of the facility. The crossover will include a defined pedestrian crossing with painted lines, directional signage and a narrowing of the Delhi Street pavement area to slow vehicular traffic. The PXO Analysis has been reviewed and accepted by City staff. Further, the parking lot on the Adjacent Property has been used for employee and visitor parking for decades and is in fact located closer to the main facility entrance than existing staff parking provided on Site. In this regard, it our opinion that the requested variance meets the intent of the Zoning By-law of providing safe and convenient parking facilities.

4.3 Minor and Desirable

It is our opinion that the requested variances are minor and desirable as they provide redevelopment and evolution of the Homewood Health Centre. The proposed redevelopment will assist Homewood Health Centre is meeting modern health care standards in the provision of mental and health and addictions treatment, with new patient bedrooms, clinical space supportive and inviting common spaces and safe and convenient access for visitors. The Consent Application is supported by an EIS and CHRIA, which demonstrate no negative impact on the natural environment or the built heritage and landscape heritage features.

5.0 Summary

In support of the Application, please find enclosed the following:

- Two (2) copies of the updated pages to the application forms;

- Eight (8) copies of the Application covering letter, prepared by GSP Group Inc., and dated January 31st, 2018;
- Eight (8) copies of the Consent Sketch, prepared by Van Harten Surveying Inc. and dated January 25th, 2018;
- Eight (8) copies of the most recent Site Plan drawings, prepared by Cornerstone Architecture and dated January 24th, 2018;
- 17 copies of the Cultural Heritage Impact Resource Assessment, prepared by ERA Architects Inc., and dated January 25th, 2018;
- 11 copies of the Scoped Environmental Impact Study, prepared by NRSI, and dates January 28, 2018;
- 11 copies of the Stage 1-3 Archaeological Assessment, prepared by Detrius Consulting and dated August 25, 2016; and,
- Three cheques, each in the amount of $248.00, payable to the City of Guelph.

Should you have any questions or require any additional information, please do not hesitate to myself or Caroline Baker.

Yours truly,

GSP Group Inc.

Hugh Handy, MCIP, RPP
Senior Associate

cc. Brad Schlegel, Schlegel Health Care Inc.
Jeff Buisman, Van Harten Surveying
Craig Robson, Robson Carpenter LLP

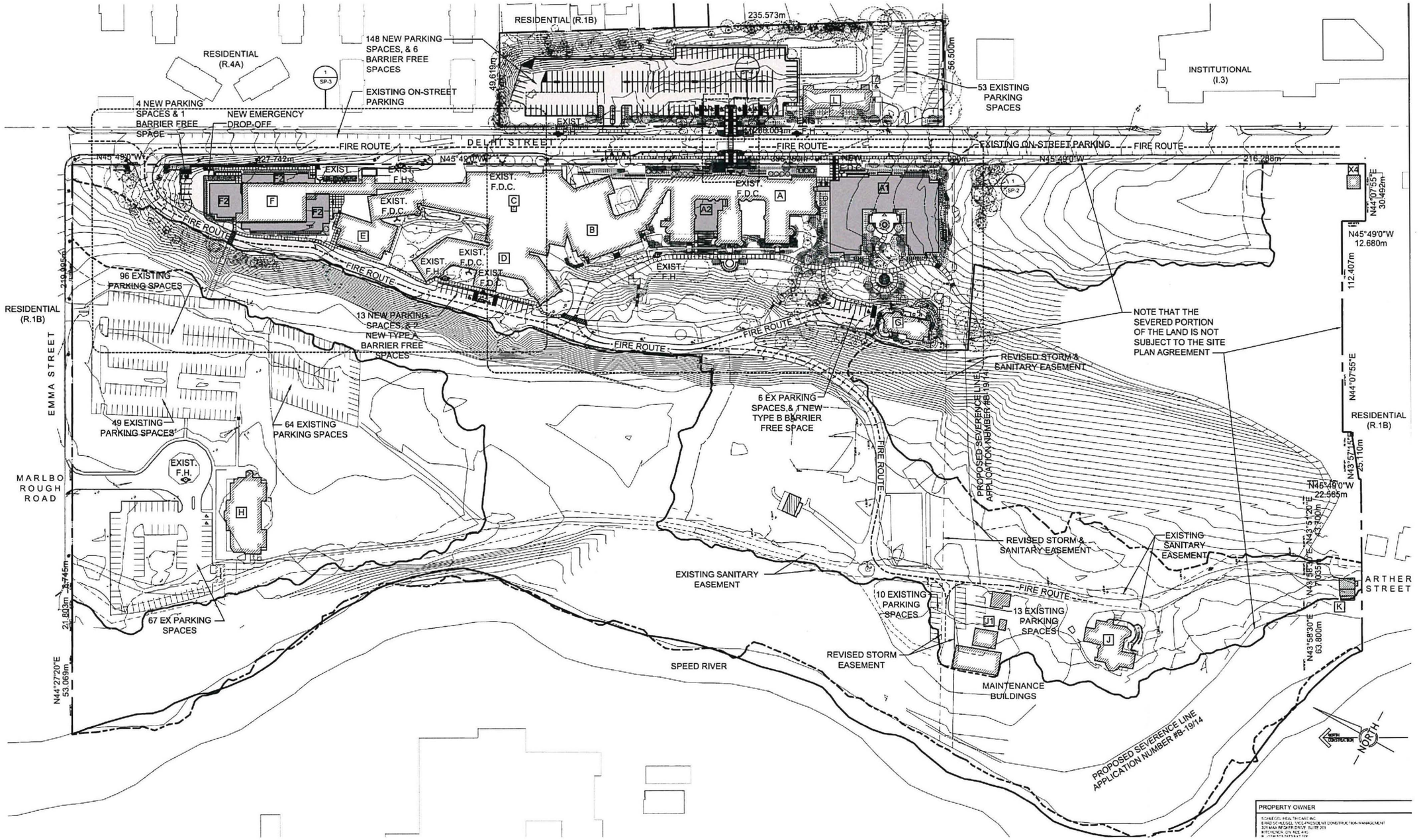

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Figure 2

Site Plan

Source: Cornerstone Architecture

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Site and Surrounding Land Use

Source: GRCA Aerial Imagery (2015)

Figure 1

COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb. 1, 2018	Folder #:
	Application deemed complete: ☑ Yes ☐ No	Application #: B-19/14

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with staff? **Yes** ■ **No**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 148-160 Delhi Street

Legal description of property (registered plan number and lot number or other legal description):

Part of Lots 10, 11, 12 and 13, Range 1 and Park of Lot 2, Broken Front Concession, Division 'F' (Geographic Township of Guelph) and Part of King Street (Closed by Unregistered By-law 74, dated July 12, 1858) and Part of Lots A (as Amended by Judge's Order, Inst. No. 8E-3514) and 25 and all of Lot 26, Registered Plan 40 and Lot 1, Registered Plan 221, City of Guelph, County of Wellington

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? No ■ Yes

If yes, describe: See Attached Survey

Are the lands subject to any mortgages, easements, right-of-ways or other charges: No ■ Yes

If yes, explain: Sun Life Assurance Company of Canada, 150 King Street, West, 3rd Floor Toronto, ON M5H 1V9

OWNER(S) INFORMATION:

Name:	Schlegel Health Care Inc. (c/o Brad Schlegel)		
Mailing Address:	325 Max Becker Drive, Suite 201		
City:	Kitchener	Postal Code:	N2E 4H5
Home Phone:		Work Phone:	519-571-1873 ext 106
Fax:	519-571-0947	Email:	bschlegel@rbjschlegel.com

AGENT INFORMATION (If Any)

Name:	GSP Group Inc.		
Company:	Hugh Handy		
Mailing Address:	201-72 Victoria Street, South		
City:	Kitchener	Postal Code:	N2G 4Y9
Home Phone:		Work Phone:	519-569-8883
Fax:	519-569-8643	Email:	hhandy@gspgroup.ca

PURPOSE OF APPLICATION (please check appropriate space):

[**] Creation of a New Lot
[ ] Easement
[**] Right-of-Way
[ ] Charge / Discharge
[ ] Correction of Title
[ ] Lease
[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added)
[ ] Other: Explain

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
Not yet known

DESRIPTION OF LAND INTENDED TO BE SEVERED

Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use: Medical Treatment Facility	Proposed Use: Medical Treatment Facility
12 (Arthur Street)	Varies	5.9ha		
Existing Buildings/Structures: Existing House (Riverslea) and Maintenance Buildings			Proposed Buildings / Structures: N/A	
Use of Existing Buildings/Structures (specify): Medical Treatment Facility			Proposed Use of Buildings/Structures (specify): Medical Treatment Facility	

DESRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use: Homewood Health Care Centre	Proposed Use: Homewood Health Care Centre
303.5	varies	13.2ha		
Existing Buildings/Structures: See attached Site Plan			Proposed Buildings / Structures: See attached Site Plan	
Use of Existing Buildings/Structures (specify): Homewood Health Care Centre			Proposed Use of Buildings/Structures (specify): Homewood Health Care Centre	

TYPE OF ACCESS TO THE RETAINED LANDS

Provincial Highway
■ Municipal Road
Private Road
Right-of-Way
Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

Provincial Highway
■ Municipal Road
Private Road
■ Right-of-Way
Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

■ Municipally owned and operated
Privately Owned Well
Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

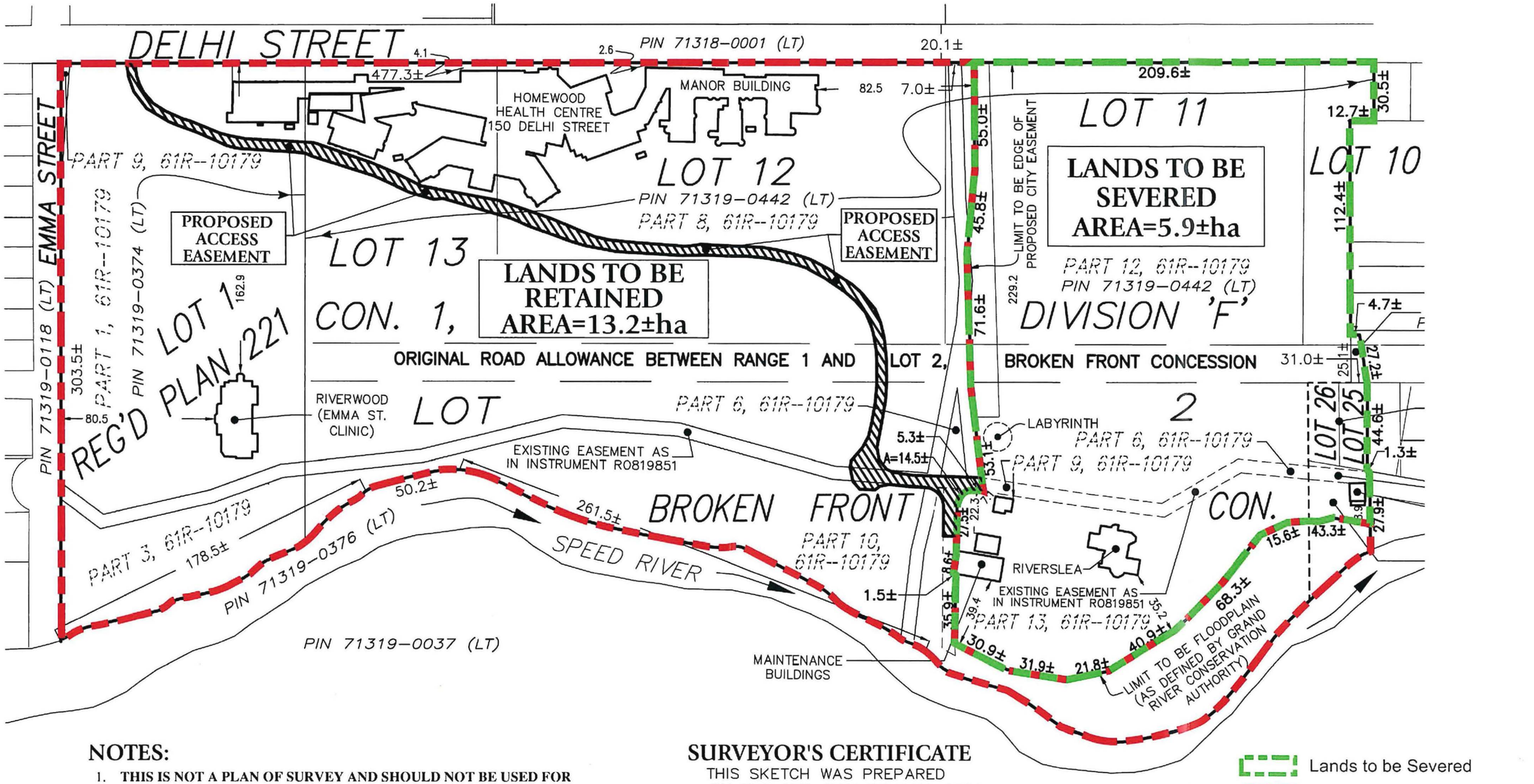
■ Municipally owned and operated
Privately Owned Well
Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS

■ Municipally owned and operated
Septic Tank
Other (Explain)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS

■ Municipally owned and operated
Septic Tank
Other (Explain)



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED INSTITIONAL (I.3).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MAJOR INSTITUTIONAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF MAY, 2014

REVISED: JANUARY 22, 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Lands to be Severed
Lands to be Retained
Proposed Access Easement

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Figure 3

Consent Sketch

Source: Van Harten Surveying Inc (January 22, 2018)

SEVERED PARCEL

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb. 1, 2018	Folder #:
	Application deemed complete: ☑ Yes ☐ No	Application #: A-57/14

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ■ **No**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 148-160 Delhi Street

Legal description of property (registered plan number and lot number or other legal description):

Part of Lots 10, 11, 12 and 13, Range 1 and Park of Lot 2, Broken Front Concession, Division 'F' (Geographic Township of Guelph) and Part of King Street (Closed by Unregistered By-law 74, dated July 12, 1858) and Part of Lots A (as Amended by Judge's Order, Inst. No. 8E-3514) and 25 and all of Lot 26, Registered Plan 40 and Lot 1, Registered Plan 221, City of Guelph, County of Wellington

OWNER(S) INFORMATION:

Name:	Schlegel Home Health Care Inc.		
Mailing Address:	325 Max Becker Drive, Suite 201		
City:	Kitchener	Postal Code:	N2E 4H5
Home Phone:		Work Phone:	519-571-1873 ext. 106
Fax:	519-571-0947	Email:	bschlegel@rbjschlegel.com

AGENT INFORMATION (If Any)

Company:	GSP Group Inc.		
Name:	Hugh Handy		
Mailing Address:	201-72 Victoria Street South		
City:	Kitchener	Postal Code	N2G 4Y9
Home Phone:		Work Phone:	519-569-8883
Fax:	519-569-8643	Email:	hhandy@gspgroup.ca

Official Plan Designation: Major Institutional & Core Greenlands with Non-Core Greenlands Overlay	Current Zoning Designation: I3 and FL

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Severed Parcel:

1. To permit a front yard setback of 0 metres for existing buildings and structures (Arthur Street); and,
2. To permit a rear yard of 0 metres for the existing buildings and structures.
3. To permit a side yard setback (southern property line) of 0 metres for the existing buildings and structures.
4. To permit 22 of 35 required off-street parking spaces for the Severed Parcel to be located on the Retained Parcel.

Why is it not possible to comply with the provision of the by-law? (your explanation)

To recognize existing legal non-conforming setbacks that are required to be addressed through a concurrent Consent Application.

Please see attached covering letter for further information.

PROPERTY INFORMATION

Date property was purchased:	**2012**	Date property was first built on:	**1883**
Date of proposed construction on property:	**N/A**	Length of time the existing uses of the subject property have continued:	**135 years**

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):: Institutional

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):: Institutional

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: **12m (Arthur Street)** Depth: varies Area:5.9ha

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY

EXISTING (DWELLINGS & BUILDINGS)- See attached Survey		PROPOSED – N/A	
Main Building		**Main Building**	
Gross Floor Area:	**750 sq.m.**	Gross Floor Area:	
Number of Storeys:	**1-3 storeys**	Number of Storeys:	

Garage/Carport (if applicable) – N/A			Garage/Carport (if applicable)		
Attached □ Detached □			Attached □ Detached □		
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck) –			**Accessory Structures (Shed, Gazebo, Pool, Deck)**		
Describe: Maintenance Buildings			**Describe:**		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

EXISTING			PROPOSED – N/A		
Front Yard Setback:	12M (Arthur Street)		Front Yard Setback:		M
Exterior Side Yard (corner lots only)	226.9 M		Exterior Side Yard (corner lots only)		M
Side Yard Setback:	South: 2.8M	West: 35.2 M	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback	0M		Rear Yard Setback		M

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway | Municipal Road ■ | Private Road | Water | Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water ■ Sanitary Sewer ■ Storm Sewer

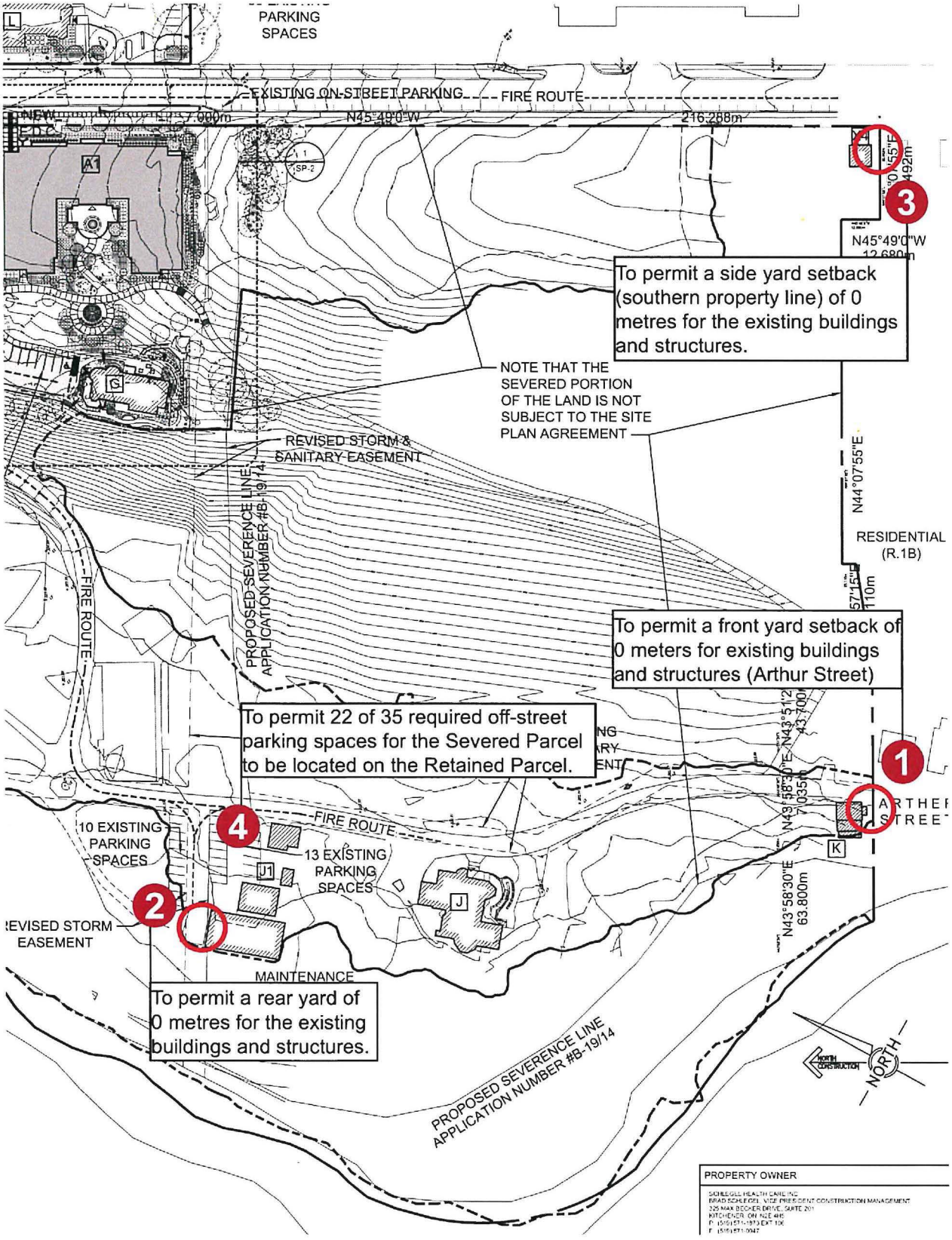
If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	√		
Zoning By-law Amendment	√		
Plan of Subdivision	√		
Site Plan	√		SP13CO39
Building Permit	√		
Consent		√	Concurrent Application
Previous Minor Variance Application	√		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION

In submitting this development application and supporting document, the owner/authorized agent hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and



GSP group

Minor Variance Sketch - Severed Parcel

Source: Cornerstone Architecture

Figure 4a

Homewood Health Centre
Consent for Severance
Scoped Environmental Impact Study
City of Guelph Consent to Sever Application File Numbers: B-19/14, A-57/14, A-58/14

Prepared for:
Brad Schlegel
Homewood Health Inc.
148-160 Delhi Street,
Guelph, ON
N1E 6K9

Project No. 1471D | January 2018

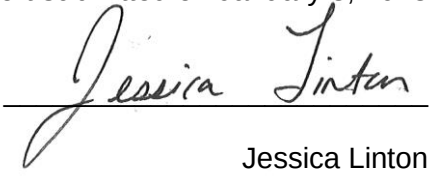
NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Homewood Health Centre
Consent for Severance
Scoped Environmental Impact Study

Project Team:

Jessica Linton	Senior Terrestrial & Wetland Biologist
Ken Burrell	Terrestrial & Wetland Biologist
Patrick Deacon	Terrestrial & Wetland Biologist
Charlotte Moore	Terrestrial & Wetland Biologist
Nathan Miller	Terrestrial & Wetland Biologist
Christy Humphrey	Terrestrial & Wetland Biologist
Ashley Thompson	Aquatic Biologist
Gina Macveigh	Aquatic Biologist
Gerry Schaus	GIS Analyst
Kaitlin Boddaert	GIS Analyst

Report submitted on January 8, 2018



Jessica Linton
Project Manager
Senior Terrestrial and Wetland Biologist

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1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained in March 2014 by Homewood Health Inc. (HHI) to complete a Scoped Environmental Impact Study (EIS) to inform a Consent to Sever Application.

HHI is proposing to expand the existing Homewood Health Centre complex to meet contemporary standards for mental health treatment. This includes a New Manor Building and consolidation of visitor and staff parking in an expansion of the parking areas on the east side of Delhi Street. There are also existing sanitary and stormwater pipes that service Guelph General Hospital in an easement located immediately adjacent to the proposed New Manor Building which will be upgraded as part of the development. The development, being pursued through a Site Plan Application (City of Guelph Site Plan File Number: SP13C039), will allow for the reorganization of the healthcare centre buildings to improve functional relationships, and to increase accessibility for patients, visitors, and staff, and to repurpose the existing Manor Building.

In order to permit the expansion of the health centre, HHI is proposing to sever the subject property for remortgaging purposes (City File No. B-19/14). As well, HHI is seeking minor variances for exterior side yard and maximum front yard setbacks for the severed lot (City File No. A-57/14) and the retained parcel (City File No. A-58/14), as well as a variance to allow off-site parking on the east side of Delhi Street.

Although no specific construction activities or site alternation is proposed at this time as part of this application, under the Provincial Policy Statement (PPS) a severance is considered a type of “development”, requiring an EIS in accordance with Official Plan policies. For the purposes of this application, the severed lot refers to the southeastern section of the subject property, separated by the trunk sewer, running east of Delhi Street. The retained parcel refers to the existing lot, where the health centre is located and where all development associated with HHI expansion addressed in the current Site Plan Application will occur. The proposed severance involves a lot line bisecting an area of Significant Woodland and lands regulated by the Grand River Conservation Authority

(GRCA) associated with the floodplain of the Speed River which have triggered the requirement of an EIS by the City of Guelph and GRCA (Map 1).

The Homewood Health Centre property is largely rectangular in shape, bisected by Delhi Street. It is located at the municipal address 150 Delhi Street in the City of Guelph. The larger property holding is bounded to the west by the Speed River, Emma Street to the north, Delhi Street to the east, and existing residential properties to the south (Map 1). The new proposed lot line is irregular in shape and will result in a severed lot which includes roughly the southeastern third of the property (Map 1).

HHI has commissioned a number of studies to inform the larger Master Planning exercise and current Planning Applications for the property including a cultural heritage study, geotechnical investigations, servicing design, and a natural heritage overview which includes a property-wide Tree Management Plan. The project team includes:

- Cornerstone Architecture (Master Planning and architectural design),
- E.R.A. Architects Inc. (Heritage Report and Review of Master Plan Options),
- Ron Koudys Landscape Architects Inc. (tree management and landscaping),
- Peto Macallum Ltd. (geotechnical investigations),
- Stantec Inc. (engineering and servicing),
- GPS Group Inc. (planning), and
- NRSI (natural heritage).

To inform the Master Planning process, NRSI has completed an Opportunities and Constraints Analysis for the HHI property (NRSI 2014). The intent of the opportunities and constraints analysis was to inform future EIS's, triggered by specific development proposals. The report was provided to City of Guelph Environmental Planning staff (Adèle Labbé) on December 3, 2014, for their review, however, no formal comments were provided back to the study team.

Buidling on the information collected to inform the Opporutnities and Constraints Analysis, NRSI completed a Scoped EIS to inform the Site Plan Application for the New Manor Building (City of Guelph Site Plan File Number: SP13C039) (NRSI 2017).

An original version of the Severance EIS, which is specific to the Consent to Sever Application, was first submitted to reviewing agencies in January 2015 which was revised and resubmitted in May 2015. The EIS was conditionally supported by City of Guelph Environmental Planning staff, the Environmental Advisorty Committee (EAC), and the River Systems Advisory Committee (RSAC), subject to the condition that a revised EIS addendum be submitted which addressed the comments provided.

The completion of the revised EIS addendum was subsequently delayed while other aspects associated with the Site Plan submission were addressed. This report has been prepared as an update to the May 2015 EIS to address this condition and the updated Site Plan drawing. Appendix I provides all agency review comments received to date in tabular format, responses where required, and the City's staff report to EAC. This report provides an overview of the important natural features within the subject property with focus on the proposed severance area and the natural heritage features that transect the boundary lines. It is intended to examine the potential negative impacts to the natural environment which may arise as a result of the proposed severance application based on a comprehensive multi-season field program. The report also summarizes the natural heritage policies applicable to the subject property, identifies appropriate buffers from natural features and potential development areas, and identifies where further study is required.

1.1 Project Scoping

Schedule 1 of the Consolidated City of Guelph Official Plan (2012b) identifies the majority of the subject property as Institutional with a Non-Core Greenlands overlay and identifies the portion of the subject property within the floodplain of the Speed River as Core Greenlands. Under Official Plan Amendment (OPA) 42, which came into force in June 2014 after the current application was filed, the subject property is identified to include Significant Natural Areas which are comprised of Significant Woodlands, Locally Significant Wetlands, Significant Valleylands, Surface Water Features and Fish Habitat, Significant Wildlife Habitat (Waterfowl Overwintering Habitat), and Natural Areas which are comprised of Habitat for Significant Species. While the Consolidated City of Guelph Official Plan is the relevant policy for this application, consideration for OPA 42 has been given, as it provides the most current information and guidance with regard to natural

heritage features. OPA 48 was approved with modifications by the Ontario Municipal Board on October 5, 2017, after the current application was filed, although several policies remain under appeal on a site specific basis. Therefore OPA 48 is not applicable to the current application for Consent to Sever.

The opportunities and constraints report contains detailed descriptions of the Natural Heritage System within the subject property based on the results of background review and original field surveys (NRSI 2014). It summarizes background information on natural heritage features, as well as results of original field surveys completed in 2014 of breeding birds, mammals, herpetofauna, lepidoptera, odonata, vascular flora, and aquatic habitats for the subject property.

The information presented within this scoped EIS report summarizes relevant natural heritage information from the Homewood Health Centre Opportunities and Constraints Analysis (NRSI 2014) to the severance application. Where the opportunities and constraints analysis focused on the entire subject property, this EIS has been scoped to focus on the parcel proposed to be severed and natural heritage features which have the potential to be directly or indirectly impacted by the severance itself and potential future development envelopes and their associated services. For the purposes of this report, the term 'subject property' refers to the lands owned by HHI (Map 1). The subject property is within the Goldie Mill Secondary Plan Area and the Speed River runs along the western property boundary. The term 'study area' refers to the severed lot, plus lands within 120m (Map 1).

In order to determine a study approach for this EIS, existing natural heritage information was gathered and reviewed to identify key natural heritage features and species that are known, or have the potential to occur, in the study area. This included reviewing applicable existing databases, reports, species atlases, and contacting agencies such as the GRCA and Ministry of Natural Resources and Forestry (MNRF) for file materials. NRSI staff have consulted with Adèle Labbé, City of Guelph Environmental Planner, on several occasions to discuss an appropriate approach to delineating existing natural heritage features on the subject property and scoping the EIS to consider potential future development scenarios. Additionally, NRSI staff confirmed with Jason Wagler, GRCA

Resource Planner, that geotechnical investigations and delineation of the top of bank associated with the Speed River were not required for the Severance Application.

A Terms of Reference (TOR) for this EIS was prepared by NRSI and submitted to the City of Guelph and the GRCA on June 19, 2014. The Environmental Advisory Committee (EAC) and the River Systems Advisory Committee (RSAC) reviewed and accepted the TOR on August 13 and September 17, 2014, respectively. The final approved TOR and associated comments received from the City of Guelph, GRCA, and EAC are provided in Appendix II. The reader is referred to the TOR in Appendix II for a detailed description of background materials collected and reviewed which informed the project scoping. The TOR also provides the results of a comprehensive screening exercise conducted to identify confirmed or candidate Significant Wildlife Habitats (SWH) and habitats for Species at Risk (SAR) which had the potential to occur within the study area (see Appendix II). This initial screening was used to inform the type and extent of field surveys required to inform this EIS.

1.2 Relevant Policies, Legislation, and Planning Studies

Table 1 provides an overview of policies that were considered and which informed the field program and analysis. This section of the report may be used to guide the assessment of specific implications of these policies to the proposed development. The Consent Application was submitted to the City of Guelph on May 22, 2014. Therefore the primary policy framework under which this EIS is to be considered is that of the December 2012 Consolidated Official Plan and the 2014 PPS, however, it has been developed to have regard for OPA 42 which are now in full effect (since June 4, 2012).

Table 1. Relevant Policies, Legislation, and Planning Studies

Policy/Legislation	Description	Project Relevance
Provincial Policy Statement (OMMAH 2014).	• Issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014, replacing the 2005 PPS (OMMAH 2005). • Section 2.1 of the PPS – Natural Heritage establishes clear direction on the adoption of an ecosystem approach and the protection of resources that have been identified as 'significant'. • The Natural Heritage Reference Manual (OMNR 2010) and the Significant Wildlife Habitat Technical Guide (OMNR 2000, OMNR 2012) were prepared by the MNRF to provide guidance on identifying natural features and in interpreting the Natural Heritage sections of the PPS.	• Based on the opportunities and constraints analysis (NRSI 2014a), several natural features afforded consideration within the PPS were identified within the study area, which include: ○ Significant Woodland, ○ Significant Wildlife Habitat, ○ Habitat for Fish Habitat, and ○ Habitat for endangered and threatened species.
Endangered Species Act (2007)	• The original ESA, written in 1971, underwent a year-long review which resulted in a number of changes which came into force in 2007. • The ESA prohibits killing, harming, harassing, or capturing SAR and protects their habitats from damage and destruction.	• Based on the opportunities and constraints analysis (NRSI 2014a), several vascular plant and bird species designated as Species at Risk were identified within the study area.
City of Guelph Official Plan (2012b) Consolidation	• Officially came into force on November 30, 2012. • Development is not permitted within Core Greenlands. • Development is permitted within Non-Core Greenlands Overlay, where an EIS has demonstrated no negative impact on the natural features or ecological functions.	• This policy represents the relevant framework in which this EIS should be developed. • The Homewood property is designated as 'Major Institutional' with wooded portions identified as part of the Greenlands System, specifically as 'Non-Core Greenlands Overlay'. • Core Greenlands have been identified occurring along the Speed River, throughout the Speed River and its associated floodplain on the Homewood property.
City of Guelph Consolidated Official Plan (2012b) and Amendment 42 (OPA 42; 2014)	• OPA 42 officially came into force in June 2014, falling within the Consolidated Official Plan. • Lands within the study area are identified on Schedule 1 (Land Use Plan) as Significant Natural Area and Major Institutional.	• All Development Applications filed after June 2014 must comply with OPA 42. • Although not the relevant policy to this study, consideration for OPA 42 has been given as it provides the most current information and guidance

Policy/Legislation	Description	Project Relevance
	Development is not permitted within Significant Natural Areas or their minimum buffers (Table 6.1 /Schedule 2). • Exceptions to encroachment within Significant Natural Areas are described under general policies; however, it must be demonstrated through an EIS that no negative impacts to the natural system or ecological functions occur.	relating to the City's Natural Heritage System. • Schedule 10 – Natural Heritage System identifies the following Significant Natural Areas within the study area:, Significant Woodlands, Valleylands, Significant Wildlife Habitat, Cool Water Fish Habitat, and potential habitat for locally significant species.
City of Guelph Tree Bylaw (2010) No. 19058	• Aims to regulate tree protection within City limits. • Statutes of protection, aims that no person shall destroy, injure, or permit destruction towards a defined, regulated tree.	• A Tree Management Plan has been developed for the subject property (RKLA 2014). • Detailed Tree Preservation Plans are required in support of development applications when construction or site alteration has the potential to impact trees. • Tree Preservation Plans need to demonstrate how remaining trees will be protected from injury, while outlining a replanting and compensation plan for any proposed tree removals.
GRCA Regulation 150/06 (2013)	• Regulation issued under *Conservation Authorities Act,* R.S.O. 1990. • Through this regulation, the GRCA has the responsibility to regulate activities in natural and hazardous areas (i.e. areas in and near rivers, streams, floodplains, wetlands, and slopes). • GRCA requires that an EIS be undertaken in accordance with their *EIS Guidelines and Submission Standards for Wetlands* where development is proposed within 120m of PSW or 30m of non-PSW (GRCA 2005).	• The GRCA regulates a large portion of the Homewood property, due to the presence of the Speed River and its associated floodplain. • The severance does not include the floodplain but the lot line does overlap with the GRCA's Regulation Limit.

2.0 Field Methods

A comprehensive, multi-season field program was developed as part of the TOR (Appendix II). The field program was executed in 2014 and also informed the opportunities and constraints analysis for the subject property (NRSI 2014). A total of 30 field visits were carried out between April and October 2014 to complete a variety of field surveys which are described in detail within the TOR (Appendix II) and summarized in Table 2. The location of specific bird and bat monitoring stations are shown on Map 2.

Consistent with the TOR, an assessment of potential bat habitat and subsequent bat monitoring was conducted in order to determine the presence of suitable candidate significant bat maternity colony habitat and/or suitable habitat for the Species at Risk bats, Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis)*, or Eastern Small-footed Myotis (*Myotis leibii*) within the study area. The methodology employed for these surveys was consistent with provincial guidance and is detailed in a summary report prepared for the MNRF (Appendix III). This report has been reviewed by MNRF Guelph District Office and staff have indicated they are in support of the conclusions/recommendations provided (G. Buck, pers. comm. 2014 and 2017).

Table 2. Field Survey Summary

Survey Type	Protocol[1]	Date (2014)	Start and End Time (24 hrs.)	Temp. (°C)	Wind Speed (Beaufort Scale)	Cloud Cover (%)	Precipitation	Observers
Initial Site Visit	N/A	February 25	0900-1500	-15	2-3	100	None	J. Linton
Ecological Land Classification	Lee et. al (2008)	June 9 June 25	0550-1000 0610-1200	12 22	0 0	10; 100	None None	J. Linton G. Macveigh
Vascular Flora Inventory (Spring)	Systematic search by ELC polygon	April 10	1100-1300	14	6	5	None	J. Linton G. Schaus
Vascular Flora Inventory (Summer)	Systematic search by ELC polygon	June 25	0610-1200	22	0	100	None	J. Linton G. Macveigh
Vascular Flora Inventory (Fall)	Systematic search by ELC polygon	Sept. 11	1230-1630	19	1	60	None	P. Deacon
Staking NHS Boundary (with A. Labbe from the City of Guelph)	N/A	April 3	0900-1300	4	2	0	None	J. Linton G. Schaus
Breeding Bird Survey #1	OBBA (2001)	June 9	0550-1000	12	0	10	None	J. Linton
Breeding Bird Survey #2	OBBA (2001)	June 25	0610-1000	22	0	100	None	J. Linton G. Macveigh
Raptor Stick Nest Survey	OMNR (2014a)	Feb. 26 April 10 April 16	0900-1500 1100-1300 0845-1115	-15 14 1	2-3 6	100 5	None None	J. Linton G. Schaus C. Moore P. Deacon
Bat Habitat Assessment	OMNR (2014a)	April 10 April 16	1100-1300 0845-1115	14; 1	6; 2	5; 1	None None	J. Linton C. Humphrey C. Moore P. Deacon

[1] See Terms of Reference in Appendix II for a detailed description of the methods employed during each survey.

Survey Type	Protocol[1]	Date (2014)	Start and End Time (24 hrs.)	Temp. (°C)	Wind Speed (Beaufort Scale)	Cloud Cover (%)	Precipitation	Observers
Bat Acoustic Monitoring	OMNR (2014a)	June 9-26 (22 visits)	2000-0630	16-25	0-2	10-100	None – Light Rain	C. Humphrey S. Shams P. Deacon K. Boddaert M. Millen
Reptile Habitat Assessment	OMNR (2012)	April 10	1100-1300	14	6	5	None	J. Linton G. Schaus
Reptile basking and active hand searches	Systematic search by ELC polygon	April 10 June 9 June 25 July 17 Sept. 11	1100-1300 0900-1200 0900-1200 1110-1300 1230-1630	14 12 22 22 19	6 0 0 2 1	5 10 100 40 60	None	J. Linton G. Schaus G. Macveigh N. Miller P. Deacon
Insect Survey #1	Systematic search by ELC polygon	June 9	1000-1200	12	0	10	None	J. Linton
Insect Survey #2	Systematic search by ELC polygon	June 25	1000-1200	22	0	100	None	J. Linton G. Macveigh
Insect Survey #3	Systematic search by ELC polygon	July 17	1110-1300	22	2	40	None	N. Miller
Aquatic habitat assessment	N/A	June 9	0610-0640	12	2	90	None	A. Thompson

[1] See Terms of Reference in Appendix II for a detailed description of the methods employed during each survey.

3.0 Existing Conditions

3.1 Soils, Terrain and Drainage

The subject property is characterized by areas of flat tablelands and gentle to steep slopes. The lands generally slope towards the Speed River, where runoff drains overland towards the southwestern portion of the property boundary (Peto MacCallum Limited 2002). There is a considerable difference in elevation between the highest points on the subject property at Delhi Street [347 Meters Above Sea Level (MASL)] and the Speed River (318 MASL) where steep slopes are associated with the river valley. The parcel to be severed includes steep slopes with flat tableland areas adjacent to Delhi Street and the floodplain area.

The predominant surface soil type throughout the subject property is Guelph Loam, with intermixed silt till (Hoffman et al. 1968, Peto MacCallum Limited 2002). A geotechnical investigation for a portion of the subject property indicated that subsurface soils are predominantly native sandy silt till or sand and gravel deposits (Peto MacCallum Limited 2002). Moisture contents generally ranged from 3-20%, while water was not found based on boreholes drilled during the geotechnical investigation (Peto MacCallum Limited 2002). Based on subsurface conditions observed during the geotechnical investigation in 2002, the soils within the subject property generally consist of a topsoil layer reported to be up to 1m in depth and underlain by silty sand/sand and silt with some clay and gravel (Peto MacCallum Limited 2002).

During ELC investigations conducted by NRSI, the surficial soil composition throughout the study area consisted of a silty-clay loam and silt-loam, which is consistent with the geotechnical report (Peto MacCallum Limited 2002) and with Ontario Soil Survey data (Hoffman et al. 1968) for the subject property and surrounding area.

3.2 Vegetation

3.2.1 Vegetation Communities

The majority of the study area consists of human-altered landscapes, such as existing hospital facilities, manicured lawns, parklands, meadow, gardens and planted trees, although the central portion of the study area, as well as the area adjacent to the Speed

River is characterized by woodlands which are part of the Natural Heritage System. A summary of ELC communities identified within the study area is provided in Table 3 and shown on Map 3. Original ELC data sheets are provided in Appendix IV and photos of each community are provided in Appendix V.

Table 3. Vegetation Communities Identified within the Subject Property

ELC Ecosite Type	ELC Description	Environmental Characteristics
Plantation		
TAGM1	Coniferous Plantation	The plantation community (Photo 1, Appendix V), located adjacent to Delhi Street, consists of species typically found within heavily disturbed areas. Species present within this community include planted Norway Spruce (*Picea abies*), Scots Pine (*Pinus sylvestris*), and an abundance of Garlic Mustard (*Alliaria petiolata*) in the understorey.
Deciduous Forest		
FODM4	Dry – Fresh Upland Deciduous Forest Ecosite	This wooded community borders the more natural woodland characterized as FODM5-2; however it is noticeably different in structure and composition (Photo 2, Appendix V). The subcanopy, understorey, and groundcover appear to have been removed at some point in the past resulting in a heavily disturbed community with typical forest layers absent. The canopy is almost entirely Black Walnut (*Juglans nigra*) while the ground is dominated by Garlic Mustard, False Solomon's Seal (*Maianthemum racemosum*), and a cultivated variety of leek (*Allium* sp.).
FODM4-2	Dry – Fresh White Ash – Hardwood Deciduous Forest	It is comprised of a stand dominated predominantly by White Ash, although Sugar Maple (*Acer saccharum*) and White Pine (*Pinus strobus*) are present in smaller numbers. The trees in this area are young and the ash trees appear to be infected with Emerald Ash Borer (*Agrilus planipennis*). The small stand of young White Ash (*Fraxinus americana*) trees is present adjacent to Delhi Street which was mapped as an inclusion to the MEMM3 community. This stand of trees likely regenerated naturally following land clearing, however the health of these trees is poor or likely to decline due to the presence of Emerald Ash Borer.
FODM4-11	Dry – Fresh Black Locust Deciduous Forest Type	Within the FODM5-2 community described below, this wooded community shows evidence of past disturbance. The canopy is dominated by Black Locust (*Robinia pseudoacacia*), Black Walnut, and White Ash (Photo 3, Appendix V). The understorey and groundcover are dominated by non-native and invasive plants such as Common Buckthorn (*Rhamnus cathartica*), Garlic Mustard, and Riverbank Grape (*Vitis riparia*).
FODM5-2	Dry – Fresh Sugar Maple – Beech Deciduous Forest Type	Throughout the central portion of the study area, this community is dominated in the canopy and sub-canopy by Sugar Maple and American Beech (*Fagus grandifolia*), with smaller numbers of White Ash and Basswood (*Tilia americana*) found throughout the sub-canopy (Photo 4, Appendix V). The understorey is dominated by Choke Cherry (*Prunus virginiana*) and Common Buckthorn, while the groundcover is covered by False Solomon's Seal with interspersed Blue Cohosh (*Caulophyllum thalictroides*) and Zigzag Goldenrod (*Solidago flexicaulis*). The community comprises the majority of the subject property.
FODM6	Fresh – Moist Sugar Maple Deciduous Forest Type	Found exclusively alongside the Speed River wtihin the study area, this community is characteristic of floodplain habitat which is subject to associated disturbances (Photo 5, Appendix V). Within the canopy and sub-canopy, Sugar Maple is dominant, with lesser numbers of Black Walnut, Crack Willow (*Salix fragilis*), and White Ash. Non-native species are common throughout the understorey and groundcover, with abundant Common Buckthorn and Garlic Mustard.

ELC Ecosite Type	ELC Description	Environmental Characteristics
FODM7-4	Fresh – Moist Black Walnut Lowland Deciduous Forest Type	This community, characteristic of riparian zones and floodplains, is dominated by Black Walnut with smaller numbers of Sugar Maple (Photo 6, Appendix V). It is very similar in structure and composition to FODM6; however, Black Walnut dominates the canopy. In Ontario, this community type is considered provincially significant when naturally occurring.
Coniferous Forest		
FOMM3-1	Dry – Fresh Hardwood – Hemlock Mixed Forest Type	This small floodplain community is dominated by a mix of Sugar Maple, Eastern Hemlock (*Tsuga canadensis*), and White Cedar (Photo 7, Appendix V). The subcanopy and understorey are almost entirely absent because of the dense canopy present which limits light availability. Groundcover is dominated by False Solomon's Seal which prefers shaded habitats.
Open Habitats		
MEMM3	Dry – Fresh Mixed Meadow	This meadow community is dominated by a mix of grasses (*Phleum pretense, Dactylis glomerata, Bromus inermis*) and forbs including Canada Goldenrod (*Solidago canadensis*), Canada Thistle (*Cirsium arvense*), Oxeye Daisy (*Leucanthemum vulgare*), Daisy Fleabane (*Erigeron annuus*), Vipers Bugloss (*Echium vulgare*), and Leafy Spurge (*Euphorbia virgata*). Based on anecdotal information, this area was previously wooded, but was cleared for use as a storage and mulch stockpiling area (Photo 8; Appendix V). A hedgerow of scattered White Ash trees borders the community along Delhi Street which has a shrub layer, predominantly of Common Buckthorn.
Constructed/Greenlands		
CVS_2	Health	These ELC areas are also shown on Map 3 and are characterized by existing hospital buildings and associated facilities such as a daycare, maintenance sheds, and parking areas.
CGL_2	Parkland	These areas of the subject property are characterized by manicured lawn parkland areas with planted trees, gardens, and walking trails (Photo 9; Appendix V).
CGL_4	Recreational	This central area of the Homewood property is characterized by manicured lawn, scattered trees, and recreational facilities such as a baseball diamond and tennis courts (Photo 10; Appendix V).

3.2.2 Vascular Flora

Detailed vegetation inventories resulted in the identification of 138 species for ELC polygons which overlap with the study area. A complete list of species observed is provided in Appendix VI.

During the scoping of the TOR, a thorough review of background information pertaining to federally, provincially or regionally rare plant species reported from the vicinity of the Homewood Property was completed (Appendix II). This assisted in flagging specific species to be targeted during the vascular flora inventories. In total, NRSI biologists observed 8 nationally, provincially, or regionally significant plant species within the study area. These species, their current status ranks, and a description of the habitat in which they occur is presented in Table 4. The location of these species is provided on Map 4b.

Three of these species, Kentucky Coffee Tree (*Gymnocladus dioicus*), Canadian Redbud (*Cercis Canadensis*), and Common Hop-tree (*Ptelea trifoliate*) have been planted in the study area as part of the overall landscaping plan for the subject property (Map 4b). Kentucky Coffee Tree and Common Hop-Tree are Species at Risk afforded protection by the *Endangered Species Act*. Canadian Redbud is considered regionally significant and was also observed to be planted.

Table 4. Significant Vascular Flora Observed the Study Area

Scientific Name	Common Name	SRANK[1]	COSEWIC[2]	SARO[3]	Regional Status[4]	Location/Habitat Description[5]
Celtis occidentalis	Common Hackberry	S4			R	This species was found along the edge of the Dry – Fresh White Ash – Hardwood Decidiuous Forest Type (FODM4-2) community bordering the meadow area (MEMM3) and within the Fresh – Moist Sugar Maple Deciduous Forest Ecosite (FODM6), within the floodplain.
Cercis canadensis	Canadian Redbud*	SX			R	Six planted specimens are located within the proposed parcel to be severed, and an additional three planted specimens are located within the 120m study area. All of the indivudals within the severed parcel are planted along the edge of the riparian woodland (FODM7-4).
Gymnocladus dioicus	Kentucky Coffee-Tree*	S2	T	THR		One planted specimen is located within the proposed parcel to be severed along the edge of the riparian woodland (FODM7-4). An additional two planted specimens are located within the 120m study area near the proposed hospital expansion area..
Hydrophyllum canadense	Canada Waterleaf	S4			R	Two distinct patches of this species are located on a southwest facing slope within the FODM5-2 community.
Juglans cinerea	Butternut	S3?	E	END	R	One individual is located along the edge of the parcel to be severed within the FODM6 community.
Pilea pumila	Dwarf Clearweed	S5			R	One individual was located within the FODM7-4 community within the 120 study area.
Polygonatum biflorum	Giant Solomon's Seal	S4			R	This species is located within the parcel to be severed in two locations: within the FODM5-2 community and the FODM6 community along the river and is expected to be a natural occurrence.
Ptelea trifoliate	Common Hop-tree*	S3	T	THR		Two planted specimens are located within the proposed severance area.

[1]OMNR 2014a, [2]COSEWIC 2013, [3]OMNR 2014b, [4]Dougan and Associates 2009, [5]Refer to Section 3.2.1 for detailed ELC community descriptions, *Refers to planted specimens

LEGEND								
SRANK							Regional Status	COSEWIC/ SARO
S2	Imperilled	S3	Vulnerable	S4	Apparently Secure		R Native, Present, and Provincially or Otherwise Rare	T/THR Threatened E/END Endangered

3.2.3 Tree Management Plan

A Tree Management Plan was prepared by Ron Koudys Landscape Architects Inc. for the entire Homewood property, which is generally consistent with the Guelph Tree Bylaw and takes into account the Urban Forestry Management Plan (Appendix VII). This Plan was prepared as part of the opportunities and constraints analysis intended to inform the Master Plan for the subject property. The Plan divides the subject property into several "compartments" in which general descriptions (e.g. general heath, species compositions, etc.) and specific but high-level management intents and actions are provided for each compartment. The ELC mapping produced by NRSI was the starting point for this Plan; however, additional compartments were also identified. Descriptions were developed to include things such as:

- identifying treed areas which will be retained (e.g. the woodlands),
- identifying trees which may be removed (e.g. in future development envelopes),
- recommendations for restoration activities,
- invasive species removals,
- removal of hazardous ash trees,
- regular maintenance of hazard trees relating to public safety,
- areas requiring inventory work and compensation consideration if development applications are filed.

The study area falls within Compartments 1-10 (Appendix VII). The Tree Management Plan recognizes the significant alteration with respect to the Site Plan EIS (NRIS 2017) to Compartment 2 which will occur as part of the proposed New Manor Building Expansion and service pipe upgrades and recommends that significant species within the development footprint be transplanted to other areas of the subject property. As no site alteration or development is planned as part of the Severance Application, there will be no changes to any of the Compartments identified within the Tree Management Plan at this time.

Compartments 2-8 fall within the severed lot and specific management issues and recommended actions are provided for each one. The main management actions suggest removing non-native and invasive species (e.g., Garlic Mustard, Common

Buckthorn, Riverbank Grape, etc.) in an effort to assist native species colonization and reproduction and to restore the ecological integrity and function of the study area. Additionally, several Compartments have been identified to have positive cases of Emerald Ash Borer and it is recommended trees be removed which may pose a hazard risk.

3.3 Wildlife

3.3.1 Birds

A total of 149 species are reported from the 10x10km OBBA square that overlaps with the study area (BSC et al. 2006). The data found in the OBBA includes those species that have been observed in the area (10 x 10km range), are known to nest in the area, and/or have exhibited some evidence of breeding in the area. A total of 23 of these species were documented within the study area during field surveys, all of which exhibited signs of breeding, such as males singing, females carrying food or nest materials, and the presence of fledged young. Additional species were observed during other field investigations which did not exhibit signs of breeding evidence. A complete list of bird observations is provided in Appendix VIII.

A total of 9 significant bird species are known from within 10km of the subject property based on OBBA records or other background data (BSC et al. 2006, Dougan & Associates 2009, OMNR 2014a). Based on results of the SAR and SCC screening (Appendix II), habitats within the study area were identified as suitable for 2 of these bird species [(Red-headed Woodpecker (*Melanerpes erythrocephalus*) and Eastern Wood-Pewee (*Contopus virens*)]. Based on field work conducted, one of these species was observed within habitats contiguous to the study area: Eastern Wood-Pewee. One additional species, Chimney Swift (*Chaetura pelagica*) was observed throughout the study area. Red-headed Woodpeckers was not observed within the study area or the subject property.

Table 5 provides a summary of provincially and nationally significant species observed, or with potential to occur within the study area based on habitats present, their current status ranks, and preferred habitats.

Chimney Swift is well adapted to human environments, found commonly in urban centres, where foraging takes place over large areas (i.e. often several kilometers; Cadman 2007). Swifts were observed during breeding bird surveys on June 9 and 25, 2014 flying over the Homewood property. A group of 7 individuals were observed flying over BMB-002 and a singled individual was observed flying over the study area at BMB-006. These individuals appeared to be flying back and forth from the river which provides good foraging habitat. Buildings within the Homewood property and within approximately 200m of the subject property were examined following the observation of Chimney Swifts in an attempt to identify and/or confirm nest sites. It was confirmed that no suitable nesting structures are present in the Homewood property. Three chimney stacks, which appeared suitable for nesting, were observed outside the Homewood property. One chimney was present on a building within the Guelph General Hospital site, while two more (which were 'ranked' as better habitat by observers) were identified west of the Speed River on the buildings of 60 and 75 Cardigan Street in and near Goldie Mill Park. Anecdotal information suggests that Chimney Swifts have been observed to nest in at least one of these stacks (N. Finney pers. comm. 2014).

Eastern Wood-Pewees favour deciduous forests; however, they are quite resilient to human disturbance, as well as being common throughout their Ontario and global ranges (McLaren 2007). A single individual was observed calling from woodlands with the study area along the Speed River on the July 17th visit, indicating a breeding male individual. No subsequent observations of this species were detected within the study area, however, all woodlands within the subject property provide suitable breeding habitat for this species.

NRSI also documented two locally significant species, Merlin (*Falco columbarius*) and Sharp-shinned Hawk (*Accipiter striatus*), within the study area during field work in 2014. A single Merlin was observed flying overhead during a point count, at station BMB-002 from the Speed River toward the woodland. No subsequent sightings of the species were observed, and it is unlikely this individual was breeding in the study area, as this species is known to be vocal and readily observed when breeding (Warkentin et al. 2005). One Sharp-shinned Hawk was also observed flying over the study area, on April 16th. No additional sightings of this species occurred in 2014. As this sighting was

during peak spring migration (Bildstein and Meyer 2000), the individuals was likely a migrant utilizing the Speed River corridor.

Refer to Appendix VIII for a list of bird species found in habitats contiguous to the study area and documented within 10km of the subject property based on background data.

Table 5. Significant Bird Species Reported From the Study Area

Scientific Name	Common Name	SRANK[1]	COSEWIC[2]	SARO[3]	Regional Status[4]	Habitat Preference	Background Source	Suitable Breeding Habitats Within Study Area	Observed by NRSI
Melanerpes erythrocephalus	Red-headed Woodpecker	S4B	T	SC	SR	Favours open, deciduous forest with little understory; fields or pasture lands with scattered large trees; wooded swamps; orchards, small woodlots or forest edges; groves of dead or dying trees; feeds on insects and stores nuts or acorns for winter; loss of habitat is limiting factor; requires cavity trees with at least 40 cm dbh; require about 4 ha for a territory (OMNR 2000).	OBBA (2001)	Yes	No
Contopus virens	Eastern Wood-Pewee	S4B	SC	--	SR	Favours open, deciduous, mixed or coniferous forest; predominated by oak with little understory; forest clearings, edges; farm woodlots, parks (OMNR 2000).	OBBA; Dougan & Associates (2009)	Yes	Yes
Chaetura pelagic	Chimney Swift	S4B	T	THR	SR	Commonly found in urban areas near buildings; nests in hollow trees, crevices of rock cliffs, chimneys; highly gregarious; feeds over open water (OMNR 2000).	OBBA (2001)	No	Yes (flying over study area)

[1]OMNR 2014a, [2]COSEWIC 2013, [3]OMNR 2014b, [4]Dougan and Associates 2009

LEGEND			
SRANK	**COSEWIC**	**COSSARO**	**Regional Status**
S4 – Apparently Secure	SC – Special Concern	SC – Special Concern	SR – Significant and Rare
B – Breeder	T – Threatened	THR – Threatened	

3.3.2 Herpetofauna

According to the Ontario Amphibian and Reptile Atlas, 23 species of herpetofauna are reported from the vicinity (approximately 10km) of the subject property, including 12 significant species (Ontario Nature 2013). Based on results of the SAR and SCC screening (Appendix II), 5 herpetofauna species were identified as having suitable habitat within the study area: Snapping Turtle (*Chelydra serpentina*), Eastern Milksnake (*Lampropeltis t. triangulum*), Northern Ribbon Snake (*Thamnophis sauritus septentrionalis*), Northern Map Turtle (*Graptemys geographica*), and Western Chorus Frog (*Pseudacris triseriata*).

There was one snake observation recorded during field visits by NRSI within the Homewood property of an Eastern Gartersnake (*Thamnophis sirtalis*). This individual was observed along the trail which transects the woodland which is contiguous to the study area (FODM5-2). No significant snake species were observed by NRSI within the study area nor were suitable areas for snake hibernation. Table 6 provides a summary of provincially and nationally significant species with potential to occur within the study area based on habitats present, their current status ranks, and preferred habitats.

Amphibian breeding habitat is absent on the subject property as is turtle basking, foraging and nesting habitat. Turtles may overwinter and/or forage in the Speed River adjacent to the subject property, however, suitable substrates for turtle nesting within the study area were not observed nor was any evidence of turtle nesting.

A complete list of herpetofauna reported from the study area, based on background information is included in Appendix IX.

Table 6. Significant Herpetofauna Species Reported from or Observed in the Study Area.

Scientific Name	Common Name	SRANK[1]	COSEWIC[2]	COSSARO[3]	Regional Status[4]	Habitat Preference[5]	Source	Suitable Habitats within Study Area?	Observed by NRSI
Chelydra serpentine	Snapping Turtle	S3	SC	SC		Favours permanent, semi-permanent fresh water; marshes, swamps or bogs; rivers and streams with soft muddy banks or bottoms; often uses soft soil or clean dry sand on south-facing slopes for nest sites; may nest at some distance from water; often hibernate together in groups in mud under water; home range size ~28 ha.	Ontario Nature (2013)	Yes (Speed River)	No
Graptemys geographica	Northern Map Turtle	S3	SC	SC	R	Large bodies of water with soft bottoms, and aquatic vegetation; basks on logs or rocks or on beaches and grassy edges, will bask in groups; uses soft soil or clean dry sand for nest sites; may nest at some distance from water; home range size is larger for females (about 70 ha) than males (about 30 ha) and includes hibernation, basking, nesting and feeding areas; aquatic corridors (e.g. stream) are required for movement; not readily observed.	Ontario Nature (2013)	Yes (Speed River)	No
Lampropeltis t. triangulum	Eastern Milksnake	S3	SC	SC	R	Farmlands, meadows, hardwood or aspen stands; pine forest with brushy or woody cover; river bottoms or bog woods; hides under logs, stones, or boards or in outbuildings; often uses communal nest sites.	Ontario Nature (2013)	Yes	No
Thamnophis sauritus septentrionalis	Northern Ribbonsnake	S3	SC	SC	R	Sunny grassy areas with low dense vegetation near bodies of shallow permanent quiet water; wet meadows, grassy marshes or sphagnum bogs; borders of ponds, lakes or streams; hibernates in groups.	Ontario Nature (2013)	Yes (marginal habitat along Speed River)	No

Scientific Name	Common Name	SRANK[1]	COSEWIC[2]	COSSARO[3]	Regional Status[4]	Habitat Preference[5]	Source	Suitable Habitats within Study Area?	Observed by NRSI
Pseudacris	Western Chorus Frog	S3	THR	NAR		Prefers roadside ditches or temporary ponds in fields; swamps or wet meadows; woodland or open country with cover and moisture; small ponds and temporary pools.	Ontario Nature (2013)	Yes (marginal habitat along Speed River)	No

[1]OMNR 2012, [2]COSEWIC 2013, [3]OMNR 2012, [4]Dougan & Associates 2009, [5]OMNR 2000

LEGEND			
SRANK	**COSSARO**	**COSEWIC**	**Regional Status**
S3 – Vulnerable	SC – Special Concern	SC – Special Concern	R – Significant
	NAR – Not At Risk	THR – Threatened	

3.3.3 Butterflies

According to the Ontario Butterfly Atlas (Jones et al. 2014), 60 butterfly species are known to occur within 10x10 atlas square that overlaps with the study area, including 6 species identified as regionally significant (Dougan and Associates 2009). NRSI biologists observed 10 species during targeted surveys completed within the study area. A complete list of species observed is provided in Appendix X.

Based on results of the SAR and SCC screening (Appendix II), 4 butterfly species were identified as having suitable habitat within the study area: Tawny Emperor (*Asterocampa clyton*), Giant Swallowtail (*Papilio cresphontes*), West Virginia White (*Pieris virginiensis*), and Monarch (*Danaus plexippus*).

Tawny emperor is ranked as S2S3 and is considered a SCC. This species favours a wide variety of habitats, ranging from densely wooded riparian areas to open woods, or cities and parks, which host their larval food plant – Hackberry (*Celtis occidentalis*). Hackberry was found in two locations within the study area, however, no individual Tawny Emperors were observed and it is unlikely this one small tree provides enough suitable breeding habitat to sustain a local population.

Giant Swallowtail was ranked as S2 at the time of the first EIS submission, however, this rank has been subsequently updated to S4 and it is no longer considered a SCC. This up-listing is due to a dramatic northward expansion during the 21st century, and it is now often observed in gardens, using Northern Prickly Ash (*Zanthoxylum americanum*), Common Hop Tree (*Ptelea trifoliata*), Common Rue (*Ruta graveolens*), and Gas Plant (*Dictamnus albus*) as larval foodplants (Crolla 2009). Common Hop-tree, was observed during field investigations to be planted within the study area, however, no Giant Swallowtails were observed.

West Virginia White is considered a species of Special Concern provincially and is therefore considered a SCC. This species lives in moist, deciduous woodlands, and the larvae feed only on the leaves of toothworts (*Cardamine concatenata, C. diphylla*), which are small, spring-blooming plants of rich sugar maple-beech forests, deciduous or mixed

forests, and cedar swamps (Michigan Flora 2011). Suitable habitat for this species was determined not present within the study area due to the absence of their larval foodplant. Monarch butterfly is listed as Special Concern provincially and federally and is therefore considered a SCC. Monarch butterflies are often found in abandoned farmlands, along roadsides and other open spaces where their host plant (milkweed) grows (OMNR 2000). Limited Common Milkweed (*Asclepias syriaca*) was observed within the meadow habitat (MEMM3) within the study area and two Monarch butterflies were observed in this area. The number of milkweeds and other flowering plants present indicates that the study area does not support abundant habitat. There are many factors contributing to the recent declines noted in the Monarch population. Main threats to the northeast population of Monarchs identified include loss of habitat due to intensive urbanization and agricultural practices, the use of genetically modified crops, and severe weather events in Mexico and further north.

Table 7 provides a summary of provincially and nationally significant butterfly species with potential to occur within the study area based on habitats present, their current status ranks, and preferred habitats. A complete list of butterfly species observed during targeted surveys is provided in Appendix X.

Table 7. Significant Butterfly Species Reported From the Study Area

Scientific Name	Common Name	SRANK[1]	COSEWIC[2]	COSSARO[3]	Regional Status	Habitat Preference4	Background Source	Suitable Habitats Within Study Area	Observed by NRSI
Asterocampa clyton	Tawny Emperor	S2S3			R	Occur in densely wooded riparian areas, dry woods, open woods, cities, fencerows, or parks which provide their larval foodplant (Hackberry, *Celtis occidentalis*).	Jones et al. (2014)	Yes	No
Papilio cresphontes	Giant Swallowtail	S2			R	Open woodlands and fields. Require Hop Tree (*Ptelea trifoliata*), Northern Prickly Ash (*Xanthoxylum americanum*) and trees or herbs in the citrus family (Rutaceae) for larval development.	Jones et al. (2014)	Yes	No
Pieris virginiensis	West Virginia White	S3	SC		R	Moist deciduous woodlands or mixed woods. Toothworts (*Dentaria diphylla* and *D. laciniata*) in the mustard (Brassicaceae) family.	Jones et al. (2014)	No	No
Danaus plexippus	Monarch	S2N, S4B	SC	SC	R	Many open habitats including fields, meadows, weedy areas, marshes, and roadsides. Nectar from all milkweeds.	Jones et al. (2014)	Yes	Yes

[1]OMNR 2014a, [2]COSEWIC 2013, [3]OMNR 2014b, [4]Layberry et al. 1998

LEGEND		
SRANK	**COSSARO**	**COSEWIC**
S2 – Imperiled	SC – Special Concern	SC – Special Concern
S3 – Vulnerable		
S4 – Secure	**Regional Status**	
B – Breeder	R – Significant	
N – Stopover sites		

3.3.4 Odonata

Habitat for Odonata species is closely associated with bodies of water, and in the specific case of the subject property, all suitable breeding habitats for Odonata species are associated with the Speed River. During field surveys conducted within the study area, 8 species of Odonata were observed. These individuals were documented as either flying through the area or foraging for insects. A complete list of species observed is provided in Appendix XI.

No odonate species of Conservation Concern were observed within the study area or reported as possibly occurring within the vicinity of the study area during the background review. All species reported or observed within the study area included common and secure species (i.e. S4 and S5).

3.3.5 Mammals

According to the Mammal Atlas of Ontario (Dobbyn 1994), 40 mammal species are reported from within 10km of the study area. Eleven of these species, or evidence of these species, were observed by NRSI biologists within the study area. These included species commonly found within urban and woodland environments, such as Raccoon (*Procyon lotor*), Gray Squirrel (*Sciurus carolinensis*), Red Squirrel (*Tamiasciurus hudsonicus*), Eastern Chipmunk (*Tamias striatus*), Eastern Cottontail (*Sylvilagus floridanus*), and White-tailed Deer (*Odocoileus virginianus*). Woodchucks (*Marmota monax*) and their dens were also observed. Recordings of the echolocation calls of 4 bat species were also made within the subject property: Big Brown (*Eptesicus fuscus*), Silver-haired (*Lasionycteris noctivagans*), Hoary (*Lasiurus cinereus*), and Little Brown Myotis (*Myotis lucifugus*).

Table 8 provides a summary of significant mammal species with potential to occur wtihin the study area based on habitats present, their current status ranks, and preferred habitats. Appendix XII provides a complete list of mammal species reported from the study area.

In addition to general observation of mammals in the study area, targeted surveys for bats were conducted. The results of these surveys is detailed in Appendix III and briefly summarized in the following sections.

In order to be considered a significant bat maternity colony habitat a woodland must contain at least 10 suitable cavity trees per hectare. The provincial guidance for identifying SWH indicate that if this threshold is met or exceeded, visual exit surveys accompanied by acoustic detectors to determine species should occur at cavity trees within the woodlot. If the potential habitat contains less than 10 suitable cavity trees per hectare, no exit surveys are required. The cavity density within two woodlands was assessed within the study area to determine the presence or absence of candidate significant bat maternity colony habitat (Table 9). These woodlands are identified as 'Woodlot 1' and 'Woodlot 2' on Map 2. The results of this assessment indicated that only Woodlot 1 met the cavity tree density requirement to be considered candidate SWH for bats. However, targeted cavity exit surveys completed in accordance with provincial protocols did not result in any observations of bats.

In addition to the exit surveys used to identify SWH for bats, the Guelph District MNRF required acoustic monitoring to detect the general presence of bat SAR. Acoustic surveys were undertaken in order to determine the overall species assemblage within the study area. One station (BAT-001) was positioned in Woodlot 1 and the other was placed at the edge of the development area (BAT-002 Map 2). A total of 2,502 files (i.e. species calls) were obtained from the survey period over 11 separate nights in June 2014. Of these calls, 2,485 were derived from BAT-002, which was established on the edge of the field. A total of only 2 calls were obtained from the acoustic bat monitoring station BAT-001, which was located within the woodlot. This large difference in activity levels between stations is expected to occur, as bats typically forage along forest edges, where BAT-002 was situated. With only 2 recordings of bat calls made at the station in the woodland, this suggests that very little bat activity occurs within the woodland itself.

Table 8. Significant Mammal Species Reported From the Study Area

Scientific Name	Common Name	SRANK[1]	COSEWIC[2]	COSSARO[3]	Wellington County Status[4]	Habitat Preference[5]	Background Source	Suitable Habitats Within Subject Property	Observed by NRSI
Parascalops breweri	Hairy-tailed Mole	S4			R	Meadows, open woods with loose, deep, moist and well-drained soil and vegetative cover	Dobbyn (1994)	Yes	No
Napaeozapus insignis	Woodland Jumping Mouse	S5			R	Cool deciduous or coniferous forests with herbaceous groundcover; low shrubs with loose soil; shrubs along lakes or streams	Dobbyn (1994)	Yes	No
Mustela frenata	Long-tailed Weasel	S4			R	A wide variety of farmland, grasslands, forests, swamps, and hedgerows. Dens in previously dug burrows or cavities.	Dobbyn (1994)	Yes	No
Myotis lucifugus	Little Brown Myotis	S4	E	END	R	Uses caves, quarries, tunnels, hollow trees or buildings for roosting. Hibernates during winter in humid caves. Maternity sites are in dark warm areas such as attics and barns. Feeds primarily in wetlands, forest edges.	Dobbyn (1994)	Yes	Yes
Perimyotis subflavus	Tricoloured Bat	S3?	E		R	Prefers open woods near water; roosts in trees, cliff crevices, buildings or caves; hibernates in damp, draft-free, warm caves, mines or rock crevices.	Dobbyn (1994)	Yes	No

[1]OMNR 2014a, [2]COSEWIC 2013, [3]OMNR 2014b, [4]Dougan & Associates 2009, [5]OMNR 2000

LEGEND		
SRANK	**COSEWIC**	**COSSARRO**
S4 – Apparently Secure	E – Endangered	END – Endangered
S5 – Secure		
Wellington County Status		
R – Significant		

Table 9. Summary of Candidate Significant Bat Maternity Colony Habitat Analysis

Potential Bat Habitat	Size (ha)	# Sample Plots	# Cavity Trees Identified Within Sample Plots	# Cavity Trees/ha	Exit Surveys Required (Y/N)
Woodlot 1	3.73	10	10	20.00	Yes (BMA-001)
Woodlot 2	3.53	10	2	4.00	No

The greatest number of call sequences recorded (94%) were classified to be 30kHz calls (Big Brown Bat or Silver-haired Bat). These two bat species are the most difficult to distinguish acoustically, and are both considered to be common within the province. Even the most experienced biologists cannot differentiate between the sonograms of the calls of these 2 species under most circumstances. The second greatest number of call sequences recorded (4%) were identified to be Big Brown Bats. This was followed by small numbers of Silver-haired Bats, Hoary Bats, and "low frequency" calls (Big Brown Bats, Silver-haired Bats, or Hoary Bats). These 5 different classifications, constituting 99.96% of calls, therefore represent a total of only 3 species (Big Brown Bat, Silver-haired Bat, and Hoary Bat). These are all "low frequency" species, which produce a wide variety of similar call types within the lower range of ultrasonic frequency, and are all common within the province.

Only 1 call of a "high frequency" species was detected; this was a clear call of a Little Brown Myotis, a SAR. This call was recorded at BAT-002, located within the study area. If maternity colonies were located in close proximity to the study area, it is expected that a relatively high or consistent volume of calls would have been recorded (i.e. higher number of calls recorded over numerous nights). It is likely that a very small number of individuals occasionally forage over the subject property, with the later time of recording (23:55hrs) also suggesting that this was a bat which may have ranged further from its roost location in order to forage. This is expected based on the proximity to the Speed River, which likely acts as a movement corridor for bats, a source of drinking water, and foraging habitat. NRSI has also conducted acoustic surveys for bats at other points along the Speed River in Guelph and has identified a very similar pattern for both passage rates and the relative abundance of SAR bats to that pattern observed at the

subject property. Based on the results of the comprehensive bat surveys, it is not anticipated that the woodlot within the study area provides habitat for bat SAR.

3.4 Aquatic Habitat

The Speed River, a tributary of the Grand River, flows in a southeasterly direction along the southwestern boundary of the Homewood Health Centre property. The large stormwater outfall for Guelph General Hospital is currently located on the bank of the river and is exposed horizontally approximately 1.5m. The outlet pipe is perched with an approximate 2m drop and is setback approximately 2m from the edge of the Speed River. The outfall area is heavily eroded with substantial amounts of wood debris located on the right bank where the outfall meets the Speed River. The channel banks in this location are armoured with cobble, and riprap.

The river has a low gradient channel both upstream and downstream of the subject property. The channel banks are steep and approximately 5-10m high. They are moderately stable with an average bankfull width of 35m. The banks are vegetated with mixed deciduous and coniferous trees. During the site visit the wetted width ranged from 25-30m. The channel substrate is comprised of cobbles and gravel, with some pebbles and sands. The upstream half of the surveyed reach consists of a moderately fast run, with a faster riffle section in the downstream half which begins upstream of the existing stormwater outfall.

Aquatic habitat includes pools, riffles, backwater areas, undercut banks, woody debris, overhanging vegetation, and coarse rocks and substrate. A cobble-dominated, fast riffle section offers good quality potential spawning habitat for species in the sucker family (Catostomidae*)* and trout family (Salmonidae). Some algae was present in lower velocity areas, including the backwater area upstream of the riffle.

Water quality parameters were collected both upstream and downstream of the stormwater outfall in order to note any changes in the water quality that may be a result of the stormwater out flow (Table 10). Based on the instantaneous recordings collected on June 9, 2014, it is evident that total dissolved solids (TDS) are higher downstream of the stormwater outfall compared to upstream.

Table 10. Water Quality Parameters Measured in the Speed River on June 9, 2014

Water Quality Parameter	Measurement
Upstream of Stormwater Outfall	
Dissolved Oxygen (ppm)	7.77
Dissolved Oxygen (%)	76.0
pH	7.91
Total Dissolved Solids (ppm)	259
Conductivity (µs/cm)	519
Downstream of Stormwater Outfall	
Dissolved Oxygen (ppm)	8.97
Dissolved Oxygen (%)	86.8
pH	7.60
Total Dissolved Solids (ppm)	709
Conductivity (µs/cm)	1410

This could be a result of an increased amount of sediment being released in the stormwater out flow. The increased TDS downstream has resulted in an increased conductivity as it is a function of the ionic constituents in the water that conduct electricity. Since, this conclusion has been drawn from an instantaneous reading rather than from continuous monitoring data it is unclear whether the increased TDS is a result of an isolated event or is an ongoing occurrence. However, upgrading the stormwater outfall may improve the quality of the stormwater out flow.

Water quality in the Speed River has greatly improved since the 1970's. Improvements have been achieved by re-routing industrial effluents to the Guelph Water Pollution Control Plant (WPCP), improved technology at the WPCP, and augmentation of summer flows at the Guelph Dam (City of Guelph 1993). As of 1993 there were more than 50 storm sewers which emptied into the Speed and Eramosa Rivers in the City of Guelph (City of Guelph 1993). At this time it is estimated to be greater than 50. The City Engineering Department monitors the storm sewers to ensure domestic and industrial waste is not being dumped into the Rivers (City of Guelph 1993). The City also has requirements for development proposals to incorporate settling ponds and silt fences to limit development impacts on the Rivers and improve water quality (City of Guelph 1993).

Typical fish species known to inhabit the urban areas of the Speed River include large, sport fish species such as Northern Pike (*Esox lucius*), Smallmouth Bass (*Micropterus dolomieu*), Largemouth Bass (*Micropterus salmoides*), and Yellow Perch (*Perca flavescens*), and other species such as White Sucker (*Catostomus commersonii*), Creek Chub (*Semotilus atromaculatus*), and Common Shiner (*Luxilus cornutus*; GRCA 2014). The Speed River is historically known as an excellent Brook Trout (*Salvelinus fontinalis*) stream, however, populations disappeared in the early 1900's and stocking began to restore the population between 1913 and 1940 (City of Guelph 1993). Other trout species such as Rainbow Trout (*Oncorhynchus mykiss*), and Brown Trout (*Salmo trutta*) are also known from the Speed River (GRCA 2014). Trout populations within the mainstream of the Speed River have been substantially reduced in recent years (GRCA 2005). The invasive species, Common Carp (*Cyprinus carpio*), have also been observed from the River (GRCA 2014). Table 11 provides a complete list of fish species known from the study area, provided by the MNRF.

Table 11. Fish Species Known from the Study Area

Species		S-Rank	Thermal Regime (Coker et al. 2001)	MNRF Fish Community Records (Year)			
Scientific Name	Common Name			1971	1974	1979	2001
Ambloplites rupestris	Rock Bass	S5	Coolwater	x	x	x	x
Ameiurus nebulosus	Brown Bullhead	S5	Warmwater				x
Catostomus commersonii	White Sucker	S5	Coolwater	x	x	x	x
Chrosomus eos	Northern Redbelly Dace	S5	Cool/warmwater	x			
Cottus bairdii	Mottled Sculpin	S5	Coldwater		x	x	
Culaea inconstans	Brook Stickleback	S5	Coolwater	x	x	x	
Cyprinus carpio	Common Carp	SNA	Warmwater				x
Etheostoma flabellare	Fantail Darter	S4	Coolwater	x	x	x	
Etheostoma nigrum	Johnny Darter	S5	Coolwater		x		
Hybognathus hankinsoni	Brassy Minnow	S5	Coolwater	x			x
Hypentelium nigricans	Northern Hog Sucker	S4	Warmwater	x	x	x	
Lepomis gibbosus	Pumpkinseed	S5	Warmwater	x	x		
Luxilus cornutus	Common Shiner	S5	Coolwater	x	x	x	
Margariscus nachtriebi	Northern Pearl Dace	S5	Cold/coolwater	x			
Micropterus dolomieu	Smallmouth Bass	S5	Warmwater	x	x	x	
Pimephales promelas	Fathead Minnow	S5	Warmwater	x			x
Pimephales notatus	Bluntnose Minnow	S5	Warmwater	x	x	x	
Pomoxis nigromaculatus	Black Crappie	S4	Coolwater				x
Rhinichthys atratulus	Blacknose Dace	S5	Coolwater		x	x	
Rhinichthys cataractae	Longnose Dace	S5	Coolwater		x	x	
Semotilus atromaculatus	Creek Chub	S5	Coolwater	x	x	x	
Umbra limi	Central Mudminnow	S5	Cool/warmwater		x		

4.0 Significance and Sensitivity of Natural Features

This section of the report provides an overview of the important natural heritage features in the study area, an analysis of policies related to these features, and recommended buffers. This information, informed through available background information as well as results of original field surveys of aquatic and terrestrial habitats, was used to refine the boundary of the Natural Heritage System within the study area. Analysis of the significance and sensitivity of existing natural features was used to identify those features and habitats that are sensitive to disturbance and those that have been previously disturbed, impacted, or contain no natural features. Results of this analysis are intended to identify constraints to future development and opportunities for future development which avoid or reduce impacts to natural features and functions.

The primary policy framework under which this EIS is to be considered is that of the December 2012 Consolidated Official Plan and the 2014 PPS, however, the following descriptions and ordering of natural heritage features have been developed to be consistent with the terminology presented in OPA 42. These features are shown on Maps 4a and 4b.

4.1 Significant Habitat Endangered and Threatened Species

Significant habitat of Endangered and Threatened Species is protected under the *Endangered Species Act* (ESA), and is given consideration within the Provincial Policy Statement (PPS) and Official Plan. The ESA is administered and enforced by the MNRF. It is the MNRF which ultimately confirms the presence and extent of, or changes to, Significant habitat of Endangered and Threatened Species.

Based on background information collected, 12 SAR which are protected by the ESA are known to occur in the vicinity of the study area. Potential habitat for six of these species was identified within the study area by comparing the results of vegetation community mapping to the habitat requirements for each of these species outlined in the SWHTG (OMNR 2000, Appendix G). Based on the results of wildlife-specific field surveys, four of these species were confirmed to be present within the study area.

Although three vascular plant Species at Risk were observed in the study area (Kentucky Coffee Tree, Butternut, and Common Hop Tree), only one was observed to be naturally occurring (Butternut). Kentucky Coffee-Tree and Common Hop-Tree were observed to be planted in multiple locations throughout the subject property. OPA 42 indicates that habitats for plant species shall only be included where the species is growing naturally in the wild (i.e. not planted for horticultural, landscaping or agricultural purposes). One individual Butternut was observed within the FODM6 community (Map 4b). Habitat for this species is considered the physical location of the tree trunk and the soil within 50m of the trunk (Map 4b). Any proposed future disturbance to this area will require consultation with MNRF to determine the implications of the ESA.

Chimney Swifts were observed foraging overhead of the study area, however, they were not observed to have nesting potential within the subject property. Suitable nest sites were located, across the Speed River outside the study area.

Based on the potential for bat SAR habitat to occur on the subject property, extensive acoustic surveys were undertaken in order to characterize the presence of SAR bats, determine the overall species assemblage, and assess the relative abundance of bats within the woodland. No bat maternal colony habitat was identified within the subject property according to the most recent MNRF guidelines. During more than 212 hours of monitoring, and analysis of over 2000 bat calls, only one Little Brown Myotis was detected. It was determined that a very small number of individuals occasionally forage over habitat contiguous with the study area, which is expected based on the proximity to the Speed River, however, significant habitat for Endangered bats was not identified. The conclusions drawn within the comprehensive bat monitoring report have been approved by MNRF (G. Buck pers. comm. 2014).

4.2 Surface Water Features and Other Fish Habitat

The Speed River is considered an important component to the overall Natural Heritage System for the area. The reach that extends along the boundary of the subject property is identified as a coolwater fish habitat by the GRCA (2014) (Map 4a). The habitats within the subject property immediately adjacent to the river are comprised of woodland habitat of varying quality. In general, these areas are characteristic of floodplain

communities and are comprised of species adapted to moist soil conditions and periodic flooding. There is a high proportion of non-native species such as Manitoba Maple, Garlic Mustard, Dame's Rocket (*Hesperis matronalis*), etc. in some of these communities.

The GRCA has indicated that any future modifications along the river (e.g. storm sewer upgrades) should have consideration for fish and fish habitat within the river. Furthermore, any future development on the severed parcel would be subject to the NHS policies in OPA 42. Therefore any future development proposals with the potential to impact surface water features or fish habitat within the subject property would trigger specific survey work and/or impact assessment.

4.2.1 River Systems Management Study

In 1992, the City of Guelph initiated the River Systems Management Study for the Speed and Eramosa Rivers to analyze the relationship between the rivers and the adjacent land uses and to development a Management Plan to guide these land uses (City of Guelph 1993). Within this Management Plan, the subject property is identified as part of the Goldie Mill Area. Notably the Plan identifies the east side of the river in this area to represent "*the most significant riverside area from a historical and architectural perspective and worthy of the most careful deliberations concerning its redevelopment*."

A number of objectives for improving the quality of the aquatic and terrestrial environment associated with the river are also outlined in the Management Plan. In general these include enhancing baseflows to the river, improving water quality, enhancing and restoring natural channel characteristics to improve fish habitat, protecting adjacent terrestrial habitats, enhancing connectivity of habitats, and improving public access and open space areas. A number of objectives are also outlined for new developments within the river corridor to maintain cultural heritage values and 'match' new developments with the character of the river area.

Based on these objectives, a Master Plan was included in the Management Plan. The specific recommendations for the subject property include protection of the floodplain forest communities, invasive species management, removal of debris, and formalization

of trails. These recommendations have been (or will be) realized through the delineation of the Natural Heritage System for the subject property, development and implementation of the recommendations in the Property Tree Management Plan (Appendix VII), and ongoing property management by HHI.

4.3 Significant Woodlands

The Natural Heritage Reference Manual (OMNR 2010) provides guidance for assessing the ecological function of woodlands. It outlines criteria for determining the significance of woodlands within Ontario considering 4 broad categories: woodland size, ecological function, uncommon characteristics, and economic and social values. Woodlands identified as 'significant' according to the criteria outlined in the Natural Heritage Reference Manual are considered within the PPS (OMMAH 2014). This manual and the policies of the PPS can also be used by municipalities to further refine local policies, objectives, and evaluation criteria for woodlands.

The Consolidated OP (City of Guelph 2012b) defines a woodland as:

> "*a forested area, of at least one hectare in size, that contains trees in a natural setting. The forested area provides environmental benefits such as erosion prevention, water retention, and provision of habitat in association with social, economic and aesthetic effects*."

Under the 2012 OP, development (including severance) may be permitted within a Significant Woodland if it is demonstrated through an EIS that the proposal will not negatively impact the feature and its associated ecological functions. This is the primary policy framework under which the severance application is to be considered.

More detailed criteria for woodland significance is provided in OPA 42, which includes:

- Woodlands 1 ha or greater in size,
- Woodlands 0.5 ha in size or greater consisting of Dry-Fresh Sugar Maple Deciduous Forest (FOD5-2)[2], or

[2] FOD5 and FODM5 are used interchangeably in this report based on update to the ELC system (Lee et. al. 1998, Lee 2008).

- Woodland types ranked as S1 (Critically Imperiled), S2 (Imperiled) or S3 (Vulnerable) by the OMNR Natural Heritage Information Centre.

OPA 42 also prohibits development (including severance) or site alteration within Significant Woodlands. Although not the primary policy under which the severance application is to be considered, the EIS does have regard for OPA 42 and the more detailed criteria it provides for identifying woodland significance. Future Site Plan Applications would be filed under OPA 42.

The woodlands that overlap with the study area are considered significant according to both policies based on size and species composition and are therefore identified as part of the City's Natural Heritage System (Map 4a). The woodlands within the study area are part of the City's overall Natural Heritage System and provide important ecological functions such as soil erosion prevention, nutrient cycling, carbon storage, and wildlife habitat. Their proximity to the Speed River allows them to to also provide flood control and linkage functions.

The proposed severance line overlaps with two areas of Significant Woodland (Map 4a). The Consolidated Official Plan (2012b), which is the applicable policy framework to the current Application, indicates that development proposals within or on adjacent lands to a significant woodland should not negatively impact the feature and its associated ecological functions.

4.4 Valleylands

The Speed River, associated floodplain and valleylands, and lands within 120m of these features are regulated by the GRCA (Map 4a). Areas regulated under Ontario Regulation 150/06 have been mapped according to the criteria and standards outlined in the GRCA Reference Manual Determination of Regulation Limits (December 2005) as approved by the MNRF and Conservation Ontario. Typically, development is not permitted by GRCA in floodplain areas due to the associated hazards.

Based on mapping of undeveloped areas within the regulatory floodplain areas, riverine flooding hazards, and riverine erosion hazards by GRCA, Significant Valleyland is identified as occurring within the study area adjacent to the Speed River by the City of Guelph (2014). Because no specific development or site alteration is proposed at this time, the GRCA has indicated that site-specific geotechnical investigations are not required to inform the proposed severance (J. Wagler, pers. comm. 2014).

If future development is proposed within or adjacent to the valleylands associated with the Speed River, further investigations will be required to delineate the top of bank associated with the valley features and the policies outlined in OPA 42 would apply. Depending on the type and extent of development proposed, detailed geotechnical investigations may also be required to determine slope stability in this area of the subject property. Future development proposals should also have regard for the objectives and recommendations outlined in the Riversy Systems Management Plan for the area.

4.5 Significant Wildlife Habitat

Based on the results of a comprehensive background review 4 candidate SWH types were identified within the study area: bat maternity habitat, reptile hibernacula, Bald Eagle or Osprey nesting, foraging, and perching habitat, and habitat for Special Concern or rare wildlife. Of these candidate habitats, only SWH for Special Concern and rare wildlife was confirmed within the study area. The details of this assessment are discussed in detail in the following sections.

4.5.1 Seasonal Concentration Areas

Wildlife seasonal concentration areas are defined as areas where animals occur in relatively high densities for all, or portions, or their life cycle (OMNR 2000). These areas are generally small in size, particularly when compared to areas used by these species during other times of the year. Candidate seasonal concentration areas identified within the subject property were bat maternal colony habitat and reptile hibernacula. Details of field studies, as outlined in Appendix II and summarized in Table 2, were undertaken which confirmed that SWH which meet the MNRF's criteria for seasonal concentration areas occur within the study area.

Waterfowl Overwintering Area is identified in the City's SWH habitat mapping along the Speed River where the stormwater outfall is located (City of Guelph 2014). This type of SWH does not specifically correspond to any of the SWH categories or criteria laid out by the MNRF (OMNR 2000, OMNR 2012). These areas have, however, been included in the City's SWH mapping to flag areas of known waterfowl use along Guelph's major watercourses (Dougan and Associates 2009). Notably, these areas are completely captured by stream and regulatory floodplain mapping by the City. This mapping is also somewhat generalized and overlaps entirely with other regulated natural features which already have minimum buffers; as a result no additional minimum buffers have been applied to these areas (Dougan and Associates 2009, City of Guelph 2014).

4.5.2 Rare Vegetation Communities

The SWHTG identifies rare vegetation communities as provincially rare vegetation communities or rare within a planning area. Vegetation communities with the poorest representation within the planning area may also be considered significant, and those that are rare or could be lost due to development are considered highly significant. The highest priority sites are those that contain S1-S3 ranked vegetation communities. A vegetation community may also be considered locally rare if it represents <3% of the remaining natural area or if it is found at 5 or fewer sites within the local area. Higher quality sites are relatively undisturbed (i.e. no roads or infrequently used roads, no pollution, no forestry operations, etc.). Rare communities supporting other Significant Wildlife Habitat are considered the most significant.

The results of the ELC mapping summarized in Table 3 and shown on Map 3 were compared to the criteria outlined in the SWHTG for rare vegetation communities. Based on this desktop exercise, one provincially significant (S2S3) community type, Fresh – Moist Black Walnut Lowland Deciduous Forest Type (FODM7-4), was identified in the extreme southwestern portion of the study area, adjacent to the Speed River (Map 4a). Black Walnut was often planted as a food source, especially settlement areas and is a commonly used landscape species in urban areas. It is very likely that Black Walnut established in the area from seed dispersal from a nearby planted individual. Additional

survey work and consultation with MNRF to confirm the significance of this community is recommended if development is proposed adjacent to this woodland area in the future.

4.5.3 Specialized Wildlife Habitat

Specialized habitats include those that support wildlife species with highly specific habitat requirements, areas with exceptionally high species diversity, and/or areas that provide habitat that greatly enhances a species' chance of survival (OMNR 2000). The SWHTG indicates that most specialized habitats have not been formally identified or mapped by any agency (OMNR 2000).

Candidate SWH in the form of Bald Eagle or Osprey nesting, foraging or perching habitat was identified during the initial project scoping. Area searches of all trees and wooded areas on the subject property during the leaf-off period did not result in any stick nests being observed. Furthermore, no Bald Eagles or Ospreys were observed during field surveys. Based on the results of these surveys, this type of SWH does not occur within the study area.

4.5.4 Habitat for Species of Conservation Concern

Species of Conservation Concern are species with a provincial S-rank of S1 to S3, species listed as species of Special Concern provincially, or species listed as Endangered or Threatened nationally with no provincial designation (i.e. not protected by the Endangered Species Act). Confirmed habitat for Species of Conservation Concern is considered Significant Wildlife Habitat (OMNR 2000). Based on background information, 23 species of Conservation Concern were reported from the vicinity of the study area. Candidate habitat for 17 of these species was identified within the study area by comparing the results of vegetation community mapping to the habitat requirements for each of these species (OMNR 2000, Appendix G). Based on the results of wildlife field surveys, habitat for 1 Species of Conservation Concern was confirmed to be present within the subject property: Eastern Wood-Pewee.

Although 2 Species of Conservation Concern were observed in the study area (Eastern Wood-Pewee and Monarch), a review of the criteria included in Appendix Q of the SWHTG for the determination of significance of habitat for Species of Conservation

Concern shows that only habitat for Eastern Wood-Pewee in the study area should be considered significant. This is based on several factors described below in Table 12.

Based on the criteria outlined in Table 12, the woodland habitats which overlap with the study area represent good breeding habitat for Eastern Wood-Pewee which are relatively uncommon within this area of the City. Given the current and future planned land use of the site, these habitats will continue to provide suitable breeding habitat for the species. Migratory stopover habitat for Monarch is absent in the City of Guelph. Breeding and foraging habitat for Monarch is limited on subject property therefore, SWH for Monarch is not considered present.

Table 12. Candidate Habitat of Species of Conservation Concern Significant Wildlife Habitat Evaluation

Important Evaluation Criteria[1]	Suggested Guidelines[1]	Evaluation Comments
Degree of rarity of species found at site	-Habitats of the rarest species are more significant than those of less rare species. For example, habitats for species ranked S1and S2 should be considered more significant than habitats for species ranked S3. Species ranked as vulnerable by the OMNR should also be considered significant. -Less rare species and their habitats in the planning area may be deemed species of conservation concern by the municipality based on such factors as the number of known occurrences, total extent of remaining habitat, degree of threat or risk to habitat, and/or local interest in a particular species. -If a species' habitat is to be protected, sufficient area (based on the species' known requirements) should be retained to ensure a viable and sustainable population.	The Eastern Wood-Pewee is an abundant breeder in Ontario and is ranked S4B (i.e. it is not tracked by NHIC). However, it has been designated a species of Special Concern both provincially and nationally and is considered regionally significant and rare. Monarch is ranked S2N, S4B meaning that the stopover habitat is Imperiled while the breeding population is Apparently Secure. Stopover habitat does not occur in the study area. Breeding habitat for Monarch is abundant and widespread throughout Ontario and the City of Guelph but is relatively limited on the subject property.
Documented significant decline in a species and/or its critical habitat	-The habitat for species experiencing the greatest declines is most significant. -The habitat for declining species that has the lowest representation in the planning area is more significant. -Those habitats that provide the best opportunity for the long-term sustainability of the declining species are most significant (e.g., large well-protected sites; sites that best meet the species' habitat requirements; sites with good connections to other similar habitats).	Eastern Wood-Pewee has experienced >50% decline in population in Ontario from 1970 to present day (Environment Canada 2009), despite abundant habitat throughout its range. Habitat is found widely throughout the study area. These larger wooded areas are important within the City's landscape and represent a one of several fairly isolated areas of habitat for the species. Monarch have experienced significant declines in the past decades largely due to alterations to wintering habitat, changing agricultural practices, and loss of Milkweed plants throughout their breeding range. Breeding habitat for Monarch is limited in the study area but opportunities to enhance habitat for the species are possible.
Species whose range is solely in Ontario	-Habitat for those species with the poorest representation within the planning area is more significant. -These species and their habitats are significant even if well represented in the planning area, due to high provincial responsibility for their protection.	Habitat for Eastern Wood-pewee and Monarch is relatively common throughout the planning area and throughout Ontario.
Condition of existing habitat on site	-Sites that provide habitat that best meets the survival requirements of the target species and that also include a natural buffer zone are most	The woodlands which overlaps with the study area provide breeding habitat for a limited number of breeding pairs of Eastern Wood-Pewee; however this

Important Evaluation Criteria[1]	Suggested Guidelines[1]	Evaluation Comments
	significant (i.e. most likely to sustain species/population over the long-term). -Sites that contain the fewest non-native species of potential threat to the target species are significant. -Undisturbed or least-disturbed habitats (e.g., no/few deleterious impacts from roads, human activities) are significant. -Sites capable of producing a large number of individuals of a single species of conservation concern are significant. -Highly diverse sites that support one or more species of conservation concern are most significant.	territory is likely to be sustained over the long term. Given the location and use of the habitats in the urban landscape, the woodlands suffer from human disturbance but they likely represent some of the least disturbed woodlands within the downtown area. Breeding habitat for Monarch is limited in the study area to a few Milkweed plants which are not capable of substantially contributing to the overall survival of the species or of producing large numbers of individuals.
Size of species population at site	-Habitats supporting large populations of a several species of conservation concern are most significant. -Habitat supporting large populations of a single species is significant.	Large populations are not expected for Eastern Wood-pewee or Monarch in the study area due to the area/extent of breeding habitats.
Size and location of habitat	-Large sites supporting large populations of several species of conservation concern are most significant. -Large sites are generally more significant than most comparable but smaller sites. -Sites large enough to ensure long-term support and viability of species of conservation concern are significant. -Sites with large areas of suitable habitat that are also connected to other potentially suitable habitat and/or natural areas are most significant.	Within the context of the urban setting, the subject property as a whole provides a relatively large area of naturalized habitat which supports a variety of wildlife species. Woodlands on the subject property are also contiguous to the wooded corridor of the Speed River which connects the subject property to other potentially suitable habitats for both Eastern Wood-pewee and Monarch.
Potential for long term protection of the habitat	-Habitats that provide the best opportunity for long-term protection are usually more significant than similar habitats with little opportunity for protection or facing an uncertain future due to potential threats (e.g., habitat found in a large natural area vs. an isolated site close to an expanding residential development). -Habitats threatened with degradation or loss are more significant than similar, but currently unthreatened habitats, if they can be protected. - Habitats of species currently experiencing severe population declines in Ontario (e.g., grassland bird species) due to habitat loss are most significant. -Habitats of species currently experiencing significant population declines in the municipality are significant.	Main threats to these species are not primarily related to habitat loss but rather the use of pesticides and loss of wintering habitat. Nonetheless, the natural areas are relatively isolated within the existing built-up landscape and therefore may represent important habitat, particularly for Eastern Wood-pewee.
Representation of species/habitat within the municipality	-Poorly represented habitats for species of conservation concern are significant.	Habitats for Eastern Wood-pewee and Monarch are well represented in the municipality. Woodlands however are recognized as an important part of the

Important Evaluation Criteria[1]	Suggested Guidelines[1]	Evaluation Comments
	-Habitats that could be lost or severely degraded and cannot be replaced by similar habitats in the planning area are highly significant.	natural heritage system that cannot be easily replaced.
Evidence of use of the habitat	Sites with documented traditional use by species are most significant.	Historical data on the use of the site by Monarch and Eastern Wood-pewee is not available; however it is likely that these species have occurred in the study area year after year.
Species of particular interest to the planning authority	Sites providing the best examples of habitat that will ensure the long-term sustainability of the species are significant.	Eastern Wood-Pewee and Monarch are all found in abundance in areas outside of the planning authority.

4.5.5 Ecological Linkages

Ecological Linkages are a component of SWH and are intended to facilitate the movement of flora and fauna between significant natural areas and/or protected habitat of significant species. Animal movement corridors are elongated, naturally vegetated parts of the landscape used by animals to move from one habitat to another (OMNR 2000). They can include natural landscapes such as shorelines as well as anthropogenic features such as trails and hydro corridors. The only animal movement corridors considered Significant Wildlife Habitat in Ecoregion 6E are amphibian and deer movement corridors. The potential for animal movement corridors to occur in the study area is contingent on confirming significant amphibian breeding ponds or significant deer wintering areas (OMNR 2012), and since these are not present, this type of SWH does not occur within the study area.

Although not defined as SWH explicitly (i.e. not associated with a deer wintering area or amphibian breeding habitat), the function of the Speed River as an ecological linkage within the City is recognized (Dougan and Associates 2009). Natural linkages between habitats facilitate wildlife movement and maintain connectivity within the landscape. Ecological linkages ensure the continuing ecological integrity of natural features within increasingly urban landscapes. The wooded corridor of the Speed River provides an important linkage between natural areas within the City for both terrestrial and aquatic species (Dougan and Associates 2009). Both sides of the river along this reach are

naturally wooded and the total width of the linkage varies in width from 75-200m (considering both the west and east sides of the river). The ecological and hydrological form and function of this feature should be protected and enhanced where feasible.

4.5.6 Habitat for Significant Species

A number of Significant Species (excluding provincially Endangered or Threatened species) were identified within the study area. This includes five locally significant plant species and two locally significant bird species (City of Guelph 2012a). The City requires that this habitat be considered through the development approvals process to help support the maintenance of biodiversity (City of Guelph 2014) . Where areas do not qualify as Significant Wildlife Habitat, or any other Significant Natural Areas, the policies outlined in Section 6A.3.4 of OPA 42 will apply to future development applciations.

Canada Waterleaf, Dwarf Clearweed, and Giant Solomon's Seal were observed to be naturally occurring in Significant Woodland (Map 4b). Common Hackberry and Canada Redbud were observed in areas outside designated Significant Natural Areas, however the Canada Redbud was planted and is therefore not considered under the applicable policies of OPA 42 (Map 4b). Efforts should be made to protect naturally occurring regionally significant plant species within the subject property.

Two regionally significant bird species, Merlin and Sharp-shinned Hawk, were also observed within the study area but neither were observed to be breeding. It is likely the Speed River provides migration and foraging habitat for these raptor species along with a variety of other birds.

4.6 Recommended Buffers

Buffers are required for natural heritage features such as woodlands, wetlands, and watercourses to protect them from impacts during development. Woodland buffers are prescribed based on protecting the trees and their root zones as well as providing associated open habitats required by forest species or for movement. Watercourse buffers are based on protecting the form of the feature as well as the species which inhabit them.

At this time no development is proposed as part of the Severance Application, however, any future Development Applications for lands within the severed lot would require adherence to OPA 42 and the requirement for minimum natural feature buffers. In some instances, established buffers are to be determined through site-specific EIS's. Table 13 identifies minimum buffer requirements for natural features within the study area for future development proposals. Where natural features have been identified, minimum buffers are shown on Map 4a. In some cases, buffers will need to be determined and/or reviewed through specific EIS studies.

Table 13. Natural Heritage System Buffers for Future Development Applications

Feature	Minimum Buffer Requirement	Comments
Significant Woodlands	10m (OPA 42)	Additional buffering may be identified through a site-specific EIS.
Coolwater Surface Water Features and Fish Habitat (Speed River)	30m (OPA 42)	Additional buffering may be identified through a site-specific EIS.
Significant Habitat for Provincially Endangered and Threatened Species (Butternut)	To be determined through an EIS (OPA 42, PPS 2014).	Typically if development is proposed within 25m of a Butternut tree a health assessment is required to determine if the individual is retainable according to MNRF criteria. Activities which may damage or destroy habitat of Butternut is regulated under the ESA.
Significant Valleylands	To be determined through an EIS (OPA 42, GRCA 2013).	Buffers from valleyland features are typically determined from the Top of Bank associated with the feature.
Significant Wildlife Habitat (Habitat for Species of Conservation Concern and Rare Vegetation Communities)	To be determined through an EIS (OPA 42, PPS 2014).	As both of these SWH are associated with Significant Woodlands it is anticipated that the minimum buffer requirement would be 10m. although additional buffering may be identified through a site-specific EIS.
Significant Wildlife Habitat (Waterfowl Overwintering Areas)	No buffer required.	

5.0 Potential Development Envelopes

The identification of Potential development envelopes was requested by City of Guelph staff in response to previous submissions of the Concent to Sever Application and assicated technical studies. At this time no development is proposed within the proposed severered parcel, and any future development applications would trigger the requirement of a site-specific EIS.

In reponse to the City's desire to identify potential development envelopes, two areas within the parcel proposed to be severed (Maps 4a and 4b) have been identified:

- within the meadow community (MEMM3) section of the subject property, abutting Delhi Street (Development Envelope #1), and
- opposite the Riverslea building in the southern portion of the subject property (Development Envelope #2).

These areas of the subject property do not contain any portion of the Natural Heritage System (as such they do not require restoration areas), were not observed to provide an important habitat function for wildlife, are located outside the minimum buffer areas identified, and represent simple vegetation community structures characterized by non-native groundcovers and scattered trees. Potential building envelopes have not been identified within the Development Envelopes at this time, due to the fact that no development plans have been entertained. Should development applications for these development envelopes be pursued, site-specific EIS's would be required, given their proximity to the NHS in addition to full Site Plan approval.

5.1 Services

The following description of potential servicing options for the development envelopes is based on a Functional Servicing and Stormwater Report prepared by Stantec (2014), discussions with the lead engineer who authored the report (Joe Harris), and specific stormwater management (SWM) criteria provided to Stantec by the City of Guelph. The existing utilities plan for the subject property is provided in Appendix VIII. For more detail on potential sanitary flows and water demand calculations for potential future development envelopes, the reader is referred to the Functional Servicing and Stormwater Report prepared by Stantec (2014).

As part of the current Site Plan application for the New Manor Building and ongoing Master Planning for the subject property, servicing of the potential future development envelopes has been reviewed and analyzed at a preliminary level. The Site Plan Application includes upgrades to an existing sanitary pipe located in a City-owned easement along the northern boundary of the severed lot. This sewer is approximately 50+ years old and requires repair/replacement to avoid potential failure and subsequently emergency restoration (Stantec 2014). The stormwater pipe is relatively more stable. It was flushed to remove accumulated debris as part of investigations to determine its current condition but still requires the City to develop a long-term maintenance plan to ensure it continues to function as intended. HHI is also proposing to replace the storm sewer at a lower elevation than the existing storm sewer to allow a gravity drainage connection for the New Manor Building.

5.1.1 Development Envelope #1

Currently there are no sanitary or stormwater sewers on Delhi Street which could service this development envelope. There is an existing stormwater sewer, however it is only sized to accommodate road drainage. It is anticipated that the most appropriate approach would be to direct sanitary and stormwater flows from this development envelope to the existing pipes in the east/west City-owned easement along the northern boundary of the severed lot. The modifications/improvements to these pipes as previously described, would accommodate the sanitary and stormwater servicing requirements of this development envelope. The existing sanitary pipe, including the trunk sewer that runs north/south along the internal trail/road near the Speed River, has capacity to accommodate the additional expected flows. Similarly, the east/west storm sewer can accommodate some flows from this development envelope, however additional controls maybe required depending on the nature of the development. Additionally, the section of storm sewer near within this development envelope is currently at capactity and therefore may need to be upsized in the future to accommodate flows from a future development block. If replacement of a portion of the storm sewer is required to increase capacity, future servicing upgrades will need to be confined to the sewer easement to be supported by applicable NHS policy. It is

important to note however, that the existing easement is not accurate and needs to be legally surveyed by the City so the existing pipe is properly identified within the easement. The existing legal easement is 7.5 m, however as part of the Site Plan Application the easement has been proposed to be widened to 10.5m. This is because the City-owned sewers, currently in existence, do not fall within the actual limits of the easement, and therefore need to be widened to account for their actual location.

The Site Plan EIS recommended that options for bank stabilization and energy dissipation be considered by the City of Guelph to prevent water quality degradation. The existing storm sewer outfall in this location is a City of Guelph owned 500mm to 525mm diameter storm sewer, laid at approximately 0.25% slope, and designed to discharge stormwater runoff from an 8.64ha catchment located on the east bank of the Speed River. Pipe capacity was determined to be 0.11 m^3/s which is approximately 20% of the estimated 5-year design storm discharge (0.54 m^3/s) (Stantec 2014). As the storm sewer appears to be undersized, it is likely that high flows are conveyed pressurized through the pipe. Thus, discharge is expected to impact the bank at high energy, increasing erosion potential. To potentially resolve this issue, Stantec has provided four possible options that could be considered by the City in the Site Plan EIS.

As part of the Site Plan Application, HHC is also proposing to extend an existing watermain on Delhi Street which also has the potential to service Development Envelope #1. At this time is it unknown if this watermain would provide the appropriate amount of pressure required for firefighting services, but it is anticipated that these requirements would be identified by the City of Guelph in relation to a specific development application.

As indicated on the existing utilities plan (Appendix VIII) there is existing gas and hydro services that could be extended to service Development Envelope #1.

5.1.2 Development Envelope #2

There is an existing trunk sewer along a City-owned easement that extends in a north/south alignment across the subject property from Emma Street to Arthur Street

(Appendix VIII). This trunk sewer transects the southern portion of the severed lot between the area identified as Development Envelope #2 and the existing Riverslea building and subject property maintenance sheds. An analysis undertaken by Stantec (2014) indicates that this trunk sewer, which currently services the Riverslea building, has the capacity to accommodate sanitary flows associated with future development on the subject property.

The only existing storm sewer that could service this development envelope is the pipe within the east/west easement along the northern boundary of the severed lot. As indicated previously, this pipe may need to be upsized to accommodate any additional flows. Given the proximity to the river, quantity controls are not anticipated to be a major issue, however if a proposal is put forward that would result in a substantial change to the impervious area of the development envelope, a SWM facility might be required to control flows and/or provide quality treatment. If replacement of a portion of the storm sewer is required to increase capacity, future servicing upgrades will be confined to the 10.5m wide sewer easement (to be determined) to be supported by applicable NHS policy.

There is an existing watermain that enters the subject property from Arthur Street which has the potential to service this development envelope. It would likely need to be extended, and dependent on the extent and type of proposed development, may need to be upsized.

As indicated on the existing utilities plan (Appendix VIII) there is existing gas and hydro services that could be extended to service Development Envelope #2.

6.0 Impact Analysis

It is the intent of HHI to maintain and enhance the Natural Heritage System on the Homewood Property which contributes to the aesthetic quality of the subject property and the healing experience of patients. HHI recognizes the therapeutic value that a connection to the natural environment can provide and strives to care for the ecological integrity of their property along the Speed River.

In order to expand the health care services that HHI provides to meet increasing demand, future development is envisioned on the severed lot. The exact type and extent of this development on the severed lot is not known at this time, however, HHI has developed a Master Plan which includes the severed and retained lots. The approach to identifying and delineating the Significance and Sensitivity of Natural Features, as discussed in Section 4.0, was aimed at avoiding impacts from future development on important natural features. The identification of constraint areas was used to guide the identification of potential development envelopes in such a way that direct displacement of natural features is avoided.

The impact analysis presented here is based on the footprint of the proposed development envelopes, a high-level analysis of potential servicing options for these development envelopes, and the Tree Management Plan prepared by Ron Koudys Landscape Architects (Appendix VII). It is anticipated that if and when future development applications are filed, a site-specific EIS will be completed, which should have consideration for the information and recommendations put forward in this high-level, comprehensive EIS.

The following is a description of the types of impacts that are discussed.

- Direct impacts to the study area associated with disruption or displacement caused by the actual proposed 'footprint' of the undertaking.
- Indirect impacts associated with changes in site conditions such as drainage, woodlot ownership, and water quantity/quality.
- Induced impacts associated with impacts after the development is constructed such as increased use of natural areas.

- Cumulative impacts associated with the spatial and temporal implications of this proposal in conjunction with potential future development in the study area.

6.1 Direct Impacts

Direct impacts associated with the 'footprint' of the potential development envelopes and possible upgrades to the stormwater pipe are limited to relatively minor vegetation removal. These areas were not observed to provide quality habitats for wildlife and are characterized by scattered trees (the majority of which are planted) and 0.64ha of weedy meadow vegetation (Development Envelope #1) and 0.2ha of manicured lawn (Development Envelope #2). If replacement of a portion of the stormwater pipe is required to increase capacity, it is anticipated to occur in a portion of Development Envelope #2 and the adjacent developed lands.

In order for future development to occur in these areas the City requires a Tree Removal Permit as well as a Site Alternation Permit. To secure these permits a number of supporting analysis and reports such as a Tree Inventory and Preservation Plan (TIPP). The Tree Management Plan (Appendix VII) provides recommendations for invasive species management and native species plantings in the proposed development envelopes. TIPP and Landscape Plans detailing compensation would be required in support of development in these areas to manage/mitigate impacts to individual trees. Protection measures will need to be detailed in the site-specific TIPP for any construction activities related to the development envelopes. Under the Tree Protection Plan, trees would be protected by fencing (and associated sediment and erosion control fencing) and would be inspected by a Certified Arborist to assure compliance.

As a general means to limit ecological impacts during construction, efforts should be made to clearly demarcate the limits of any development areas, including vegetation cutting and grading boundaries, so as to prevent unnecessary encroachment into the surrounding natural features. These boundaries should be clearly marked using either bright-coloured snow fencing, or silt fencing erected for the purposes of on-site stormwater runoff control.

According to the Canadian Wildlife Service (CWS), the peak breeding period for migratory birds that nest in open habitat in southern Ontario is between May 1 and July 31 (CWS 2012). During this period they recommend that no clearing of vegetation within these habitats occur. The *Migratory Birds Convention Act* protects migratory birds, their eggs and nests from being harmed or destroyed at any time of the year. The CWS (2012) advises that nest searches, as a measure to mitigate impact to nesting birds during the core breeding period, not occur within "complex" habitats such as woodlands where the likelihood of observing all nests and eggs is low while the potential to disturb nesting birds is high. However, nest searches, as a means of mitigation during the core breeding period, may be undertaken in "simple" habitats such as hedgerows, isolated trees, or constructed features (e.g. bridges, barns, etc.) where the potential to observe all active nests is relatively high. It is therefore recommended that any future tree and vegetation removal occur outside the peak breeding bird period if possible or nest searches be undertaken to ensure impacts to breeding birds are not realized.

Surveys confirmed that the subject property does not provide significant maternal roosting habitat for bats. Based on these findings, no specific mitigation or habitat compensation is recommended for individual tree removal in development envelopes. Although impacts to bats would be minimal (if any), general mitigation measures are provided in Section 7 to further ensure that potential impacts are minimized.

6.2 Indirect Impacts

For the purposes of the analysis of potential indirect impacts, the following categories are discussed:

- Woodland ownership
- Sediment and erosion,
- Management to stormwater quality and quantity, and
- Indirect impacts to wildlife.

6.2.1 Woodland Ownership

The proposed severance results in a lot line that transects a portion of significant woodland. In comments received from the City of Guelph, concerns were raised with

regard to potential impacts associated with 'fracturing' the ownership of the woodlot. The retained lot will include 1.42 ha (28%) of the woodland, while the severed lot will include 3.61 ha (72%) of the woodland. The Tree Management Plan developed for the Homewood Heath Centre (Appendix VII) identifies this woodland as one feature to be managed and restored as a whole. HHI will will continue to manage and care for the woodland in this manner, therefore there are no anticipated indirect impacts expected to occur in regards to woodland ownership.

6.2.2 Sediment and Erosion

Prior to any site grading or servicing works commencing on-site, erosion and sedimentation control measures will be developed and implemented as detailed in specific Erosion and Sedimentation Plans in accordance with the GRCA adopted *Erosion and Sediment Control Guideline for Urban Construction*. Specific erosion and sediment controls may be required by GRCA associated within work near the river to upgrade service pipes. Inspections and maintenance are also recommended to ensure the effectiveness of the various erosion and sediment controls in place. The extent and type of these controls will be dependent on the proposed development but should be designed to protect the Natural Heritage System from adverse impacts.

6.2.3 Management of Stormwater Quantity and Quality

Based on the analysis of servicing options it is anticipated that an existing stormwater pipe along the east/west easement would likely service future development envelopes on the severed lot. The type and extent of stormwater quantity controls will be dependent on the development proposed, however it was noted that the river banks at the existing stormwater outfall are eroded which has the potential to negatively impact the quality of fish habitat in the Speed River. Any additional flows to this outfall are likely to increase the amount of erosion and sedimentation occurring. It is recommended that options for controlling flows, bank stabilization and energy dissipation be considered as part of any future development applications to prevent further water quality degradation.

The GRCA and City have both indicated that an enhanced level of water quality treatment (80% removal of Total Suspended Solids) is required for future development on the subject property (Stantec 2014). Road and parking area runoff can introduce oils

and greases, heavy metals and salts into the natural environment. The negative environmental effects of these contaminants have been well documented in the literature and have therefore require consideration during the development of stormwater management plans. Contaminated stormwater should be controlled and treated in a manner so that negative impacts to the Natural Heritage System and Speed River are not realized.

6.2.4 Indirect Impacts to Wildlife Habitats

Vegetation clearing, grading and other construction activities have the potential to inadvertently destroy, damage and degrade the edge of adjacent protected natural features unless the boundaries are clearly marked. For example, construction activities can cause scarring and decreased health of adjacent trees whose branches or root systems have been damaged by machinery or affected by construction-related dust and sedimentation. Damage to trees and other vegetation can also be caused by the compaction of soils within tree rooting zones along woodland edges.

Indirect disturbances can cause stresses on the natural features that weaken their ecological integrity. In these states, natural features are more prone to establishment and proliferation of invasive, non-native species such as Common Buckthorn. Proliferation of invasive, non-native species within natural communities decreases their ecological value such as by suppressing native species, diminishing biodiversity and reducing habitat suitability.

Designated areas for construction lay-down, vehicle access and parking, equipment storage, materials stockpiling, and any on-site construction offices should be located entirely outside of land within 10m of Significant Woodlands and 30m of the Speed River.

Disturbance due to construction activities caused by excessive noise, dust, vibrations, artificial night-time lighting, and proximity of human presence during construction may cause certain wildlife species to abandon or avoid the area for travel, nesting, roosting or foraging. Any impacts due to these activities should be examined based on specific development proposals put forward.

During potential construction activities any lighting equipment associated with construction activities should be turned off following cessation of daily construction activities, or at least turned away from the adjacent natural features so as to prevent 'lightwash' of these areas.

During construction activities such as grading, tree clearing and grubbing, dust can potentially result in the following:

- Impacts to vegetation due to increased heat absorption and decreased transpiration,
- Immediate visual impacts.

Impacts due to dust should be mitigated by moistening areas of bare, dry soil with water as needed during construction activities to reduce the amount of dust produced.

6.3 Induced Impacts

Induced impacts are described as those that are not directly related to construction activities, but rather arise from the use of the natural areas as a result of the development. An existing authorized trail transects the woodlot through the central portion of the severed lot. It is used by patients and employees of the facility as well as authorized local residents. The existence of this trail appears to deter people from creating unauthorized pathways and little evidence of trampling or other disturbance was noted in the woodland.

Some patients at the facility are encouraged to access the natural areas on the subject property on their own and/or as part of organized groups. This exposure to the environment is considered an important component of the healing and treatment patients receive at the facility. Education with respect to the values and implications of the natural areas, particularly the woodlands and their resident wildlife, is one tool that can be used to reduce impacts to these features. Dense plantings of native trees and shrubs along the existing trail can be used to discourage human intrusion into the woodland.

Overall, it appears that HHI does a good job of controlling access to the more sensitive areas of the subject property through site security and authorized trails.

6.4 Cumulative Impacts

The lands within the study area have historically undergone modification resulting from agricultural uses, landscaping, and development and recreational uses associated with the hospital. In order to evaluate the potential for cumulative impacts resulting from the proposed severance, it is necessary to look beyond the boundaries of the severed parcel to the neighbouring lands, especially the lands to be retained by HHI. This approach looks at the character and potential changes that are occurring or may occur in the future on surrounding lands within Health Care Complex.

The current Site Plan Application to expand existing hospital facilities and upgrade a portion of the storm sewer will result in tree loss and the removal of 0.071ha of Significant Woodland immediately adjacent to the boundary of the severed parcel. Tree removal will be compensated for on an alternative property along the Speed Rive based on woodland area lost. Compensation for this woodland loss and associated restoration requirments has been identified and discussed within the Site Plan EIS and associated restoration plans.

The remaining lands adjacent to the severed parcel are developed and are characterized by Guelph General Hospital and existing residential areas. It is not anticpated that these land uses will be significantly changed in the future therefore no cumulative impacts associated with these areas are anticpated.

6.4.1 Vegetation Compensation Plan

The future development inf Development Envelopes #1 and #2 has the potential to result in tree removal which would require compensation under OPA 42 and the City's tree bylaw. At this time the number of trees and/or extent of vegetation removal which would be required is not known, although it is anticipated to be minimal given the limited trees in the proposed Development Envelopes. It is therefore impossible to determine specific areas for tree compensation however it is acknowledged that any future compensation would need to be accommodated within the severed parcel and that a 3:1 ratio for tree

removal is anticipated. If specific development applciations are put forward by HHI it is anticpated that the location and size of compensation areas will be determined through the required EIS.

It is also desirable to identify areas where restoration of the NHS or adjacent lands can be accommodated. The Tree Mangement Plan provided in Appendix VII identifies specific restoration objectives for vegetation compartments within the severed parcel. This includes removal of invasive species both within Natural Areas and adjacent lands, removal of diseased Ash trees, plantings of native species, and creation of micro-habitats through strategic placement of woody debris.

7.0 Recommendations

The following recommendations are intended to inform future development applications and the development of site-specific EIS:

- Minimum buffers outlined in Section 4.6 of this report should be respected.
- The location and extent of additional buffers required should be determined through site-specific EIS.
- Comprehensive tree inventories should be completed for potential development envelopes and site-specific Tree Preservation and Compensation Plans should be developed for the severed parcel.
- The GRCA should be consulted regarding the requirements for geotechnical investigations in Development Envelope #2.
- Provincial and municipal stormwater management criteria should be used to guide potential servicing options for the subject property.
- Future upgrades to existing service infrastructure should occur within legally surveyed easements.
- The requirements for site-specific pre, during, and post-development monitoring programs should identified in future EIS reports with consideration for the important natural features identified on the subject property to date.
- Due to ongoing and planned restoration activities within and adjacent to the Natural Heritage System for the subject property, boundaries should be reviewed and confirmed as part of any new development applications.
- In the unlikely event that if at some future point in time HHI sells the severed or retained lots individually, ways to consistently manage the woodland should be examined as part of any sale agreements.

The following general recommendations are considered good environmental practices and are provided to minimize impacts to the natural features within the study area:

- Designated areas for construction lay-down, vehicle access and parking, equipment storage, materials stockpiling, and any on-site construction offices should be located entirely outside of land within 10m of Significant Woodlands and 30m of the Speed River.
- Wherever possible, no tree removal should occur during the peak roosting period

for bats (April 30 to September 1st).

  - If tree removal must occur during this time period, cavity trees will be identified and exit surveys conducted within 24 hours of the removal to confirm no active roosts are present.
  - Exit surveys should follow the Bats and Bat Habitats guidelines authored by the OMNR (2014), which stipulate that a 1.5hr visual survey should be conducted to confirm none-use.

- Wherever possible, no vegetation removal should occur during the peak breeding period for birds which nest in open habitats (May 1 and July 31).
  - If vegetation removal is simple habitats (i.e. hedgerows, brush areas, or isolated trees) must occur during this time, nest searches should be undertaken by a qualified biologist to ensure impacts to breeding birds are not realized.
- Invasive species management, landscaping plans, and tree maintenance should be in accordance with applicable policies (OPA 42) and the Tree Management Plan for the subject property.
- Future development should have regard for the objectives identified in the River Systems Management Plan.
- Landscaping materials selected for the site should complement the natural heritage system and not include invasive or exotic species.

8.0 Conclusion

NRSI was retained in March 2014 by HHI to complete a Scoped EIS to address potential impacts associated with the proposed severance of the Homewood Health Centre property. The intent of this report is to identify an appropriate boundary of the Natural Heritage System within the study area, characterize important natural features, recommend appropriate buffers, and identify potential development envelopes where natural heritage constraints and associated impacts are limited or absent.

A portion of the subject property's Natural Heritage System overlaps with the parcel proposed to be severed and consists of Significant Woodland, Significant Wildlife Habitat, and habitat for locally and provincially significant wildlife. Areas where potential development envelopes have been identified include a regenerating meadow habitat and manicured area with scattered trees.

Site-specific development applications will require the preparation of scoped EIS reports and Tree Preservation Plans which should have consideration for the recommendations provided in this report. These recommendations are provided to minimize impacts and ensure that mitigative measures are properly informed.

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MAPS

Map 1

Homewood Health Centre

Study Area

Legend

- Subject Property
- Severed Parcel
- Study Area (120m)
- City-owned Easement (servicing)
- Stormwater Outfall
- Wetland (GRCA)
- Water Body

559400 559600 559800 560000 560200 560400

4823400 4823200 4823000 4822800 4822600

MARLBOROUGH ROAD
PAUL AVENUE
PETER AVENUE
EMMA STREET
SUNNYLEA CRESCENT
METCALFE STREET
PLEASANT ROAD
DELHI STREET
EARL STREET
CLARENCE STREET
DUFFERIN STREET
GEORGE STREET
JOHN STREET
DIVISION STREET
WOOLWICH STREET
CLARK STREET EAST
PIPE STREET
Speed River
SPRING STREET
HAVELOCK STREET
PRINCESS STREET
AVONDALE AVENUE
CLARK STREET WEST
POWELL STREET EAST
MARCON STREET
CARDIGAN STREET
ARTHUR STREET NORTH
KING STREET
DERRY STREET
KERR STREET

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 1471D Date: January 26, 2018	NAD83 - UTM Zone 17 Size: 11x17" **1:4,000**

0 50 100 150 200 Metres

N

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471D_Map1_StudyArea_4K_2018_01_26_LEH.mxd

Map 2

Homewood Health Centre

Monitoring Stations

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Date: January 29, 2018
Project No: 1471
NAD83 - UTM Zone 17
Scale 1:3,250

559400 559600 559800 560000 560200 560400 560600

4823200 4823000 4822800 4822600

N

PAUL AVE
PETER AVE
MARLBOROUGH RD
EMMA ST
SUNNYLEA CRES
PLEASANT RD
METCALFE ST
GLENHILL PL
DELHI ST
EARL ST
DUFFERIN ST
GEORGE ST
CLARENCE ST
WOOLWICH ST
DIVISION ST
CLARK ST E
JOHN ST
PIPE ST
TIFFANY ST E
POWELL ST E
SPRING ST
ARTHUR ST N
KING ST
Speed River
Woodlot #1
Woodlot #2

CTP-3-10
CTP-3-9
CTP-3-8
CTP-3-7
CTP-3-6
CTP-3-5
CTP-3-4
CTP-3-3
CTP-3-2
CTP-3-1
CTP-2-10
CTP-2-9
CTP-2-8
CTP-2-7
CTP-2-6
CTP-2-5
CTP-2-4
CTP-2-3
CTP-2-2
CTP-2-1

BAT-001
BAT-002
BMB-001
BMB-002
BMB-005
BMB-006

0 50 100 150 Metres

Legend

- Subject Property
- Severed Parcel
- Study Area (120m)
- Potential Bat Habitat
- Candidate Significant Bat Maternity Colony Habitat (BMA)
- Acoustic Bat Monitoring Station (BAT)
- Breeding Bird Station (BMB)
- Cavity Tree Plot (CTP)

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471D_Map2_MonitoringStations_3K_2018_01_26_LEH.mxd

Homewood Health Care Centre

Vegetation Communities and Natural Features

Map 3

559600 559800 560000 560200 560400

4823200 4823000 4822800 4822600

MARLBOROUGH ROAD PETER AVENUE EMMA STREET SUNNYLEA CRESCENT METCALFE STREET PLEASANT ROAD DELHI STREET

Speed River

FODM4-2 TAGM1 CVS_2 FODM7-3 CGL_2 FODM5-9 CVS_2 CV CGL_2 TAGM1 FODM4-2 CGL_2 CGL_4 FODM6 MEMM3 FODM4-11 FODM4 FODM5-2 CGL_2 FOMM3-1 CVS_2 FODM6 FODM7-4

CLARENCE STREET DUFFERIN STREET GEORGE STREET JOHN STREET WOOLWICH STREET CLARK STREET EAST PIPE STREET POWELL STREET EAST CLARK STREET WEST MARION STREET CARDIGAN STREET ARTHUR STREET NORTH SPRING STREET HAVELOCK STREET KING STREET DERRY STREET

Legend

- Subject Property
- Severed Parcel
- Study Area (120m)
- Natural Heritage System
- Ecological Land Classification (ELC)

(CGL_2) Parkland
(CGL_4) Recreational
(CV) Constructed
(CVS_2) Health
(FODM4) Dry-Fresh Upland Deciduous Forest Ecosite
(FODM4-11) Dry-Fresh Black Locust Deciduous Forest Type
(FODM4-2) Dry-Fresh White Ash-Hardwood Deciduous Forest Type
(FODM5-2) Dry-Fresh Sugar Maple-Beech Deciduous Forest Type
(FODM5-9) Dry-Fresh Sugar Maple-Red Maple Deciduous Forest Type
(MEMM3) Dry-Fresh Mixed Meadow Ecosite
(TAGM1) Coniferous Plantation

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 1471D Date: January 29, 2018	NAD83 - UTM Zone 17 Size: 11x17" **1:3,250**

0 50 100 150 200 Metres

N

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471D_Map3_ELC_NaturalFeatures_4K_2018_01_26_LEH.mxd

559800 560000 560200 560400

4823000 4822800 4822600

DELHI STREET

GEORGE STREET

JOHN STREET

PIPE STREET

SPRING STREET

HAVELOCK STREET

DERRY

Development Envelope #1

Development Envelope #2

Homewood Health Care Centre

Map 4a

Natural Heritage Constraints (Natural Features)

Legend

- Subject Property
- Severed Parcel
- City-owned Easement (servicing)
- Study Area (120m)
- Stormwater Outfall
- Natural Heritage System
- NHS Buffer (10m)
- River Buffer (30m)
- Site Plan Development Area Buffer (10m)
- Site Plan Development Area
- Potential Development Areas
- Floodplain (GRCA)
- Natural Heritage System
- Rare Vegetation Community (FODM7-4)
- Habitat for Species of Conservation Concern
- Surface Water and Fish Habitat
- Minimum Watercourse Buffers

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 1471D
Date: January 29, 2018

NAD83 - UTM Zone 17
Size: 11x17"
1:2,250

0 50 100 150 Metres

N

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471D_Map4a_Draft_NHConstraints_NaturalFeatures3K_2018_01_26_LEH.mxd

559800 560000 560200 560400

4823000 4822800 4822600

DELHI STREET
GEORGE STREET
JOHN STREET
PIPE STREET
SPRING STREET
HAVELOCK STREET
DERRY

Development Envelope #1
Development Envelope #2

Homewood Health Care Centre

Map 4b

Natural Heritage Constraints (Rare Species & Habitats)

Legend

- Subject Property
- Severed Parcel
- Study Area (120m)
- City-owned Easement (servicing)
- Stormwater Outfall
- Natural Heritage System
- Butternut Regulated Area
- Site Plan Development Area Buffer (10m)
- Site Plan Development Area
- Potential Development Areas
- Habitat for Species of Conservation Concern
- Waterfowl Overwinteirng Habitat

Rare Plants

Planted

2 Hop Tree
3 Kentucky Coffee Tree
4 Redbud
5 Paw Paw

Naturally Occurring

1 Canada Waterleaf
6 Butternut
7 Giant Solomon's Seal
8 Common Hackberry
9 Dwarf Clearweed

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 1471D
Date: January 29, 2018

NAD83 - UTM Zone 17
Size: 11x17"
1:2,250

0 50 100 150 Metres

N

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471D_Map4b_Draft_NHConstraints_RareSpecies_3K_2018_01_26_LEH.mxd

APPENDIX I

Response to comments received from City Environmental Planning, EAC, GRCA, and Nature Guelph and Staff report to EAC

Homewood Consent to Sever Application:

Response to comments received from City Environmental Planning, EAC, GRCA, Nature Guelph, and RSAC

Comment	Response	Section & Page #
City Staff Report to EAC (March 11, 2015)		
1. Although staff understand the rationale of supporting environmental features, the City's Greenlands System or Natural Heritage System is not set up with this tiered approach. Significant woodlands include all contiguous forest ELC units according to woodland definitions and the application of standards for separate woodland polygons. Section 4 should be revised to be consistent with Provincial and City of Guelph policies (PPS and Greenlands System with regard for OPA 42).	• The area identified as a 'supporting environmental feature' on Map was not identified as a forest ELC unit. It was assigned the ELC code CGL_2 (Parkland). • Map 4 has been revised to remove the reference to supporting environmental features and the report text has been removed. • Section 4 has been revised to be consistent with the feature-based approach outlined in OPA 42. Although the 2012 Consolidated OP is the relevant policy framework for this application, the features identified in OPA 42 encompass the relevant features/policies outlined in the PPS and Greenlands System.	• Updated mapping (4a and 4b) follows the main body of the report. • Section 4, 39
2. Provide a revised Map 4 which illustrates Constraints and Opportunities in the context of the PPS, City's Natural Heritage System and the Greenlands System (i.e., identify features). Although the OPA 42 policy framework is not the primary framework for this application, the features should be identified consistent with the City's NHS. Future development applications would be subject to the Natural Heritage System.	• Complete.	• Updated mapping (4a and 4b) follows the main body of the report.
3. On page 49, in Table 13 for Significant Wildlife Habitat, the buffer requirement under 'Comments' should be identified through a site-specific EIS as is indicated for Significant Woodland.	• Please note Table 13 does indicate that the buffer requirement for SWH is to be identified through a site-specific EIS under the column "minimum buffer requirement". • Under the "comment" column it is simply noted that the SWH on the property are associated with Significant Woodlands therefore it is anticipated that the minimum buffer requirement would be 10m.	• Table 13, pg. 53

Comment	Response	Section & Page #
4. Impact analysis: as it relates to the consent, two potential development envelopes were identified within the severed parcel along with servicing options. The analysis indicates that servicing (stormwater pipes) upgrades may be needed in certain areas along the pipes within the easement which crosses natural heritage features (from Delhi St. to river). These potential upgrades could have impacts to the Significant Natural Areas. As future development would be subject to OPA 42, any proposed upgrade to the servicing within this easement width in order for Natural Heritage System policies to be supportive. Should an increase in easement width be needed to accommodate servicing, City policies would not be supportive.	• Future upgrades to the pipe can be accommodated within the easement width and have been proposed within the Site Plan EIS. However, it should be noted that the pipe is not actually within the legally surveyed easement at this time in this area. The City engineering department is aware of this and we have recommended they update their legal survey. • As agreed to by EAC, the proponent recognizes that future servicing upgrade needs would be confined to the easement, with the understanding that the existing easement is not accurate and needs to be legally surveyed, in order to be supported by NHS policy. This acknowledgement is reiterated in the updated EIS. • Please note that for future work on this section of pipe, impacts to trees could be minimized if there is flexibility in where the pipe is upgrades are allowed to be performed.	• Section 5.1, pg. 55
5. Cumulative Impacts not addressed in the report. This would be a good place to address: future restoration areas to go hand in hand with HHI's master plan for development.	• Cumulative impacts have been addressed within the updated EIS. • As agreed to by EAC, specific future restoration and compensation areas will be identified once specific development applications are filed and the amount of compensation/restoration required is known.	• Section 6.4, 65
6. As it relates to the consent, there are no areas that are identified for restoration of tree compensation despite development envelope #1 illustrating the loss of tree canopy. An area should be identified for restoration within the severed parcel to address the potential impacts of this development envelope.	• The proponent acknowledges that future compensation/restoration will need to be accommodated within the severed parcel. • As agreed to by EAC, specific future restoration and compensation areas will be identified once specific development applications are filed and the amount of compensation/restoration required is known.	• Section 6.4.1, pg. 65
7. The Management Plan provided in Appendix VI is a great start to a property wide management plan. Please note however that this management plan does not fulfill the requirements of Part IV (k)	• The team acknowledges that the Tree Management Plan does not fulfill the requirements outlined in the Tree Bylaw. • Given the level of detail required to fulfill the Bylaw requirements, at this time the team does not intend to update the Tree Management Plan.	• N/A

Comment	Response	Section & Page #
of the Private Protection Tree Bylaw. Should the proponent wish to satisfy the aforementioned exemption clause, a Tree Management Plan scoped with City staff would be required. As such, works affecting regulated trees proposed to be undertaken as per recommendations in the management plan are subject to review and permits under By-law (2010)-19058.	• HHI is aware that future tree works are subject to city review and permitting.	
8. Further to the above, staff would suggest that the property would benefit from a management plan that includes natural heritage objectives as it relates to wildlife habitat.	• The Tree Management Plan has been updated to include recommendations of natural areas related to wildlife habitat.	• Appendix VII
9. Trails: Environmental Planning staff agree (with the GRCA) that trails should not bisect rare ELC communities and that the existing sewer easement would be an ideal place for a trail to avoid further disturbance to the features along the floodplain. Any newly proposed trail alignment would require an EIS and be subject to the City's Natural Heritage System policies. Note that the woodland along the floodplain is also considered significant.	• Reference to a proposed trail is now addressed entirely within the Site Plan EIS, as requested by City staff.	• N/A
10. Staff appreciate the consolidated field study dates and conditions included in Table 2.	• None required.	
11. Please provide any staked feature limits digitally.	• The digital file for the staked NHS boundary was provided to City of Guelph staff on January 8, 2018.	• N/A
12. In Table 4 there is a column that is titled Habitat Description, however it does not describe the habitat characteristics of the specific vascular plant but rather indicates where the plant is located within the proposed development area.	• Habitat descriptions are provided in the form of ELC community descriptions in addition to the specific location within the property.	• Table 4, pg. 19

Comment	Response	Section & Page #
Please revise content to include habitat description. Also review to ensure locations are identified are correct.		

GRCA Comments (February 24, 2015)		
1. Section 5.1.2 Development Envelope #2, the report identifies the existing storm sewer may need to be enlarged to accommodate any individual flows as a result of future development. The report also anticipates that quality control may not be required for this parcel since it is close to the Speed River. The existing Stormwater Management outflow already exhibits signs of instability and erosion. The undetermined increase in flows and projected upgrade to pipes has a very realistic potential to further destabilize the outflow and result in shoreline and channel damage to the Speed River. This situation should be factored into the planned upgrades for the HHI Manor House expansion so that any and all upgrades can be completed at one time and avoid on-going works.	• The proposed upgrades to the stormwater pipe associated with the New Manor Building/Site Plan Application will result in a marginal increase in flows to the river and are addressed within the Site Plan EIS • On behalf of the proponent, Stantec has had ongoing discussions with City Engineering staff and it was agreed that no additional stormwater controls are required for this Site Plan application. • If future development applications come forward which would result in additional stormwater flows, quantity controls and other energy dissipation techniques will need to be examined through a Scoped EIS. • Options have been examined within the Site Plan EIS. • It is anticipated that if there are existing issues with erosion from this City-owned infrastructure, it is the City's responsibility to address them.	• N/A
2. Section 4.1.2.4 Habitat for Species of Conservation Concern, assessments have confirmed Eastern Wood-Pewee to be present and its confirmed habitat is considered Significant Wildlife Habitat. Any encroachment or fragmentation of the woodland should be avoided and all future development should be excluded.	• Any future development on the site will be subject to the City's OPA 42 policies which prohibit development within the NHS. • It is possible that future upgrades to existing service pipes, which overlap with portions of the SWH, may be required. However, impacts would be limited to the easement in which the pipes are situated and compensation/restoration for habitats affected would be provided.	• N/A
3. Section 5.2 Public Trail, the conceptual trail route (Trail Master Plan) shown on Map 5 would result in fragmentation of the riparian woodlands and the rare vegetation community FODM7-4. This	• Agreed – please note that all trail discussions have been addressed within the Site Plan EIS, as requested by City staff.	• N/A

Comment	Response	Section & Page #
proposed location would also compromise the river and woodland buffers resulting in further degradation of these features from induced human impacts. We suggest that any trail consideration be focused within the City owned easement for services connecting Arthur St. N. to Emma Street.		

Nature Guelph (March 10, 2015)		
1. *Cornus drummondii* is listed in Appendix V. It has never been documented for Wellington Co. It is a Carolinian species known from Essex, Kent, Elgin, and Haldimand counties. If the ID at Homewood is accurate, it is probably planted or adventive there.	• *C. drummondii* is present along the eastern edge of the FODM7-4 community. Given that numerous plants exist with more or less equidistant spacing, and of uniform size and condition along the edge of the forest and in the presence of other planted anomalies (*Asimina triloba, Ptelea trifoliate, Gymnocladus dioicus*) adjacent to the access road, we are certain these are planted and not adventive. UTMs (17T) 05660012 4822926, 0560093 4822621, 0559919 4822820, 0559899 4822872.	• N/A
2. *Prunus susquehanae* is listed in Appendix V. It has never been documented for Wellington. A synonym is *Prunus pumila* var. *susquehanae*. There is one doubtful *specimenfor Prunus pumila* var. *pumila*, Sand Cherry, but it is rare in the county. *Prunus susqhuehanae* would definitely be rare in the county and if the ID is accurate, it is likely planted or adventive at the Homewood.	• *P. susguehanae* was included in the species list in error and should be *P. serotina*, occurring in FOMM3-1, FODM4-11, and FODM5-2. • An updated species list has been provided in the EIS.	• Appendix VI
3. *Euphorbia esula*, Leafy Spruge, is noted in App. V. In the text *Euphorbia virgate* is noted but not in App. V. These are two different species although both non-native, so an error somewhere.	• *E. eusula* is the only spurge that was observed on site. Reference to *E. virgata* within the MEMM3 community (Table 3 of the Scoped EIS) is incorrect. • An updated species list has been provided in the EIS.	• Appendix VI
4. In App. V, *Polygonatum biflorum* is noted to be in one ELC unit, FODM6. In the	• *P. biflorum* is present in both FODM6 and FODM5-2, it was not included in App. VI under the FODM5-2 column but	• Appendix VI

Comment	Response	Section & Page #
text, it is noted in two units, FODM6 and FODM5-2. By the way, this is correctly called Giant Solomon's-seal, not Hairy Solomon's-seal as noted in the text and in App. V. It is correctly noted in Table 4.	should be. Reviewing our master species list, *P. biflorum* had the common name Hairy Solomon's Seal as well as *P. pubescens* (the correct Hairy Solomon's Seal); the *Polygonoatum* section of the master list was verified through VASCAN to ensure common names are correct. UTMs (17T) for FODM5-2 0560152 4822692 and for FODM6 0559974 4822861. • An updated species list has been provided in the EIS.	
5. I assume the *Platanus occidentalis*, Sycamore, is a planted specimen (noted in App. V). Otherwise, it is a new species for the county and a rare one!	• That is correct, *P. occidentalis* observed on site were young specimens along the same forest edge as *C. drummondii* and the other Carolinian species. UTMs (17T) 0559909 4822848, 0559904 4822861. Field notes indicated "Planted".	• N/A
6. Noted in App. V, *Thalictrum dasycarpum* has never been officially documented for Wellington Co. Again, this is a Carolinian species. If the occurrence at Homewood is accurate, then this is a new rare species for the County. Perhaps it is adventive there?	• Review of field notes does not indicate *T. dasycarpum* to be present on the site. It is likely an "x" was placed in an incorrect row when generating the digital species lists (*T. dasycarpum* being the entre one row above *T. dioicum* in the masters species list). • An updated species list has been provided in the EIS.	• Appendix VI
7. Table 2 lists the dates veg surveys were carried out. April 10 is a very early date to do a spring flora and no surveys took place during May, a peak month for ephemerals. Because most of the ELC units are forest, you would expect ephemeral species mainly. And no July or August surveys were done with June 25 considered the summery survey. Some of the grasses would likely mature in early to mid-summer in some forest communities as well as some riparian species.	• Targeted plant surveys were carried out on April 10, June 25, and September 11. • ELC surveys conducted on June 9, 2014 documented a list of spring ephemeral species with a note indicating "focus only early flowering plants in woodlands" • NHIC records of vascular flora (which would be considered spring ephemeral species) for the site are limited to Harbinger-of-spring (*Erigenia bulbosa*) and Moss Phlox (*Phlox subulata*). Both are in bloom and can be identified in the month of April and early June (senescence setting by June). During these surveys many other common spring ephemerals were observed and an additional in survey in May was not considered necessary. • All other species of vascular flora ID'ed by NHIC records are best ID'ed during the summer or fall. Surveys conducted in late June and September are considered adequate for fully documenting plant species on site.	• N/A

Comment	Response	Section & Page #
River Systems Advisory Committee (July 15, 2015)		
1. The Natural Heritage System shown on Map 3 and Maps 4a and 4b are not consistent. Significant Woodlands include all contiguous forest ELC units according to woodland definitions and the application of standards for separate woodland polygons. The features should be identified consistent with the City's NHS. Future development applications would be subject to the Natural Heritage System.	• Map 3 has been revised to be consistent with Maps 4a and 4b, specifically showing the FODM4 community within the Natural Heritage System. • The 'Development Area' associated with the Site Plan application has been included onto Maps 4a and 4b, however, details of this undertaking are contained within the Site Plan Application.	• Maps
2. Maps 3, 4a and 4b should be revised to reflect the limit of the natural heritage system within and adjacent to the study area to be consistent with Provincial and City of Guelph policies (PPS and Greenlands System with regard for OPA 42) and to provide appropriate reference for assessment of cumulative impacts from additional development applications in the adjacent landscape.	• Maps 3, 4a, and 4b has been revised and are consistent with the NHS.	• Maps
3. Impact analysis: as it relates to the consent, two potential development envelopes were identified within the severed parcel along with servicing options. The analysis indicates that servicing (stormwater pipes) upgrades may be needed in certain areas along the pipes within the easement which crosses natural heritage features (from Delhi St to river). These potential upgrades could have impacts to the Significant Natural Areas. • As future development would be subject to OPA 42, any proposed upgrade to the servicing within the easement would be required	• This comment was made on the first EIS submission and has since been addressed (within the second EIS submission). • Sections 5.1.1 and 5.1.2 specifically acknowledge that any proposed works required to upgrade pipes will occur within the legally surveyed 10.5m easement. This has been confirmed as feasible by project team engineers. • It should be noted that the City-owned easement does not currently contain the full extent of the pipes and needs to be properly surveyed.	• Section 5.1.1, page 56 • Section 5.1.2, page 57

Comment	Response	Section & Page #
to fit within the existing easement width in order for Natural Heritage System policies to be supportive. • Should an increase in easement width be needed to accommodate servicing, City policies would not be supportive. City Engineering Staff still needs to review the revised severance application once Engineering comments are received Environmental Planning staff can better integrate the implications of potential impacts on the natural heritage features and their functions.		
4. There needs to be further discussion under Section 6.4 Cumulative Impacts to take into account the spatial and temporal impacts on the natural heritage features and system and its ecological functions from the ongoing and future planned development activities. • This should take into account the development envelope #1, 2 as part of this severance application, proposed site plan application for the expansion of the existing hospital facilities, required and anticipated upgrades for the stormwater and sanitary sewer and utilities for both these site plan and severance applications, and other development applications within and adjacent to the study area.	• It is not possible to assess the cumulative impacts of hypothetical development scenarios which may or may not occur or have not been detailed. The Site Plan has not been approved and the development has not been finalized. The only potential impact which can be quantified at this time is the loss of woodland habitats associated with the City service pipe and associated woodland with the new development (detailed under the Site Plan submission). Having said this, tree compensation has been discussed and preliminarily approved with City staff to take place off-site at the Riverside Glen Property, totalling 0.071ha. • Similarly, no development (e.g., building type, building size, layout, etc.) have been conceptually designed for Development Envelopes #1 and #2.	• Section 6.4, page 64

Comment	Response	Section & Page #
• There should be further elaboration on potential impacts from stormwater and sanitary sewer upgrades or utilities associated construction upgrades and cumulative impacts from on-going works. Staff agrees with GRCA that impacts associated with these upgrades should be planned in a manner to ensure all required works are completed at one time through a holistic approach.		
5. While staff agrees that the exact area for tree compensation is subject to details of the site design, the severance needs to demonstrate the policy requirements of the 'no negative impacts' to natural heritage features and functions on the subject property and adjacent lands under the applicable Provincial and City policies. Further this would be a good place to address: future restoration areas to go hand in hand with HHI's master plan for development. • The restoration area should specifically address the loss of tree canopy as it relates to development envelope #1. • Additionally, any buffer encroachment should also be addressed appropriately perhaps more broadly for the purpose of this severance application to keep room for enhancement and restoration of the buffers within the existing natural heritage system through future development applications.	• Any tree loss associated with Development Envelope #1 would not be associated with the NHS (i.e. it would be individual trees subject to the City tree by-law). • As indicated in the EIS, any tree loss would be compensated for at a 3:1 ratio, per City guidelines. • Any future development on the site would trigger the need for a site and development specific EIS, which would provide the opportunity for the City to comment on specific buffers, compensation requirements, and restoration areas. It is premature to identify future development.	• N/A

Comment	Response	Section & Page #
• The approximate restoration area should be identified preferably adjacent to the existing natural heritage system on the site to ensure there is no net loss of the ecological functions as a result of the spatial and temporal changes from the proposed and cumulative development impacts on and adjacent to the study area.		
6. Staff has concerns over potential impacts associated with the management implications as a result of fracturing the ownership of the woodlot and long-term feasibility of managing the woodland as a whole. While the discussion on the proposed approach to manage and restore this woodland as a whole is generally acceptable, potential encroachment and related issues such as potential non-compliance with any agreement still needs to be explored further and addressed accordingly.	• The Severance Application is being pursued solely for financial purposes to support the Site Plan Application, and ownership of the woodlot will not be fractured. It should also be noted, that HHI has no plans to release ownership of this parcel, given HHI's principles in its treatment of patients. • Accordingly, the Tree Management Plan (Appendix VII) has been developed to address the Natural Heritage System as a whole and does not consider any legal boundary treatments in its approach.	• Appendix VII
7. The Management Plan provided in Appendix VII is a great start to a property wide management plan. Please note however that this management plan does not fulfill requirements of Part IV (k) of the Private Protection Tree Bylaw. Should the proponent wish to satisfy the aforementioned exemption clause, a Tree Management Plan scoped with City staff would be required. As such works affecting regulated trees proposed to be undertaken as per recommendations in the management plan are subject to	• This comment was made in response to the first EIS submission and it is acknowledged in the response to City staff (comment #7, March 11, 2015 comments).	• N/A

Comment	Response	Section & Page #
review and permits under By-law (2010)-19058.		
8. Further to the above, staff would suggest the property would benefit from a management plan that includes natural heritage objectives as it relates to wildlife habitat. Moreover, the management plan for Compartment 10 will need to consider the proximity to Speed River, and restoration and enhancement should be undertaken through best management practices to avoid impacts to the cool-water fish habitat and the river, bank erosion, potential erosion and sedimentation issues, and other issues.	• The comment with regards to Wildlife Habitat Management was made in response to the first EIS submission and the Tree Management Plan was updated to specifically identify wildlife habitats as identified within the EIS. • Indicated within the Site Plan EIS, any existing erosion issues occurring along the river are associated with the City-owned service piper and are therefore the responsibility of the City to address. Recommendations, however, were provided with the Site Plan Application.	• Appendix VII
9. Trails: Environmental Planning staff agrees (with the GRCA) that trails should not bisect rare ELC communities and that existing sewer easement would be an ideal place for a trail to avoid further disturbance to the features along the floodplain. The newly proposed trail alignment #2 is generally supportable from an Environmental Planning standpoint. However further discussion will need to be carried out with the Parks Planning for a consensus. Any newly proposed trail alignment will require an EIS and will be subject to the City's Natural Heritage System policies. Note that the woodland along the floodplain is also considered Significant.	• Discussions surrounding trail alignments have been discussed within the Site Plan EIS; as such, the reader is referred to review the Site Plan EIS. • It should be noted, however, that HHI has discussed the issue surrounding trails with City staff extensively and have provided their position throughout the process.	• N/A

APPENDIX II
Terms of Reference

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

June 19, 2014 **Project No. 1471D**

Brad Schlegel
RBJ Schlegel Holdings Inc.
325 Max Becker Drive, Suite 201
Kitchener ON N2E 4H5

Dear Mr. Schlegel,

Re: Homewood Health Care Centre, 150 Delhi Street, Guelph
Consent for Severance (Application No. B19/14, A-57/14, A-58/14)
Scoped Environmental Impact Study Terms of Reference

On behalf of Natural Resource Solutions Inc. (NRSI), I am pleased to provide the following updated Terms of Reference (TOR) to prepare a Scoped Environmental Impact Study (EIS) for the above noted property in Guelph, Ontario.

Existing natural heritage mapping by the GRCA and City of Guelph indicate that the Speed River runs along the southwest property boundary and portions of the property contain Significant Woodland, Significant Valleyland, unevaluated wetland and potential habitat for locally significant plant species. The proposed severance includes a lot line bisecting the Significant Woodland and Regulatory Floodplain.

Under the December 2013 Consolidated Official Plan, the property is designated as Institutional, Core Greenlands, and includes a Non-Core Greenlands overlay. Under Official Plan Amendment 42 (OPA 42), the property is designated at Institutional and Significant Natural Area. Under OPA 42, the severance would not be supported by the City due to policies prohibiting development (including severance) within Significant Woodlands. However, OPA 42 was not in full force and effect at time the Consent to Sever Application was filed, therefore under the current Official Plan, development may be permitted within Significant Woodlands if it is demonstrated through an EIS to the satisfaction of the City (including the Environmental Advisory Committee and River Systems Advisory Committee), that there will be no negative impacts to the features or their ecological function.

The following Terms of Reference (TOR) for this Scoped EIS outlines the steps required to complete the EIS for the proposed severance of the Homewood Health Centre property. It should be noted that an EIS for a separate Site Plan Application is currently underway for the property to accommodate a new building and parking area. Field surveys for these two studies have been combined to realize efficiencies where possible. Please do not hesitate to contact me if you have any questions or comments on this.

Sincerely,
Natural Resource Solutions Inc.

Jessica Linton

Jessica Linton, M.E.S.
Terrestrial and Wetland Biologist

Cc: Caroline Baker, GSP Group
Hugh Handy, GSP Group
Jason Wagler, GRCA
Adele Labbe, City of Guelph

Homewood Health Care Centre
150 Delhi Street, Guelph
Scoped Environmental Impact Study
Terms of Reference
June 19, 2014

Introduction

The subject property comprises the lands of the Homewood Health Care Centre, and is located at the municipal address 150 Delhi Street in the City of Guelph (Figure 1). The subject property is bisected by Delhi Street. West of Delhi Street the property contains several buildings, landscaped areas with scattered trees, deciduous woodlands, parking areas, open lawn areas, and an internal road network. The lands to the east of the street include a paved parking lot, a row of small buildings fronting Delhi Street, and manicured areas and treed hedgerows.

The subject property is within the Goldie Mill Secondary Plan Area and the Speed River runs along the western property boundary. Natural features on the property include Significant Woodland, Significant Valleyland, an unevaluated wetland, and potential habitat for locally significant plant species. These Significant Natural Areas have been identified in OPA 42 (2012 – currently under appeal). The majority of the subject property outside natural areas is designated as 'Major Institutional'.

Proposed Undertaking

The proponent is proposing to sever the southeastern portion of the property for refinancing/mortgage purposes (Figure 2). No specific development (construction of buildings, etc.) or site alternation is proposed at this time. It is noted that under the Provincial Policy Statement a severance is considered a type of development.

Figure 1

Homewood Health Care Centre

Subject Property Boundary

Legend

- Subject Property
- Water Body

559400 559600 559800 560000 560200 560400

4823400 4823200 4823000 4822800 4822600

PAUL AVENUE
MARLBOROUGH ROAD
PETER AVENUE
EMMA STREET
SUNNYLEA CRESCENT
METCALFE STREET
PLEASANT ROAD
DELHI STREET
EARL STREET
CLARENCE STREET
DUFFERIN STREET
GEORGE STREET
JOHN STREET
DIVISION STREET
WOOLWICH STREET
CLARK STREET EAST
PIPE STREET
POWELL STREET EAST
PRINCESS STREET
Speed River
SPRING STREET
HAVELOCK STREET
ARTHUR STREET NORTH
KING STREET

559400 559600 559800 560000 560200 560400

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471_1471_Fig1_SubjectProperty_4K_2014_02_21_KEB.mxd

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 1471 Date: February 21, 2014	NAD83 - UTM Zone 17 Size: 11x17" **1:3,559**

0 50 100 150 200 Metres

N

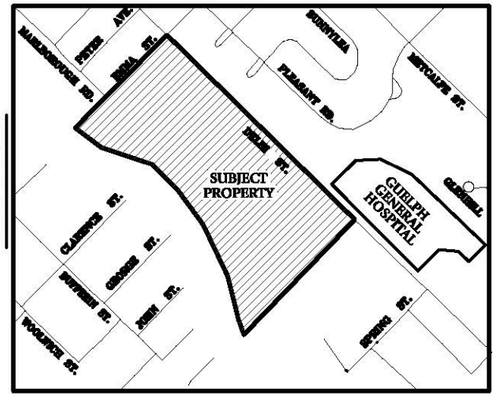
SEVERANCE SKETCH OF
ALL OF LOT 1, REGISTERED PLAN 221,
PART OF LOTS 10, 11, 12 & 13,
RANGE 1, DIVISION 'F'
AND PART OF LOT 2,
BROKEN FRONT CONCESSION, DIVISION 'F'
(GEOGRAPHIC TOWNSHIP OF GUELPH)
AND PART OF
ORIGINAL ROAD ALLOWANCE BETWEEN
RANGE 1 AND LOT 2, BROKEN FRONT CONCESSION
(CLOSED BY BY-LAW 74)
ALL OF LOTS 25 AND 26 AND PART OF LOT A
(AS AMENDED BY JUDGE'S ORDER)
REGISTERED PLAN 40
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 2500

0 10 50 100 150metres

VAN HARTEN SURVEYING INC.

KEY PLAN



DELHI STREET

EMMA STREET

PIN 71318-0197 (LT)

PIN 71318-0209 (LT)

GUELPH GENERAL HOSPITAL

PIN 71318-0001 (LT)

LIMIT TO BE SOUTHEAST OF PROPOSED SANITARY SEWER

HOMEWOOD HEALTH CENTRE
150 DELHI STREET

MANOR BUILDING

LOT 12
PIN 71319-0442 (LT)
PART 8, 61R-10179

LOT 11

LOT 10

LOT 13

CON. 1,

DIVISION 'F'

PART 9, 61R-10179

PROPOSED ACCESS EASEMENT

PROPOSED ACCESS EASEMENT

LANDS TO BE RETAINED AREA=13.3±ha

LANDS TO BE SEVERED AREA=5.8±ha

PART 12, 61R-10179
PIN 71319-0442 (LT)

PART 14, 61R-10179
PIN 71319-0199 (R)

PIN 71319-0118 (LT)

PART 1, 61R-10179

PIN 71319-0374 (LT)

LOT 1
REG'D PLAN 221

ORIGINAL ROAD ALLOWANCE BETWEEN RANGE 1 AND LOT 2, BROKEN FRONT CONCESSION

LOT 2

LOT 26

LOT 25

PART 5, 61R-10179

RIVERWOOD (EMMA ST. CLINIC)

LIMIT TO GO AROUND LABYRINTH

LABYRINTH

PART 6, 61R-10179

PART 9, 61R-10179

EXISTING EASEMENT AS IN INSTRUMENT RO819851

PART 3, 61R-10179

PIN 71319-0376 (LT)

SPEED RIVER

BROKEN FRONT CON.

PART 10, 61R-10179

PIN 71319-0375 (LT) ARTHUR STREET

ARTHUR ST. GATEHOUSE

LOT A, REGISTERED PLAN 40
PART 7, 61R-10179

LIMIT TO BE EDGE OF ASPHALT

RIVERSLEA

EXISTING EASEMENT AS IN INSTRUMENT RO819851

PART 13, 61R-10179

PIN 71319-0037 (LT)

MAINTENANCE BUILDINGS

LIMIT TO BE FLOODPLAIN (AS DEFINED BY GRAND RIVER CONSERVATION AUTHORITY)

HOMEWOOD HEALTH CARE INC.

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. **SUBJECT LANDS ARE ZONED INSTITIONAL (I.3) .**
3. **SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MAJOR INSTITUTIONAL.**
4. **DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.**

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF MAY, 2014

REVISED MAY 21, 2014

JOHN S. SCOTT
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH – ONTARIO, N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE – ONTARIO, L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: SAP	CHECKED BY: JEB	PROJECT No. 22059-14

May 21,2014-1:50pm
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Associated Studies
To meet the requirements of the City of Guelph Tree By-law (2010)-19058, a tree inventory and conservation plan is being completed by Ron Koudys Landscape Architect Inc. This by-law states that a tree inventory and conservation plan, satisfactory to the City's Planning Department, must be completed.

The City of Guelph's OPA 42: Natural Heritage System, the City's Official Plan policies (2001), the Urban Forest Management Plan (City of Guelph 2012) and the Private Tree Protection bylaw also requires that a Tree Inventory and Preservation Plan be required for the replacement of all healthy, non-invasive indigenous trees. A compensation approach and plan will also be required to inform the EIS.

Environmental Impact Study - Scoping
In order to determine a study approach for this Scoped EIS, existing natural heritage information was gathered and reviewed to identify key natural heritage features and species that are known or have the potential to occur in the vicinity of the subject property. Additionally, NRSI staff consulted with Adèle Labbé, City of Guelph Environmental Planner, on June 11, 2014 and Jason Wagler, GRCA Planner on March 3, 2014, to discuss existing natural heritage features on and adjacent to the subject property. The following is a description of information gathered that has informed the scope of the EIS.

<u>Collection and Review of Background Information</u>
Existing background information on the biological features within the subject property has been collected and reviewed by NRSI and has assisted in guiding the study approach provided in this draft TOR. Background information sources have included the following:

- Grand River Conservation Authority Mapping;
- Natural Heritage Information Centre database;
- Ontario Species at Risk website;
- City of Guelph Official Plan, including OPA 42 (2012 – currently under appeal);
- Guelph Natural Heritage Study (Dougan & Associates 2009)
- City of Guelph Urban Forest Management Plan (2012)
- City of Guelph River Systems Management Study (1993)
- Ontario Breeding Bird Atlas (Bird Studies Canada et al. 2008);
- Ontario Amphibian and Reptile Atlas (Ontario Nature 2013);
- Mammal Atlas of Ontario (Dobbyn 1994);
- Ontario Butterfly Atlas (TEA 2013): and
- Ontario Odonata Atlas (OMNR 2005);
- Previous studies completed for the property (geotechnical investigations, tree inventories, etc.).

A background information request was submitted to GRCA on February 6, 2014. A response was received from Jason Wagler, GRCA Resource Planner, on February 7, 2014. Mr. Wagler indicated that the GRCA has very little existing information for the property other than mapping of an unevaluated riparian wetland and floodplain and slope erosion mapping along the speed river.

A background information request was also submitted to the Ministry of Natural Resources (MNR) on February 6, 2014 for any additional natural heritage file material relevant to the subject property and surrounding vicinity, including the most recent NHIC

records. At the time of writing, a response to this information request has not yet been received.

This background information will be integrated with original data collected by NRSI during planned 2014 field surveys to fully characterize the on-site and adjacent natural features. This will allow for the identification of data deficiencies, such as outdated and missing data, data collected at unsuitable scales, etc.

At this time, the online Ontario Butterfly Atlas (TEA 2013) and Ontario Odonata Atlas (OMNR 2005) are unavailable. Data sets for those atlas squares overlapping the study area have been requested from these resources.

Background information review has confirmed the presence of Significant Woodland, and Potential Habitat for Locally Significant Species (Canada waterleaf (*Hydrophyllum canadense*) and black maple (*Acer saccharum* ssp. *Nigrum*)) associated with the woodland as mapped in OPA 42 Schedules 10C and 10E, respectively.

The City of Guelph has also mapped Significant Valleyland associated with the Speed River immediately west of the subject property, as mapped in OPA 42 Schedule 10D. The Speed River, where it occurs adjacent to the subject property, has been classified as coolwater fish habitat.

GRCA mapping has identified an unevaluated wetland along the Speed River immediately northwest of the subject property boundary. The City of Guelph has designated this unevaluated feature as a Locally Significant Wetland (as defined by the City of Guelph) as shown on OPA 42 Schedule 10A. This wetland area is several hundred metres from the proposed severance line and is therefore not considered for assessment as part of the EIS.

Collectively, these designated natural heritage features are considered Significant Natural Area in accordance with Section 6.1.1 of OPA 42 and as mapped on Schedule 10 (City of Guelph 2012 – currently under appeal). Significant Woodland, Significant Valleyland, and Potential Habitat for Locally Significant Species are the only components of the Significant Natural Area that occur within the subject property adjacent to (within 120m of) the proposed severance parcel.

Therefore, for the purposes of this study, the term subject property refers to the parcel of land proposed to be severed, as well as lands within 120m. he focus of this study will be to assess the significance and sensitivity of these designated natural features within the subject property, confirm their boundaries in conjunction with agency staff, and to recommend appropriate measures to avoid, minimize or mitigate anticipated impacts to these features. This study will incorporate the results of other studies (e.g. Tree Preservation Plan) in characterizing existing conditions and assessing potential impacts associated with the proposed severance and associated management of the parcels.

Significant Species

A review of background information, including the sources mentioned above, was conducted to determine significant species that are known to occur within the vicinity of the subject property and further inform the scope of the EIS for the Terms of Reference.

Vascular Plants

Background information resulted in 19 provincially significant plant species that have been known to occur within the vicinity of the subject property including: records of soft-hairy false gromwell (*Lithospermum parviflorum*), northern hawthorn (*Crataegus pruinosa var. dissona*), toadflax (*Nuttallanthus canadensis*) and pignut hickory (*Carya glabra*) which were documented in 1940, 1942, 1992 and 1980 respectively. In addition, a number of records for rare vascular flora date back to the late 1800s or early 1900s. False hop sedge (*Carex lupuliformis*) is considered Endangered provincially and nationally and is considered a Species at Risk (SAR) in Ontario. This species is afforded protection under the *Endangered Species Act* (ESA). The remaining old records are considered species of conservation concern and their habitat is therefore considered SWH and is afforded protection under the PPS (OMMAH 2005).

The following screening exercise compares suitable habitat for these species to the existing habitat within the subject property.

- Pawpaw prefers moist woods and stream banks and may be present within areas of lowland forest along the Speed River. This species was documented within the vicinity of the study area in 1891 and is considered a historical record and if still occurring, is anticipated to be within the floodplain.

- Downy false yellow foxglove (*Aureolaria virginica*) prefers dry, open deciduous woods and suitable habitat for this species may be present within areas of upland deciduous forest on the property.

- False hop sedge prefers wet wooded habitats. Lowland deciduous forest and a small area of deciduous swamp along the Speed River may provide suitable habitat for this species. This species was last documented from the study area in 1902 (OMNR 2013) and if still occurring, is anticipated to be within areas identified as Significant Woodland.

- Pignut hickory is normally found in upland forests, often on sandy soils and associated with oaks. Suitable habitat for this species may be present within upland deciduous forest habitat on the property.

- Northern hawthorn prefers sandy, open upland forests but may also be found on rich forested banks, stream borders, forested hills, river bluffs, roadsides or pastures. Given the presence of upland deciduous forest, suitable habitat for this species is present within the subject property.

- Harbinger-of-spring (*Erigenia bulbosa*) is found in moist, deciduous woods and floodplains. Lowland forest habitat along the speed river may provide suitable habitat for this early-blooming spring ephemeral species. If present it is anticipated to be within the floodplain or woodlands on the subject property.

- Burning bush (*Euonymus atropurpureus*) can be found within woods or thickets with a range of soil moisture conditions. Suitable habitat for this species may be present within any forested habitat within the subject property.

- Woodland flax (*Linum virginianum*) prefers dry, open woods and suitable habitat for the species may be present within areas of upland deciduous forest within the subject property, particularly hillsides and areas with canopy openings.

- Soft-hairy false gromwell is often found on well-drained gravelly soils near riverbanks or within dry, rocky woods (OMNR 2000). The deciduous forest slopes within the subject property may provide suitable habitat for this species.

- Scarlet beebalm (*Monarda didyma*) prefers moist woods, thickets and roadsides. The lowland forest along the speed river may provide suitable soil moisture for this species as well as a small area of wetland identified in along the river in the northwest corner of the study area.

- Slim-flowered muhly prefers rich deciduous forests and is often found on well-drained sandy or rocky substrates. Suitable habitat for this species may be present within deciduous forest habitat within the subject property.

In addition to the significant vascular plants identified during the background collection and review, Kentucky Coffee Tree (*Gymnocladus dioicus*) was identified during the tree inventory conducted by Ron Koudys Landscape Architects Inc. within the property. This species is endangered and protected by the ESA. This individual tree was recently planted and measures 5cm diameter at breast height. The EIS will include specific requirements for this species, and any other Species at Risk by MNR.

Several locally rare plant species were also identified through background review (Dougan & Associates 2009) as occurring in natural habitats within the vicinity of the subject property. These species include black maple (*Acer saccharum ssp. nigrum*), heart-leaved aster (*Symphyotrichum cordifolium*), rough avens (*Geum laciniatum*), Canada waterleaf (*Hydrophyllum canadense*), wood lily (*Lilium philadelphicum*), giant solomon's seal (*Polygonatum biflorum*) and highbush blueberry (*Vaccinium corymbosum*). Habitat for several of these species may exist within woodlands or adjacent to the Speed River.

A multi-season survey of vascular plants, as described below, will be conducted to identify the presence of any significant plant species within the subject property with particular focus on identifying the presence of significant species known to occur in the area.

Birds

The review of background information identified 8 provincially significant bird species that have been known to occur within the vicinity of the subject property including: chimney swift (*Chaetura pelagica*), red-headed woodpecker (*Melanerpes erythrocephalus*), barn swallow (*Hirundo rustica*), wood thrush (*Hylocichla mustelina*), bobolink (*Dolichonyx oryzivorus*), eastern meadowlark (*Sturnella magna*), least bittern (*Ixobrychus exilis*) and bank swallow (*Riparia riparia*). Five of these species, chimney swift, bobolink, barn swallow, least bittern and eastern meadowlark, are considered Endangered or Threatened provincially and are considered SAR in Ontario. These species are afforded protection under the ESA. The following screening exercise compares suitable habitat for these species to the existing habitat within the study area.

- Chimney swift is listed as Threatened provincially and is therefore afforded protection under the ESA. Habitat for the chimney swift commonly includes urban areas near buildings. They can often be found nesting in hollow trees, crevices of rock cliffs and chimneys (OMNR 2000). The proposed severance area does not contain buildings with suitable chimneys for this species.

- Red-headed woodpecker is listed as Special Concern provincially and Threatened federally. Habitat for this species is considered Significant Wildlife Habitat (SWH) which is protected under the Provincial Policy Statement (PPS) (OMMAH 2005). Red-headed woodpeckers prefer open, deciduous forest with little understory; fields or pasture lands with scattered large trees; wooded swamps; orchards; small woodlots or forest edges; groves of dead or dying trees (OMNR 2000). This species may use woodland habitats within the subject propety.

- Barn swallows are listed as Threatened provincially and are therefore protected under the ESA. Barn swallows prefer farmlands or rural areas and often nest in buildings or other man-made structures that are in close proximity to a body of water (OMNR 2000). Due to the highly urbanized environment in which the subject property is located, it is unlikely that barn swallows nest or forage on the property or in the immediate vicinity.

- Wood thrush is listed as Threatened federally. Habitat for this species is therefore considered SWH and is afforded protection under the PPS (OMMAH 2005). Wood thrush can often be found in undisturbed moist mature deciduous or mixed forest with deciduous sapling growth located near a pond or swamp. This species prefers hardwood forest edges with some trees greater than 12m in height (OMNR 2000). It is unlikely to occur within the woodlands on the subject property due to their small size and ecological disturbances given the woodland's highly urbanized surrounding context.

- Bobolink is listed as Threatened provincially and therefore is protected under the ESA. Bobolinks prefer large, open expansive grasslands with dense ground cover as well as hayfields, meadows or fallow fields. This species requires large tracts of grassland habitat >50ha in size (OMNR 2000). Habitat for this species is not present within the subject property.

- Eastern meadowlark is listed as Threatened provincially and is therefore is afforded protection under the ESA. Eastern meadowlarks also prefer open, grassy meadows, farmland, pastures, hayfields or grasslands with elevated singing perches. They can be found in cultivated lands and weedy areas with some trees. This species requires at least 10ha of open grassy areas (OMNR 2000). Habitat for this species is not present within the subject property.

- Least bittern is also listed as Threatened provincially and afforded protection under the ESA. This species prefers deep marshes, swamps, bogs and marshy borders of lakes, ponds, streams or ditches. Least bittern requires dense emergent vegetation including cattails, bulrushes, and sedges. This species is intolerant to loss of habitat and human disturbance (OMNR 2000). There is no suitable habitat for this species within the severance area. Habitat for this species is not likely to be present in the locally significant wetland on the property due to its small habitat size and surrounding anthropogenic disturbances.

  Bank swallow is listed as Threatened nationally. Habitat for this species is therefore considered SWH and is afforded protection under the PPS (OMMAH 2005). Bank swallows prefer sand, clay or gravel river banks or steep riverbank cliffs as well as lakeshore bluffs of easily crumbled sand or gravel, gravel pits, road-cuts, grassland or cultivated fields that are close to water (OMNR 2000).

Suitable habitat may occur along the banks of the Speed River immediately west of the subject property, which is designated Significant Valleyland by the City of Guelph (City of Guelph 2010a).

The Guelph Natural Heritage Study identified 8 locally significant bird species (Dougan & Associates 2009). These species include: sharp-shinned hawk (*Accipiter striatus*), American black duck (*Anas rubripes*), belted kingfisher (*Ceryle alcyon*), northern flicker (*Colaptes auratus*), eastern wood-pewee (*Contopus virens*), Baltimore oriole (*Icterus galbula*), cliff swallow (*Petrochelidon pyrrhonota*) and bank swallow. Habitat for several of these species may exist within woodlands or adjacent to the Speed River. These species and their habitats will be considered during breeding bird surveys and identified as constraints if observed.

Breeding bird surveys, as described below, will be conducted to determine the presence of nesting bird species within the proposed severance area.

Herpetofauna
A review of background information identified 7 provincially significant herpetofauna species that occur within the vicinity of the subject property. These species include common snapping turtle (*Chelydra serpentina*), eastern milksnake (*Lampropeltis triangulum*), northern ribbonsnake (*Thamnophis sauritus septentrionalis*), Butler's gartersnake (*Thamnophis butleri*), Blanding's turtle (*Emydoidea blandingii*), northern map turtle (*Graptemys geographica*), and western chorus frog (*Pseudacris triseriata*). Of these species, Blanding's turtle (designated as provincially Threatened) is afforded protection under the ESA.

Snapping turtle, eastern milksnake, northern ribbonsnake, northern map turtle, and western chorus frog are considered species of conservation concern in Ontario. Habitat for these three species is therefore considered SWH, and is therefore afforded protection under the PPS (2005). The following screening exercise compares suitable habitat for these species to the existing habitat within the subject property.

- Snapping turtles can be found in permanent, semi-permanent fresh water including marshes, swamps, bogs, rivers and streams with soft muddy banks or bottoms (OMNR 2000). Habitat for this species is present within the Speed River.

- Northern map turtle prefers large bodies of water with soft bottoms, and aquatic vegetation and basks on logs or rocks or on beaches and grassy edges (OMNR 2000). Habitat for this species is present within the Speed.

- Blanding's turtle prefers shallow water marshes, bogs, ponds or swamps, or coves in larger lakes with soft muddy bottoms and aquatic vegetation. They frequently move from aquatic habitat to terrestrial habitat in search of mates and to nest. This species has the potential to occur within the Speed River but due to the highly developed nature of the site and the secretive nature of the species, it is unlikely to occur on upland portions of the site.

- Habitat for the eastern milksnake consists of farmlands, meadows, hardwood or aspen stands as well as pine forests with brushy or woody cover (OMNR 2000). Eastern milksnake is unlikely to occur in the regularly manicured grounds

surrounding the existing buildings, however the species may occur within the adjacent woodland.

- Northern ribbonsnake prefers sunny grassy areas with low dense vegetation near bodies of shallow, permanent, quiet water. They can often be found in wet meadows, grassy marshes or sphagnum bogs or the borders of ponds, lakes or streams. Habitat for this species may be present along the banks of the Speed River.

- Butler's gartersnake prefers wet meadows, pastures, margins of marshes and streams, and open country (OMNR 2000). Suitable habitat for this species does not exist within the subject property.

- The western chorus frog can be found in roadside ditches or temporary ponds in fields; swamps, woodlands or wet meadows (OMNR 2000). Habitat for the western chorus frog is not found within the subject property, but may occur within wetland areas along the Speed River.

The Guelph NHS identified one locally significant species, a bullfrog (*Lithobates catesbeiana*), within the study area (Dougan & Associates 2009). Habitat for this species may be present within wetland features adjacent to the subject property along the Speed River but not within it.

Based on habitat availability within and adjacent the proposed severance area, no specific amphibian surveys are proposed. Specific surveys, as described below, will occur to identify any potential snake habitat (hibernacula) and turtle nesting habitat in the woodland areas within the subject property.

Mammals
Two mammal SAR, little brown myotis (*Myotis lucifugus*) and tricoloured bat (*Perimyotis subflavus*), are known from the background information as occurring within the vicinity of the subject property. Little brown myotis has been recently up-listed to Endangered provincially and is therefore provided protection under the ESA. This species uses caves, quarries, tunnels, hollow trees or buildings for roosting. Maternity sites are generally dark, warm areas including attics and barns. Additionally, they are found wintering in humid caves. Tricoloured bat is listed as Endangered federally but is not listed provincially. This species prefers open woods near water and can be found roosting in trees, cliff crevices buildings or caves. Tricoloured bats hibernate in damp, draft-free, warm caves, mines or rock crevices (OMNR 2000). Roosting habitat for these species may be present within the woodlands on the subject property.

The woodland and any trees that provide suitable cavities may provide habitat for these SAR bats. Based on the age and size of the trees located within the manicured grounds of the subject property, there is potential for existing trees to contain cavities suitable for use by SAR bats (e.g., for maternity colonies, roosting).

Specific surveys, as described below, will be conducted to determine the presence of suitable bat habitats within the subject property.

Insects
One insect species of conservation concern, tawny emperor (*Asterocampa clyton*), is known from the vicinity of the subject property. Habitat for this species is therefore

considered SWH, and is therefore afforded protection under the PPS (2005). Tawny emperor butterflies occur in densely wooded riparian areas, dry woods, open woods, cities, fencerows, or parks which provide their larval foodplant- hackberry (*Celtis occidentalis*). According to a tree inventory conducted by Ron Koudys Landscape Architects Inc., hackberry occurs within Homewood Property.

Specific surveys, as described below, will be conducted to determine the occurrence of this species within the proposed severance area. Additional significant insect species may be identified through background information collected from the Ontario Butterfly and Odonata Atlases.

Summary
Based on the significant species screening exercise above, targeted vascular flora and wildlife surveys will be conducted to inform the EIS and will include surveys of multi-season plant occurrences, bat habitat, butterflies, breeding birds, and turtle and snake habitat. These surveys will focus on species occurring within the parcel to be severed and habitat within 120m of this footprint.

Significant Wildlife Habitat
The collection and review of background information has informed the preliminary screening for SWH within the study area. This review compared site conditions with criteria set in the Significant Wildlife Habitat Technical Guide (SWHTG) Ecoregion 6E Criterion Schedule (OMNR 2012) to determine the presence of any candidate SWH. The SWHTG groups significant wildlife habitats into 4 broad categories: seasonal concentration areas, rare vegetation communities or specialized wildlife habitat, habitats of species of conservation concern, excluding habitats for endangered and threatened species, and animal movement corridors. The results of the SWH screening have informed surveys required to confirm such habitat within or adjacent to the subject property.

Table 1 summarizes the SWH types classified as seasonal concentration areas, and their potential for occurrence within the subject property. Wildlife seasonal concentration areas are defined as areas where animals occur in relatively high densities for all, or portions, or their life cycle (OMNR 2000).

Table 1. Preliminary Screening Assessment Results of Seasonal Concentration Area SWH Types for the Property.

Wildlife Habitat Type	SWH Type Present within the Severance Area/Subject Property	Rationale	Field Studies Required
Waterfowl Stopover and Staging Areas (terrestrial)	No	No fields or meadows where flooding occurs are present within the subject property.	**No**
Waterfowl Stopover and Staging Areas (aquatic)	No	The wetland community found adjacent to the subject property is too small to provide the abundant food sources required to make this feature a significant migratory stop-over/staging area.	**No**
Shorebird Migratory Stopover Area	No	The Speed River shoreline adjacent to the subject property does not contain significant areas of unvegetated mudflats to make this an important migratory stop-over area.	**No**
Raptor Wintering Area	No	Although woodlands are present within the study area, these do not occur adjacent to areas of undisturbed field or meadow.	**No**
Bat Hibernacula	No	No caves, abandoned mine shafts, underground foundations or crevices present within 1km of the subject property.	**No**
Bat Maternity Colonies	Yes	Cavity trees may occur in sufficient densities within the woodland to provide significant bat maternity colony habitat.	**Yes: areas of woodland within the subject property will be assessed for the presence of potential bat habitat**
Bat Migratory Stopover Area	N/A	No criteria available.	**N/A**
Turtle Wintering Areas	No	No suitable large permanent water bodies present within the subject property.	**No**
Reptile Hibernacula (snakes)	Yes	Snake hibernacula may occur within the woodlands.	**Yes: spring and summer-based area searches will be conducted in woodlands.**
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	Candidate habitat along the banks of the Speed River.	Valley walls along the Speed River adjacent to the subject property may include areas of unvegetated soil that could provide bank-nesting habitat, although this is unlikely based on	**Yes**

Wildlife Habitat Type	SWH Type Present within the Severance Area/Subject Property	Rationale	Field Studies Required
		aerial imagery.	
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	No	Suitable areas of swamp habitat do not occur within the subject property	**No**
Colonially - Nesting Bird Breeding Habitat (Ground)	No	No rocky islands, peninsulas (natural or artificial), marshes or pastures present.	**No**
Migratory Butterfly Stopover Areas	No	The subject property is not located within 5km of Lake Ontario.	**No**
Landbird Migratory Stopover Areas	No	The subject property is not located within 5km of Lake Ontario.	**No**
Deer Yarding Areas	No	The OMNR has not identified deer overwintering habitat on the Homewood property.	**No**

Table 2 summarizes the SWH types classified as rare vegetation communities and specialized wildlife habitat, and their potential for occurrence within or adjacent to the property. Rare vegetation communities are those considered provincially rare according to the OMNR's Natural Heritage Information Centre, or those considered rare within a planning area. Specialized habitats include those that support wildlife species with highly specific habitat requirements, areas with exceptionally high species diversity, and/or areas that provide habitat that greatly enhances a species' chance of survival (OMNR 2000).

Table 2. Preliminary Screening Assessment Results of Rare Vegetation Community and Specialized Wildlife Habitat SWH Types for the Property.

Wildlife Habitat Type	SWH Type Present within the Subject Property	Rationale	Field Studies Required
Cliffs and Talus Slopes	No	No cliffs or talus slopes are present.	**No**
Sand Barren	No	No sand barrens are present.	**No**
Alvar	No	No alvar communities are present.	**No**
Old Growth Forest	No	No old growth or mature forests present; all forest communities are young or mid-age stands.	**No**
Savannah	No	No savannah communities are present.	**No**
Tall-grass Prairies	No	No tall-grass prairie communities are present.	**No**
Other Rare Vegetation Communities	No	No other rare vegetation communities are known to occur in the study area.	**No**
Waterfowl Nesting Area	No	Upland woodland areas adjacent to the unevaluated wetland are relatively small and disturbed to provide significant waterfowl nesting habitat.	**No**
Bald Eagle, Osprey Nesting, Foraging, and Perching Habitat	Candidate habitat present within subject property	Ospreys have been recorded within the vicinity of the subject property. Ospreys may nest or perch within the tall, mature trees and woodlands, and/or may forage along the adjacent Speed River.	**Yes: area search of the woodlands within the subject property for Osprey nests; breeding bird surveys**
Woodland Raptor Nesting Habitat	No	Woodlands within the subject property and adjacent lands are too small to provide interior forest areas needed for significant woodland raptor nesting habitat.	**No**
Turtle Nesting Habitat	Yes	Exposed mineral soils suitable for nesting may occur within and along the banks of the Speed River.	**Yes**
Seeps and Springs	No	The study area does not occur within a headwaters area.	**No**
Amphibian Breeding Habitat (woodland)	No	The unevaluated wetland outside the subject property may provide suitable habitat to support significant amphibian breeding activity, but this wetland is >300m from the proposed severance.	**No**

Wildlife Habitat Type	SWH Type Present within the Subject Property	Rationale	Field Studies Required
Amphibian Breeding Habitat (wetland)	No	Isolated wetland features are not present within the subject property.	**No**

Table 3 summarizes the SWH types related to habitat for species of conservation concern, and their potential for occurrence within the subject property. Species of conservation concern are species with a provincial S-rank of S1 to S3 or species listed as species of Special Concern provincially. It also includes those species listed as Endangered, Threatened or Special Concern nationally but are not protected by the provincial ESA. Confirmed habitat for species of conservation concern is considered SWH (OMNR 2000).

Table 3. Preliminary Screening Assessment Results of Species of Conservation Concern SWH Types for the Property

Wildlife Habitat Type	SWH Type Present within the Subject Property	Rationale	Field Studies Required
Marsh Bird Breeding Habitat	No	The unevaluated wetland outside the subject property may potentially support significant marsh bird breeding activity, although this is unlikely due to its small size. However, this wetland is >300m from the proposed severance.	**No**
Woodland Area Sensitive Breeding Birds	No	Woodland areas within the subject property are not sufficiently large to support significant area-sensitive bird breeding habitat	**No**
Open Country Breeding Bird Habitat	No	Suitable habitat does not occur within the subject property or adjacent lands.	**No**
Shrub/Early Successional Bird Breeding Habitat	No	Suitable habitat does not occur within the subject property or adjacent lands.	**No**
Terrestrial Crayfish	No.	Terrestrial crayfish may occur within or immediately adjacent to the unevaluated wetland along the Speed River. However, this wetland is >300m from the proposed severance.	**No**
Special Concern and Rare Wildlife	Candidate Habitat within the subject property.	There are a number of species of conservation concern reported in the vicinity of the subject	**Yes: snake habitat and hibernacula surveys, breeding**

		property which may occur in the vicinity of the subject property including vascular plants, birds, bats, a snake and a butterfly.	**bird surveys, bat habitat assessments, butterfly surveys, turtle nesting, and plant inventories will be completed.**

Table 4 summarizes the SWH types classified as animal movement corridors, and their potential for occurrence within the property. Animal movement corridors are elongated, naturally vegetated parts of the landscape used by animals to move from one habitat to another (OMNR 2000). They can include natural landscapes such as shorelines as well as anthropogenic features such as trails and hydro corridors. The potential for animal movement corridors to occur in the subject property is contingent on confirming significant amphibian breeding ponds and/or deer concentration areas (OMNR 2012).

Table 4. Preliminary Screening Assessment Results of Animal Movement Corridor SWH Types for the Subject Property

Wildlife Habitat Type	SWH Type Present within the Subject Property	Rationale	Field Studies Required
Amphibian Movement Corridor	Candidate habitat within riparian woodland along the Speed River.	The riparian woodland along the Speed River provides a potential movement corridor between the unevaluated wetland and other wetlands that may occur along the Speed River.	No, the potential for this type of corridor will be examined as a desk-top exercise.
Deer Movement Corridor	No	The riparian woodland corridor does not connect two or more deer overwintering areas mapped by the OMNR.	**No**

Environmental Impact Study - Field Surveys

Field surveys to characterize biological features within and adjacent to the proposed severance area will take place in winter/spring/summer/fall 2014. The following is a description of the surveys that will be conducted:

Tree Inventory

Trees within the subject property have been inventoried and surveyed by a separate consultant (Ron Koudys Landscape Architects Inc.). This data will be used to inform the required Tree Preservation and Compensation Plan (also prepared by Ron Koudys Landscape Architects Inc.) and the EIS. The inventory work will involve documenting trees ≥10cm DBH within proposed lands to be severed according to the City of Guelph's Tree Protection Policies and Guidelines (City of Guelph 2008). This will include recording the physical condition, DBH, species name, and hazard rating of each tree by ELC community. The locations of trees will be surveyed and shown on mapping within the Tree Preservation and Compensation Plans.

Vegetation Community Mapping

Vegetation communities on the site have been mapped by Dougan and Associates in the Guelph NHS and will be further characterized and refined using the Ecological Land Classification system for Southern Ontario (Lee et al. 1998, Lee 2008). Details on the vegetation communities will be recorded including species composition, dominance, uncommon species or features and evidence of human impact.

Natural Heritage Feature Boundary Delineation

The woodland dripline boundaries within the subject property will be surveyed in the field. NRSI biologists will meet with City of Guelph staff to review and confirm the woodland dripline boundaries. This will represent the boundary of the Significant Woodland/Significant Natural Area. If additional delineation of natural heritage features are required, NRSI will complete this with consultation from the appropriate agencies.

Vascular Flora Inventories

Spring, summer, and fall surveys will be conducted to record all species of vascular flora on the subject property. During these site investigations the subject property will be systematically searched for plant species and any rare species or vegetation communities and their location(s) will be recorded with a handheld GPS unit.

Breeding Bird Surveys

Two detailed breeding bird surveys will be conducted between late May and early July 2014 in accordance with Ontario Breeding Bird Atlas methodology. Point counts and area surveys will be conducted to provide representative coverage throughout the subject property. Standard breeding evidence will be recorded during both early morning surveys. Early spring area searches for Osprey nests will also occur in the woodlands on the subject property.

Bat Habitat Assessments

Evaluation methods for maternity colonies will be conducted following methods outlined in the Guideline for Wind Power Projects Potential Impacts to Bats and Bat Habitats (2011). This assessment will identify any snags or trees greater than 25cm diameter-at-breast-height with cavities and loose bark (winter) using a plot-based approach. If candidate significant bat habitat is identified, NRSI will conduct cavity exit surveys to determine habitat use. This will involve selecting the most suitable cavity trees which will be monitored using an infrared camera from 30 minutes before dusk until 60 minutes after dusk for evidence of bats exiting. These surveys will occur once in the month of June.

Other Mammals

All mammal species will be recorded during field surveys. Direct observations of mammals, as well as signs such as dens, tracks, scats, etc. will be used to record mammal species in the study area.

Snake Habitat Surveys
Detailed area searches will be completed within the subject property to identify any features that may provide potential snake hibernacula (e.g., rock crevices, old stone foundations). Any potential or confirmed SWH will be delineated on study area mapping, and recommendations for additional targeted surveys to confirm SWH status will be made where necessary.

Turtle Nesting Surveys
Detailed area searches will be completed within the subject property to identify any locations that may provide potential turtle nesting habitats. These areas will be examined during the turtle nesting period (June) to identify any evidence of nesting.

Butterfly Surveys
Two butterfly surveys will be conducted in spring and summer to document species occupying habitats within the subject property. This will include targeted surveys for tawny emperor.

Other Wildlife
All incidental wildlife observations, including direct observations of reptiles, amphibians, mammals, butterflies and Odonata (dragonflies and damselflies), as well as signs such as dens, tracks, scats, etc. will be recorded.

Aquatic Habitat Assessment
An high-level aquatic habitat assessment will be conducted within the subject property. This assessment will document current conditions and fish and mussel habitat suitability. No specific fish or mussel surveys are recommended based on the availability of background data for the Speed River.

Environmental Impact Study - Data Analysis

Identification of Opportunities and Constraints
Significant biological features will be identified based on current species and habitat status listings. This will include national, provincial and local rarity. As well, the sensitivity of species and habitats will be documented based on current ecological trends, research and professional experience and input from local agency staff. These features will be identified as 'constraints' to the development.

Constraints will be mapped on a digital base map. This map will include: designated natural features, significant species habitats, woodland boundaries and associated vegetated protective development setbacks.

The results of the background review, preliminary SWH assessment, Significant Natural Feature delineation, and Tree Preservation Plan (prepared by a third party) as presented in this TOR will form the basis of the Scoped EIS.

A policy analysis will be included in the EIS which examines the implications of severance within or adjacent to the identified natural features based on the City of Guelph OP (Consolidated December 2012) with regard for OPA 42, City of Guelph Tree Bylaw, relevant GRCA policies and regulations, and the PPS.

Environmental Impact Study –Impact Analysis

At this time only a parcel severance is proposed and there are no specific plans to develop the parcel. The impact analysis will therefore focus on identifying:

- important natural features and delineating their boundaries,
- appropriate buffers from these features,
- suitable locations to target restoration efforts,
- recommendations for managing the natural features on the property,
- potential future building envelopes,
- potential impacts to natural features, focusing on property management practices and potential future development within identified building envelopes, and
- recommendations for future requirements should specific Site Plan Applications ever be filed.

The analysis of impacts will be divided into:

- Potential direct impacts associated with disruption or displacement within identified building envelopes, such as tree removal.

- Potential indirect impacts associated with changes in site conditions such as drainage to accommodate new buildings.

- Induced impacts associated with impacts after the property is severed such as approaches to natural area management and/or habitation/use of the area and vicinity.

- Potential cumulative impacts associated with surrounding activities over time and space.

Each of these impact types are described further below.

Direct Impacts

The approach to identifying and delineating constraint areas, discussed above, will be used to avoid direct impacts from the identified building envelopes on important natural features. The delineation of natural features with buffers will be provided to the study team to guide the master planning of the Homewood Centre.

Indirect Impacts

Indirect impacts are described as those associated with changes in site conditions such as drainage and water quantity/quality. The approach to assessing the potential for indirect impacts will include an integrated analysis of proposed management of the natural features on the subject lands in conjunction with neighbouring lands

Induced Impacts

Induced impacts are described as those that may arise as a result of the use of the natural areas as a result of the severance. In this case, potential induced impacts could include increased use of natural areas by patients and unauthorized trail/pathway construction.

Cumulative Impacts

This approach looks at the character and potential changes that are occurring or may occur in the future on surrounding lands within the same subwatershed as the subject property. Cumulative impacts include spatial crowding, temporal crowding, spatial lags and temporal lags.

Environmental Impact Study – Recommendations & Monitoring

Recommendations will be made to mitigate any residual impacts and opportunities for enhancement of natural features and public education will be highlighted. Recommendations for terrestrial habitat improvements and woodland management will be provided based on the characterization of these habitats. Site-specific restoration needs, as well as species-specific conservation recommendations, will also feed into the recommendations.

These recommendations can then in turn be used to guide the tree compensation approach and plan as well as the development of an Environmental Implementation Report.

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August 13, 2014
Environmental Advisory Committee

Item 1 **148-160 Delhi Street – Homewood Health Care Centre**
File #: B-19/14; A-57/14; A-58/14

150 Delhi – Homewood Health Care Centre – Environmental Impact Study (EIS) Terms of Reference (TOR) dated June 19, 2014 - Prepared by Natural Resource Solutions Inc.

Proposal For a Scoped EIS in support of a proposed consent application (i.e., severance).

Location The subject property is located directly adjacent the Speed River on Delhi Street (see Location Map).

Background

- The lands fall entirely within the Speed River Watershed.
- Schedule 1 of the December 2012 Consolidated Official Plan identifies the majority of the lands as Institutional with a Non-Core Greenlands overlay and identifies the portion of the lands along the Speed River as Core Greenlands.
- The Zoning By-law identifies these lands as Institutional with an overlay indicating lands with one of the following: Locally Significant Wetlands, Significant Woodlots, Natural Corridor or Linkages.
- Under the December 2012 Consolidated OP the Core Greenlands features include Floodplain. The Non-Core Greenlands include: Significant Woodlands, Fish Habitat, Other Wetlands, Locally Significant Wetland, Environmental Corridors and Linkages and Significant Wildlife Habitat.
- Under OPA 42, the site is identifies to include Significant Natural Areas which are comprised of Significant Woodlands, Locally Significant Wetlands, Significant Valleylands, Surface Water Features and Fish Habitat, Significant Wildlife Habitat (Waterfowl Overwintering Habitat); and Natural Areas which are comprised of Habitat for Significant Species.
- The purpose of this application is to propose a severance of the property (B-19/14). As well, the applicant is seeking minor variances for exterior side yard and maximum front yard setbacks for the severed parcel (A-57/14) and the retained parcel (A-58/14).
- The application was received on May 22, 2014 as such the primary policy framework under which this application is to be considered is that of the December 2012 Consolidated Official Plan and the 2014 PPS. The application must have regard for OPA 42.
- It should be noted that the Homewood Property is also in the process of undertaking an EIS to inform a Site Plan Application for a building addition (2424m^2). This application was made on September 18, 2013. The Terms of Reference for both studies are very similar in terms of field studies. The impact analysis will ultimately be different and tailored to each application. As part of the Site Plan Application, the EIS will evaluate impacts from the Guelph Master Plan trail alignment which is illustrated to traverse this property. The proponent has also advised that the opportunity for a trail must also be evaluated from an operational perspective as the facility currently does not allow public access.
- The property is regulated by the GRCA. The GRCA (email dated March 29, 2012) has reviewed the Terms of Reference and found it to be acceptable with one note. They have noted that features (i.e., wetland, valleylands) should be

staked in the field with GRCA staff.

Comments

Staff haves reviewed the Environmental Impact Study (EIS) Terms of Reference (TOR) prepared by NRSI and dated June 19, 2014 and have the following comments:

- There are few references in the Terms of Reference to OPA 42 being under appeal. It should be recognized that as of June 4, 2014 OPA 42 is in full force and effect. With this said, the application was received prior to the policies of OPA 42 being in full force and effect.
- Proposed Undertaking: The EIS has acknowledged the need to identify potential future building envelopes as part of the study. A discussion should also be included as to how potential future building envelopes could be serviced in order to determine whether future studies would be required to solidify locations for potential future building envelopes.
- Page 5: Please note that the City seeks to compensate for all healthy, non-invasive species. This differs from the statement on page 5 which indicates that a"…Plan be required for the replacement of all healthy, non-invasive indigenous trees". Please adjust accordingly.
- Page 6 indicates that Significant Woodlands, Significant Valleylands, and Potential Habitat for Local Significant Species are the only components of the Significant Natural Area, however the Natural Heritage Strategy recognized Waterfowl Overwintering Habitat as Significant Wildlife Habitat in the City. Furthermore, it appears there is potential for other Significant Wildlife Habitat elements to be present on site.
- Page 8 indicates that the subject property does not contain buildings with suitable habitat for Chimney Swifts. It is possible that there are chimneys within 120 m of the proposed severed parcel that are suitable habitat. The City defers to the MNR for any known habitat locations or needs to surveys for habitat. Further information may become available with the MNR's response to the data request.
- The SWH screening table indicates that turtle overwintering habitat is not present within the subject property however there is suitable wintering habitat within the Speed River. This should be recognized however it is not expected that surveys are required for turtle wintering habitat.
- It is expected that the Tree Inventory will include all attributes identified in the Draft City of Guelph Tree Protection Policies and Guidelines (COG, 2008) despite them not being listed within the TOR. For example, tree condition, tree health, proposed action, rationale for action, etc.
- Provide the timing, conditions and total time spent searching for snake habitat surveys and turtle nesting surveys.

Suggested Motion

Staff recommends that the Environmental Advisory Committee accept the Terms of Reference for an Environmental Impact Study prepared by NRSI Inc. for 148-160 Delhi Street subject to the following revisions:

That the EIS TOR be revised to:

- Recognize that all healthy, non-invasive trees are to be considered in compensation plans;
- Consider how potential future building envelopes will be serviced;
- Recognize existing and potential SWH; and
- Provide details regarding snake habitat and turtle nesting survey methodologies.


PETER AVE
EARL ST
EMMA ST
PLEASANT RD
SUNNYLEA CRES
GEORGE ST
JOHN ST
PIPE ST
DELHI ST
CARDIGAN ST
SPRING ST
KING ST
GLENHILL PL
Legend
Subject Property
Registered Parcels
Natural Heritage System
Significant Natural Areas
Significant Natural Areas*
Ecological Linkages
Restoration Areas
Natural Areas
Natural Areas*
Natural Areas Overlay
*Note: Significant Natural Areas and Natural Areas designations include minimum buffers, where applicable.
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Produced by the City of Guelph
Planning Services
Adopted: July 27, 2010, Consolidated: June 2014
Natural Heritage System
Natural Heritage System
As approved by the Ontario Municipal Board, June 4th, 2014.
148-160 Delhi Street
Spring 2012 Aerial Photography
I:\gis_staging\Planning\ReportMaps\148-160 Delhi St

Subject: Follow up from August 13 EAC meeting - Homewood Consent Application
From: <Adele.Labbe@guelph.ca>
Date: 21/08/2014 3:32 PM
To: <jlinton@nrsi.on.ca>

Hi Jessica,

In follow up to the August 13th EAC meeting I would like to provide you with further information and direction as it relates to the approval of the EIS TOR for the Homewood in relation to the Consent application.

Firstly, I believe you were going to ask with which application the trail alignment is to be examined. I haven't received comments from Parks on the consent TOR as of yet, however I have prompted them for a response. I will let you know once I hear back from them but my initial thought was that it would be looked at as part of the Site Plan application. This will need to be confirmed by the parks department.

Secondly, the Terms of Reference will be going to the RSAC on September 17th. Once this is done, we can determine how to finalize the EIS TOR. If the comments continue to be minor, my thoughts are that a letter itemizing responses to City staff, GRCA, EAC and RSAC comments will suffice. Especially given that I would expect the EIS, once submitted, to have an Appendix which includes the TOR, the comments and the responses for completeness.

Third, with respect to the comment about there not being tree removal proposed on site through the consent application, that is understood. However the comment which indicates that "the City seeks to compensate for all healthy, non-invasive species as opposed to 'all healthy, non-invasive indigenous trees'" remains applicable, in terms of understanding compensation requirements should any removals be requested in future.

And finally, below is an excerpt of the DRAFT EAC meeting minutes for your use. The minutes will be voted on at the September 10th meeting and will then be available on the website.

> Moved by Yvette Roy and seconded by Bill Mungall
>
> "THAT the Environmental Advisory Committee accept the Terms of Reference for an Environmental Impact Study prepared by NRSI Inc. for 148-160 Delhi Street subject to the following revision:
>
> THAT EIS TOR be revised to:
> - Recognize that all healthy, non-invasive trees are to be considered in compensation plans;
> - Consider potential environmental impacts that may result from the services of future buildings;
> - Recognize existing and potential SWH;
> - Provide details regarding snake habitat and turtle nesting survey methodologies;
> - Information regarding adjacent parcel properties and how they will relate to each other (ie. intensification and cumulative impacts); and
> - Review the Grand River Assessment Report to review ground water vulnerability of the area."
>
> **Motion Carried**
> *-Unanimous*

Thanks Jessica and do not hesitate to contact me if you have any further questions or comments. Regards,

Adèle Labbé | Environmental Planner

Planning, Building, Engineering and Environment, **Planning Services**
City of Guelph

T (519) 822-1260 x 2563
E adele.labbe@guelph.ca
guelph.ca

P Please consider the environment before printing this email

To: Environmental Advisory Committee

From: H.R. Whiteley

Date: August 12 2014

Re: **148-160 Delhi Street – Homewood Health Care Centre**
File #: B-19/14; A-57/14; A-58/14
150 Delhi – Homewood Health Care Centre – Environmental Impact Study (EIS) Terms of Reference (TOR) dated June 19, 2014 - Prepared by Natural Resource Solutions Inc.

Comments:

The staff report sets out the existing planning aspects very well as regards the NHS aspects.

My comments are general and relate to the high regard for this portion of the Speed River valleylands in the community.

In the preparation of the 1993 River Systems Study there was a public evaluation of the most valued places within the Speed Valley within the City. The valleyland of Homewood was selected for mention by a number of participants. Special mention was made of the spring wildflower displays within the corridor. Up to the late 1990's there was unrestricted public pedestrian access through the grounds from Arthur to Emma Street and, as I remember it, use of the area in winter for cross-country skiing and some toboganning.

In the late 1990's Homewood became concerned about the possible detrimental interaction between clients of Homewood and pedestrians. The long-standing use of the grounds by local residents was acknowledged and a public meeting was held at Homewood to discuss how access to the property might be regulated to the benefit of both Homewood and the neighbourhood.

The result of the meeting was an agreement that a "Friends of Homewood" group be organized by Homewood. Individuals who took out membership in the group would agree to a code of conduct and would be granted access to the riverside portions of the grounds. This arrangement continues and the latest announcement of renewal of annual membership was in the newspaper at the start of summer.

Another comment is the observation that the Significant Woodland at the southern portion of the property extended to Delhi Street until the late 1990's. In preparation for a planning application for an office building facing Delhi the proposed site, which was entirely woodland, was logged. The City did not at the time have any by-law on such clear-cutting of woodlands. Subsequent to the cutting the

planning application was either withdrawn or paused I believe. This reduction in the Significant Woodland may have a bearing on the assessment of any further proposed reduction in this natural feature.

APPENDIX III

Bat Survey Memo Report for MNRF

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Memo

Project No. 1471A

To: **Graham Buck, Guelph MNRF**

From: **Jessica Linton**

Date: **December 17, 2014**

Re: **Homewood Health Care Centre, Guelph, Ontario**
2014 Surveys – Bat SAR Methodology and Results

Introduction

Natural Resource Solutions Inc. (NRSI) was retained in March 2014 by Homewood Health Inc. (HHI) to complete a Scoped Environmental Impact Study (EIS). HHI is proposing to expand the existing hospital manor building on Delhi Street which includes upgrades to existing services. The requirement for HHI to obtain Site Plan Approval from the City of Guelph to proceed with the development has triggered the requirement for an EIS.

The Homewood Health Care Centre property is largely rectangular in shape, bisected by Delhi Street. The larger property holding is bounded to the west by the Speed River, Emma Street to the north, Delhi Street to the east, and existing residential properties to the south (Map 1). The subject property is within the Goldie Mill Secondary Plan Area and the Speed River runs along the western property boundary. Natural features within the subject property include Significant Woodland, Significant Valleyland, candidate and confirmed Significant Wildlife Habitat and habitat for locally significant plant species.

In order to accommodate the proposed hospital expansion, existing sanitary and storm sewers also need to be upgraded. These services are located within a 7 m wide City-owned easement located west of Delhi Street, extending to the Speed River (Map 1). Currently these pipes only service Guelph General Hospital. Stantec Consulting carried out inspections which concluded that the sanitary sewer pipe is broken in a number of locations and is on the verge of collapse and that the storm sewer pipe needs to be flushed to remove accumulated debris. Portions of these pipes and the associated easement transect wooded habitat identified as Significant Natural Area.

The proposed removal of a portion of woodland habitat on the property to accommodate the sanitary pipe upgrades has triggered the requirement of specific bat and bat habitat surveys. This memo, which provides the methods and results of these surveys is provided to MNRF for review and comment. Although only one woodlot will be impacted by the pipe replacement, all woodlots on the property were assessed for potential bat habitat.

Methodology

An assessment of potential bat habitat and subsequent bat monitoring was conducted in order to determine the presence of suitable candidate significant bat maternity colony habitat and/or suitable habitat for the Species at Risk bats, Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis)*, or Eastern Small-footed Myotis (*Myotis leibii*) within the subject property. The methodology for the identification of suitable habitat is outlined below.

Identification of Candidate Significant Bat Maternity Colony Habitat

Habitat assessments for candidate significant bat maternity colony habitat were completed following the OMNR's guidance documents *Bats and Bat Habitats: Guidelines for Wind Power Projects* (OMNR 2011) and the Significant Wildlife Habitat Technical Guide (SWHTG) *Ecoregion 6E Criterion Schedule* Addendum (OMNR 2012). These documents outline that any deciduous or mixed forest communities (FOD or FOM) should be assessed for cavity trees ≥25cm dbh (diameter at breast height) which may be suitable for roosting bats.

A habitat assessment for candidate significant bat maternity colony habitat was completed for naturally forested communities found within the subject property following these guidance documents. These documents dictate that the number of cavity trees (>25cm dbh) per hectare should be determined using 0.05ha plots (circular plots with a radius of 12.6m), which are randomly placed throughout each woodland being investigated. The document stipulates that a minimum of 10 plots should be used for woodlands which are 10ha or less in size, with one additional plot for every additional hectare for larger woodlands (up to a maximum of 35 plots). NRSI biologists, who are trained and experienced in performing these surveys, conducted these habitat assessments within 3 woodlots identified on the subject property on April 10 and April 16, 2014 during the leaf-off period. Each of these woodlots is less than 10ha in size and are shown on Map 1. Fallen snags and short trees (<3m tall) were not included in this assessment as they are not suitable for cavity-roosting bats.

In order to be considered a significant bat maternity colony habitat the woodland must contain at least 10 suitable cavity trees per hectare. The guidance documents for Significant Wildlife Habitat indicate that if this threshold is met or exceeded, visual exit surveys accompanied by acoustic detectors to determine species should occur at cavity trees within the woodlot. If the potential habitat contains less than 10 suitable cavity trees per hectare, no exit surveys are required. Results of the investigation to determine the presence or absence of candidate significant bat maternity colony habitat are outlined in Table 1 below.

Table 1. Summary of Candidate Significant Bat Maternity Colony Habitat Analysis

Potential Bat Habitat	Size (ha)	# Sample Plots	# Cavity Trees Identified Within Sample Plots	# Cavity Trees/ha	Exit Surveys Required (Y/N)
Woodlot 1	1.94	10	4	8.00	No
Woodlot 2	3.73	10	10	20.00	Yes (BMA-001)
Woodlot 3	3.53	10	2	4.00	No

As indicated in Table 1, 1 woodlot was identified as candidate significant bat maternity colony habitat as a result of identifying 20 cavity trees per hectare within the woodlot. This habitat, which falls within the impact zone of the proposed pipe replacement, is shown on Map 1.

Evaluation of Habitat Significance

The guidance documents indicate that for woodlands that exceed the 10 cavity trees per hectare threshold and are ≤10ha in size, a minimum of 10 cavity trees should be selected for exit surveys to determine use of the trees within identified candidate significant bat maternity colony habitats. As a result, the 10 most suitable cavity trees within BMA-001 were selected for exit surveys (Map 1).

Following the guidance documents, each tree was surveyed on one night in June (June 25, 2014), from 30 minutes before dusk until 60 minutes after dusk, in order to detect bats entering or exiting the cavities. Observers conducted exit surveys using video cameras equipped with night-vision capability, assisted by an external infrared spotlight to help increase the visibility at the cavity entrance. The camera was set up at viewing stations with clear views of the cavity openings or crevices. A broadband ultrasound bat detector (Pettersson D240X) was used in conjunction with each video recorder in order to identify any bats observed to exit or enter the cavity to species level, where possible. Microphones and video cameras were positioned to maximize bat detection (e.g., situated away from nearby obstacles to allow for maximum range detection, microphones angled slightly away from the prevailing wind to minimize wind noise). Video footage was reviewed to analyze the number of bats entering and exiting cavities, as well as identifying the number of 'fly-bys' or bats heard but not observed in the video recording.

In addition to the survey methods outlined above, biologists conducted a 5 minute visual survey of each cavity tree with a spotlight. The light was directed at, and around the cavity in order to detect any bats that may be using that habitat. These additional surveys took place during the timing window outlined above and supplement the survey methods required by the MNRF.

For each cavity tree surveyed, NRSI recorded the following information:

- level of effort (including date, start and end time, time spent, weather conditions, etc.),
- name of observer(s) conducting field work and number of video recorders used,
- number of bats observed (time of observation, number of passes),
- description of the snag/cavity tree observed along with photographs,
- UTM of the survey location.

Habitat for Bat Species At Risk

Consistent with the 'steps' outlined in a guidance document developed by the Guelph District Ministry of Natural Resources and Forestry, entitled *Bat and Bat Habitat Surveys of Treed Habitats* (OMNR 2014), Ecological Land Classification (ELC) was conducted to determine the presence of forests and treed swamps on the subject property (Step 1). The results of ELC are shown on Map 2 and woodlots are identified on Map 1 (Potential Bat Habitat). A total of 3 separate suitable woodlots were identified, and included deciduous and coniferous forest habitat. Consistent with Step 2, NRSI completed snag density calculations within each of the 3 woodlots. This methodology is described in the

section which describes identification of candidate significant bat maternity colony habitat above. Potentially suitable cavity trees were found in all 3 woodlots, with Woodlot 2 having the highest density, as described above. A small area of young deciduous forest (FODM4-2) east of the Homewood Health Centre was not included as Potential Bat Habitat because the entire polygon was inventoried and no suitable cavity trees were found.

Acoustic Surveys for Bat Species at Risk

The monitoring plan to identify habitat for the SAR bats (Little Brown Myotis, Northern Myotis, and Eastern Small-footed Myotis) was developed following the Guelph District MNRF guidance document (OMNR 2014), as well as project-specific consultation with Guelph District staff (G. Buck, pers. comm. 2014). Acoustic surveys were undertaken to help to detect if bat SAR are present, and utilizing the woodland for roosting or foraging. Suitable maternity roosting habitat for Eastern Small-footed Myotis is not found within the study area as they require talus slopes or vertical cliff faces (Johnson et al. 2011), rock outcrops (Moosman et al. 2013, Johnson and Gates 2008), or loose rocks on bedrock (Whitby et al. 2013).

Acoustic surveys were undertaken in Woodlot 2 in order to determine the overall species assemblage and assess the relative abundance of bats within the woodland. The acoustic surveys were conducted through-the-night at a total of 2 stations on the subject property. The Guelph District MNRF guidance document indicates that 1 station per hectare should be established in order to survey the area adequately. As Woodlot 2 is 3.73ha in size, this would typically require that 3 or 4 stations should be established to survey the area. However, given the nature of the land use (i.e. a populated mental health care facility) and the challenges of setting up and taking down the equipment every morning and evening, it was agreed in consultation with Guelph District MNRF (G. Buck, pers. comm. 2014) that 2 acoustic survey stations would be adequate for this project. One of these stations was located within the Woodlot in close proximity to where the pipe replacements are proposed, while the second station was located on the edge of the adjacent meadow to collect higher quality calls to analyze. In addition, acoustic data obtained from conducted exit surveys in the candidate significant bat maternity colony habitat was analyzed for species present.

NRSI conducted acoustic monitoring at each of the 2 stations on 11 separate nights, which occurred between June 9/10 and June 26/27, 2014. Each station was deployed for a total of 10 nights. A total of 212.5hrs of acoustic data was obtained, including 100 hours from each of the acoustic monitoring stations, plus a combined total of 12.5hrs from each tree surveyed for exiting bats on the night of June 25. Table 2 summarizes the monitoring effort from each data source.

Table 2. Acoustic Bat Monitoring Effort

Station	ELC Community	Total Number of Monitoring Hours	Average Monitoring Hours / Night	Total Number of Survey Nights
BAT-001	FODM5-2	100	10.0	10
BAT-002	MEMM3	100	10.0	10
Exit Survey Data	FODM5-2 FODM4-11 FODM4	12.5	12.5 (1.4 per tree)	1
Total		**212.5**		**21**

Monitoring occurred on warm/mild nights (above 10ºC) with low wind speeds and no precipitation during the target survey period of dusk until at least 5 hours after, with the detectors set to automatically begin recording at 2000hrs and stop recording at 0600hrs. This resulted in a total of 50 hours of monitoring per station. It was confirmed prior to analysis that no recordings of bats were made between 2000 and 2100hrs. Results from the remainder of the monitoring period (0200 until 0600) were not analyzed as a result of the overwhelmingly large volume of bat calls obtained.

On each monitoring night, a Pettersson D240X ultrasound bat detector was paired with a portable computer to record all bat activity. This monitoring system was powered by a gel deep cycle battery and left to record only 1 night at a time. The portable computer recorded wave files at a moderate sampling rate of 22.2 kHz/sec, which typically provides ample sonogram resolution to identify the call sonograms of Ontario's bat species.

Each passive monitoring station was designed to record both Heterodyne and Time Expansion data simultaneously to allow for a full analysis of activity in the vicinity of monitoring stations. Although Time Expansion records broadband data, the Heterodyne setting typically records narrowband data within approximately 5kHz of the recording frequency. Based on call frequencies of Ontario's SAR bats, a recording frequency of 40kHz was chosen to provide the most accurate representation of SAR bat abundance throughout the subject property.

Identification of call sequences to species level is typically possible with a quality ultrasound detector (as used in this study) when recordings of bat echolocation calls are made in the open, the bat approaches close to the microphone, the bat produces echolocation calls typical for that species, and there are few things interfering with the passage of ultrasound from the bat to the detector (wind, proximity to the ground, type and abundance of vegetation etc.). However, this perfect scenario rarely exists. Wind, environmental clutter, the position of the bat in relation to the detector, and the particular sound produced by the bat can influence the ability for even the most experienced bat biologists to identify a call sequence to the species level. In addition to these conditional factors, many of the sounds produced by a particular species of bat are also produced by other species, i.e. they have overlapping ranges of call characteristics. The degree of overlap in call characteristics varies by species. These factors must all be taken into consideration when acoustic bat monitoring is undertaken. Table 3 explains the different classifications to species or group of bat species that were used by NRSI biologists.

Table 3. Call Classifications for Ontario Bat Species

Species Groupings			Species	Typical Characteristic Frequency (kHz)	Call Sequence Classification			
20 kHz			**Hoary Bat** (*Lasiurus cinereus*)	20kHz (~to 30kHz)	Low Frequency			**Hoary Bat**
30 kHz			**Big Brown Bat** (*Eptesicus fuscus*)	~30kHz		30 kHz		**Big Brown Bat**
			Silver-haired Bat (*Lasionycteris noctivagans)*	~30kHz				**Silver-haired Bat**
40 kHz			**Red Bat** (*Lasiurus borealis*)	~40kHz	High Frequency	40 kHz		**Red Bat**
			Tricoloured Bat (*Perimyotis subflavus*)	~40kHz				**Tri-coloured Bat**
	Myotis	Species at Risk	**Eastern Small-footed Myotis** (*Myotis leibii*)	~40kHz			Myotis sp.	**Eastern small-footed bat**
			Little Brown Myotis (*Myotis lucifugus*)	~40kHz				**Little Brown Myotis**
			Northern Myotis (*Myotis septentrionalis*)	~40kHz				**Northern Myotis**

Results

Exit Survey Results

Woodlot 2 was identified through habitat assessment as candidate significant bat maternity colony habitat (BMA-001) which prompted exit surveys to be conducted to determine if any bats are using the cavity trees within the woodland as maternity roosts and to determine the significance of the habitat.

Table 4 contains a summary of the results for each tree surveyed and the habitat as a whole.

Table 4. Results for Surveys of Candidate Significant Bat Maternity Colony Habitat within the Subject Property.

Cavity Tree ID	Tree Species	DBH (cm)	Total Survey Duration (min)*	# of Bats Entering or Exiting Cavities	# of Bat Passes (Heard or Seen)	Significance
A	Sugar Maple	50	90	0	7	Not Significant
B	Sugar Maple	73	60	0	0	Not Significant
C	Black Walnut	45	90	0	39	Not Significant
D	Sugar Maple	42	*Equipment malfunction*			
E	Sugar Maple	49	90	0	0	Not Significant
F	American Beech	43	90	0	4	Not Significant
G	Sugar Maple	75	90	0	4	Not Significant
H	Black Walnut	49	90	0	2	Not Significant
I	Black Walnut	41	90	0	0	Not Significant
J	Black Walnut	36	60	0	3	
Habitat Summary			750	0	59	**Not Significant**

** Total survey duration reflects the number of minutes surveyed per tree, and in cases where minor technical errors occurred, does not total 90 minutes per survey tree per night.*
Note that the number of passes has no bearing on the determination of significance but is provided to indicate the relative level of observed activity by tree.

The habitat and wildlife surveys for bats were undertaken to be consistent with appropriate provincial guidelines relating to significant wildlife habitat for bat maternity colonies, including specific details relating to the evaluation of significance of candidate significant bat maternity colony habitats. As a result of the absence of bats observed to exit or enter cavities within the habitat identified on site, this habitat is not considered significant.

Acoustic Monitoring Results

Acoustic surveys were undertaken in order to characterize the presence of SAR bats, determine the overall species assemblage, and assess the relative abundance of bats within the woodland. This information identifies if the SAR bats are using the woodlot for maternity roosting or foraging. In addition to data collected from acoustic monitoring stations established to detect the presence of SAR bats, acoustic data obtained from the exit surveys described above was also collected and analyzed.

A total of 2,502 files (i.e. species calls) were obtained from the survey period over 11 separate nights in June 2014. Of these calls, 2,485 were derived from 1 of the 2 acoustic monitoring stations, BAT-002, which was established on the edge of the field. A total of only 2 calls were obtained from the acoustic bat monitoring station BAT-001,

which was located within the woodlot. Bat activity levels varied significantly between the 2 acoustic monitoring stations, resulting in a passage rate of 49.7 passes per hour at BAT-002 and 0.04 passes per hour at BAT-001. This large difference in activity levels between stations is expected to occur, as bats typically forage along forest edges, where BAT-002 was situated. With only 2 recordings of bat calls made at the station in the woodland, this suggests that very little activity occurs within the woodland itself.

Only 15 calls were obtained from the detectors utilized during the exit surveys conducted on the evening of June 25, 2014.

Figure 1 indicates the number of bat passes recorded per night of monitoring in June 2014. Data is only presented for nights where monitoring occurred. The figure also shows differentiation of species recorded. The greatest amount of bat activity was observed midway through the survey period, on the night of June 17/18. No activity was observed on the night of June 21/22; this is because only the woodland station, BAT-001, was deployed that evening. The large volume of recorded calls obtained from BAT-002, recorded throughout the full survey duration of 2100-0200hrs, suggests that bats regularly use the field and forest edge for foraging.

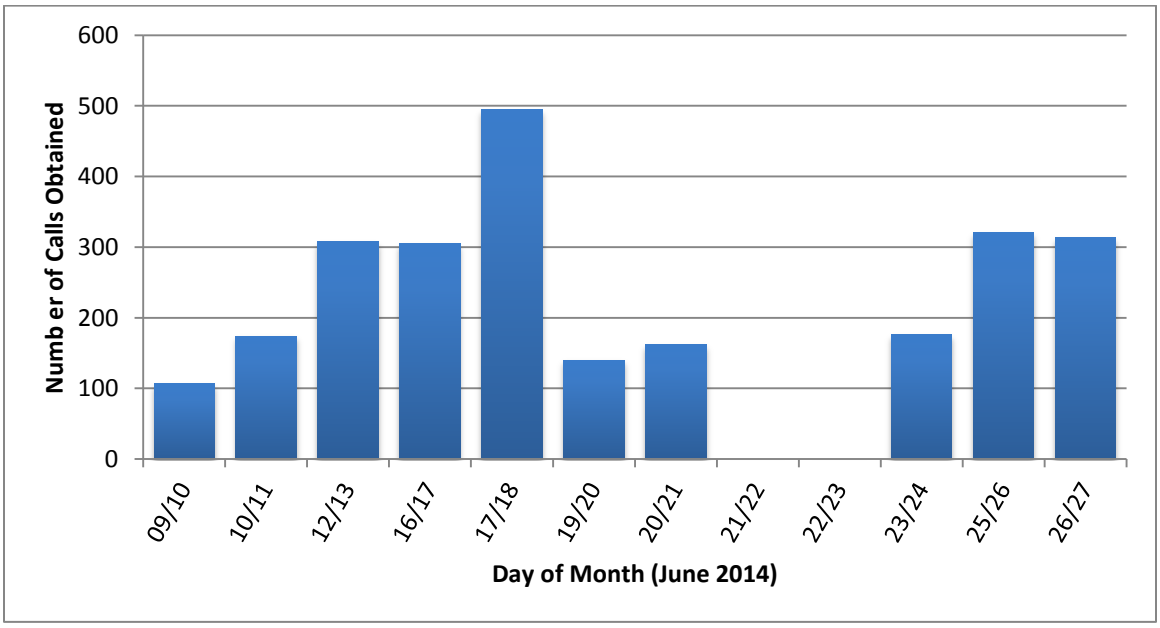

Figure 1. Bat Calls Recorded by Monitoring Night

Figure 2 illustrates the proportion of bat calls identified to different call classifications (species or species groups). The greatest number of call sequences recorded (94%) were classified to be 30kHz calls (Big Brown Bat, *Eptesicus fuscus*, or Silver-haired Bat, *Lasionycteris noctivagans*). These two bat species are the most difficult to distinguish acoustically, and are both considered to be common within the province. Even the most experienced biologists cannot differentiate between the sonograms of the calls of these 2 species under most circumstances.

The second greatest number of call sequences recorded (4%) were identified to be Big Brown Bats. This was followed by small numbers of Silver-haired Bats, Hoary Bats

(*Lasiurus cinereus*), and “low frequency” calls (either Big Brown Bats, Silver-haired Bats, or Hoary Bats).

These 5 different classifications, constituting 99.96% of calls, therefore represent a total of only 3 species (Big Brown Bat, Silver-haired Bat, and Hoary Bat). These are all “low frequency” species, which produce a wide variety of similar call types within the lower range of ultrasonic frequency, and are all common within the province. Only 1 call of a “high frequency” species was detected; this was a clear call of a Little Brown Myotis.

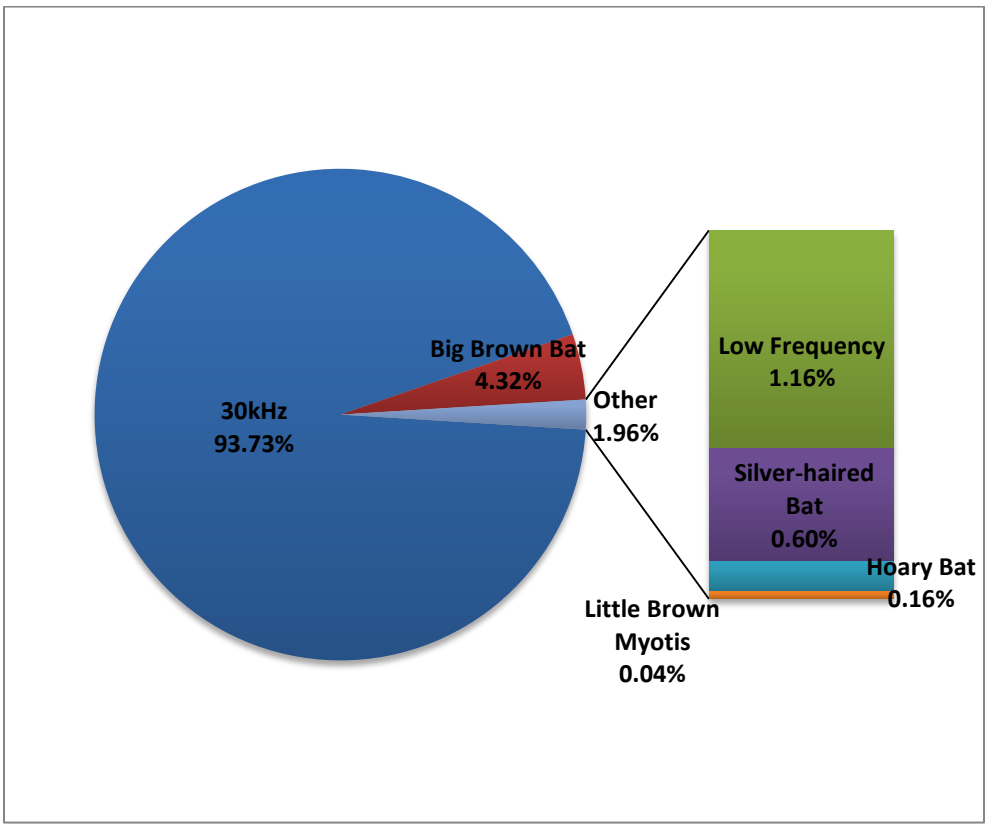

Figure 2. Bat Species Identified Through Acoustic Monitoring

Over the duration of the monitoring time period (2100 to 0200hrs) on 10 evenings between June 9/10 and June 26/27, only 1 call of a Species at Risk bat, the Little Brown Myotis, was detected. This call was recorded at BAT-002, located on the edge of a field, and was recorded on the evening of June 26 at 2355hrs. If maternity colonies were located in cavity trees within the subject property woodland, it is expected that a relatively high or consistent volume of calls of the target species would be recorded (i.e. higher number of calls, recorded over numerous nights). This would particularly be expected at the acoustic station within the woodland or from the exit surveys conducted at several trees throughout the woodland, during the early part of the evening when females would leave the roost to forage early in the night (between 2100 and 2230hrs). Because only 1 call was recorded of a SAR bat, and this was recorded later in the evening at the station located on the edge of a field, this means that there are no maternity colonies of SAR bats within or adjacent to the subject property. It is likely that a very small number of individuals occasionally forage over the subject property, with the later time of recording also suggesting that this was a bat which may have ranged further from its roost location in order to forage. This is expected based on the proximity to the

Speed River, which likely acts as a movement corridor for bats, a source of drinking water, and foraging habitat. NRSI has also conducted acoustic surveys for bats at other points along the Speed River in Guelph and has identified a very similar pattern for both passage rates and the relative abundance of SAR bats to that pattern observed at the subject property.

Results and Recommendations

No bat maternal colony habitat was identified within the subject property, according to the most recent MNRF guidelines. During more than 212 hours of monitoring and analysis, of over 2000 bat calls, only 1 Little Brown Myotis was detected. It was determined that a very small number of individuals occasionally forage over habitat contiguous with the study area, which is expected based on the proximity to the Speed River, however, critical habitat for bats was not identified.

Surveys undertaken within the woodland area proposed for removal indicated very little use of the habitat by bats. Surveys confirmed that this area does not provide significant maternal roosting habitat for bats and no bat SAR were documented within the woodland. Based on these findings no specific mitigation or habitat compensation is required. Although impacts to bats are expected to be minimal (if any), general mitigation measures are listed below:

- Wherever possible, no tree removal should occur during the peak roosting period for bats (April 30th to September 1st).
    - If tree removal must occur during this time period, cavity trees will be identified and exit surveys conducted within 24 hours of the removal to confirm no active roosts are present.
    - Exit surveys should follow the Bats and Bat Habitats guidelines authored by the OMNR (2014), which stipulate that a 1.5hr visual survey should be conducted to confirm none-use.

The mitigative measures, listed above, further ensure that potential impacts are minimized and that bats and their habitats located within the Homewood property will not degraded, as best as possible.

Conclusion

Based on extensive field work and analysis, NRSI biologists found that Significant Wildlife Habitat and Species at Risk habitat for bats is not present throughout the Homewood property. Further recommendations based on the original field survey results will be presented within the Scoped Environmental Impact Study, ensuring no impacts to bats are realized as part of the proposed woodlot removal, adjacent to the existing Homewood buildings, on Delhi Street.

NRSI asks the MNRF to confirm their satisfaction with respect to methodologies employed and conclusions drawn..

Should you have any questions, concerns, or comments, please do not hesitate to contact me.

Sincerely,

Jessica Linton
Project Manager,
Terrestrial and Wetland Biologist

References

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Authorities Consulted

Buck, Graham. 2014. Management Biologist, Ontario Ministry of Natural Resources and Forestry, Telephone conversation with Jessica Linton. May 2014.

Maps

Map 1

Homewood Health Centre

Monitoring Stations

Natural Resource Solutions Inc.
Aquatic, Terrestrial and Wetland Biologists

Date: December 16, 2014
Project No: 1471
NAD83 - UTM Zone 17
Scale 1:3,000

559400 559600 559800 560000 560200 560400 560600

4823200 4823000 4822800 4822600

N

PAUL AVE
PETER AVE
MARLBOROUGH RD
EMMA ST
SUNNYLEA CRES
PLEASANT RD
METCALFE ST
GLENHILL PL
DELHI ST
EARL ST
DUFFERIN ST
WOOLWICH ST
CLARENCE ST
GEORGE ST
JOHN ST
DIVISION ST
CLARK ST E
PIPE ST
TIFFANY ST E
POWELL ST E
ARTHUR ST N
SPRING ST
KING ST

CTP-1-10
CTP-1-1
CTP-1-2
CTP-1-3
CTP-3-10
CTP-3-9
CTP-1-4
CTP-1-5
CTP-3-8
CTP-1-9
Woodlot #1
CTP-1-6
CTP-1-8
CTP-1-7
CTP-3-7
CTP-3-6
BAT-002
BAT-001
CTP-2-10
CTP-2-9
CTP-2-6
Woodlot #2
CTP-2-8
CTP-2-1
Woodlot #3
CTP-3-5
CTP-2-5
CTP-2-7
CTP-2-2
Spaid River
CTP-3-4
CTP-2-4
CTP-2-3
CTP-3-3
CTP-3-2
CTP-3-1

0 50 100 150 Metres

Map Produced by Natural Resource Solutions Inc.
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Legend

- Subject Property
- Potential Bat Habitat
- Candidate Significant Bat Maternity Colony Habitat (BMA)
- Acoustic Bat Monitoring Station (BAT)
- Cavity Tree Plot (CTP)
- Development Area
- City-owned Easement (servicing)

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471_Map1_MonitoringStations_3K_2014_12_16_LEH.mxd

559600 559800 560000 560200

4823200 4823000 4822800 4822600

MARLBOROUGH ROAD
PETER AVENUE
EMMA STREET
SUNNYLEA CRESCENT
METCALFE STREET
PLEASANT ROAD
DELHI STREET
EARL STREET
CLARENCE STREET
DUFFERIN STREET
GEORGE STREET
JOHN STREET
WOOLWICH STREET
CLARK STREET EAST
PIPE STREET
SPRING STREET
HAVELOCK STREET
Speed River

FODM4-2
TAGM1
CVS_2
FODM7-3
CGL_2
FODM5-9
CV
CVS_2
CGL_2
TAGM1
FODM4-2
CGL_2
CGL_4
FODM6
MEMM3
FODM4-11
FODM4
FOMM3-1
CVS_2
FODM5-2
FODM6
CGL_2
FODM7-4

Map 2

Homewood Health Centre

Ecological Land Classification

Legend

- Subject Property
- City-owned Easement (servicing)
- Development Area
- Natural Heritage System
- Ecological Land Classification (ELC)

(CGL_2) Parkland
(CGL_4) Recreational
(CV) Constructed
(CVS_2) Health
(FODM4) Dry-Fresh Upland Deciduous Forest Ecosite
(FODM4-11) Dry-Fresh Black Locust Deciduous Forest Type
(FODM4-2) Dry-Fresh White Ash-Hardwood Deciduous Forest Type
(FODM5-2) Dry-Fresh Sugar Maple-Beech Deciduous Forest Type
(FODM5-9) Dry-Fresh Sugar Maple-Hardwood Deciduous Forest Type
(FODM6) Fresh-Moist Sugar Maple Deciduous Forest Ecosite
(FODM7-3) Fresh-Moist Willow Lowland Deciduous Forest Type
(FODM7-4) Fresh-Moist Black Walnut Lowland Deciduous Forest Type
(FOMM3-1) Dry-Fresh Hardwood-Hemlock Mixed Forest Type
(MEMM3) Dry-Fresh Mixed Meadow Ecosite
(TAGM1) Coniferous Plantation

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 1471
Date: December 16, 2014

NAD83 - UTM Zone 17
Size: 11x17"
1:3,000

0 50 100 150 Metres

N

Path: X:\1471_HomewoodHCCExpansion_Guelph\NRSI_1471_Map2_ELC_NaturalHeritageSystem_3K_2014_12_16_LEH.mxd

APPENDIX I

Correspondence with Graham Buck, MNRF – May 23, 2017

Subject: RE: Homewood Bat Monitoring
From: "Buck, Graham (MNRF)" <Graham.Buck@ontario.ca>
Date: 5/23/2017 11:58 AM
To: Jessica Linton <jlinton@nrsi.on.ca>

Hi Jessica,

I have reviewed the document titled Homewood Health Care Centre, Guelph, Ontario 2014 Surveys – Bat SAR Methodology and Results and I agree that field studies and analysis NRSI completed in 2014/2015 are sufficient to inform the EIS.

Graham

Graham Buck
Management Biologist
Ministry of Natural Resources and Forestry
Guelph District
1 Stone Road West Guelph ON
N1G 4Y2
519 826 4505
graham.buck@ontario.ca

From: Jessica Linton [mailto:jlinton@nrsi.on.ca]
Sent: May-15-17 1:18 PM
To: Buck, Graham (MNRF)
Cc: Ken Burrell
Subject: Re: Homewood Bat Monitoring

Hi Graham,

You may recall we carried out a bat study on the Homewood Health Care property in Guelph in 2014. This was based on the relevant guidance at the time which required identification of candidate habitats using a plot-based approach and a combination of exit surveys and acoustic monitoring.

We had included our results and your subsequent agreement with our results in an EIS submitted in 2015 which was conditionally approved subject to an addendum (addressing comments from the city, nothing SAR related).

The file was put on hold while a cultural heritage matter was sorted out. The proponent now wishes to proceed with the submission of an updated development application. Nothing in terms of the development proposed has changed from a natural heritage perspective that would change the impact analysis in the EIS.

Can you confirm if there are any further requirements from MNRF with regards to bats or the field studies and analysis we completed in 2014/2015 is still sufficient to inform the EIS?

I have attached the report prepared for your recall as well as your response below.

Thank you in advance for your insight.

Jessica Linton M.E.S. Senior Manager
Terrestrial and Wetland Biologist
Natural Resource Solutions Inc.
225 Labrador Drive, Unit 1
Waterloo, ON N2K 4M8
(p) 519-725-2227 (f) 519-725-2575
(m) 519-502-3773
(w) www.nrsi.on.ca (e) jlinton@nrsi.on.ca

On 2014-12-19 9:32 AM, Buck, Graham (MNRF) wrote:

Hi Jessica,

I have reviewed the memo titled "Homewood Health Care Centre, Guelph, Ontario 2014 Surveys – Bat SAR Methodology and Results" and I am in agreement with your conclusions.
Of particular interest to me is the observation of bats concentrating their foraging along the woodland edge, which is consistent with other study findings and therefore a potentially significant component of the study.
Also for future reference according to the MNRF website and information available on the internet from US DNR during the spring and summer, eastern small-footed bats will roost in a variety of habitats, including under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees.

Graham

Graham Buck
Management Biologist
Ministry of Natural Resources and Forestry
1 Stone Road West
Guelph ON
N1G 4Y2
519 826 4505
graham.buck@ontario.ca

From: Jessica Linton [mailto:jlinton@nrsi.on.ca]
Sent: December-17-14 1:05 PM
To: Buck, Graham (MNRF)
Cc: Ken Burrell
Subject: Homewood Bat Monitoring

Hi Graham,

If you recall in the spring we had discussed an approach to monitoring bats at the Homewood Property in Guelph. They need to remove a portion of a woodland to replace a sanitary pipe that is collapsing and will be doing this work as part of a proposed hospital expansion (also a new building and parking area with SWM facility going in outside the natural areas).

We conducted the monitoring and have attached a memo report outlining the methods and results of the surveys. In short the woodlot was not determined to be maternity roost SWH and very few bats were actually documented within the woodland. We got lots of bat calls at a station located in a field adjacent to the woodlot where we figured they are foraging/flying through to get to the river. We recorded over 2000 calls but only one was a Little Brown and therefore determined that the woodlot where the proposed activities will occur is providing habitat for this species.

I would appreciate if you could review and provide any comments.

Thanks!

--

Jessica E. Linton, M.E.S.
Terrestrial & Wetland Biologist
Natural Resource Solutions Inc.
225 Labrador Drive, Unit 1
Waterloo, ON, N2K 4M8
(p) 519.725.2227
(f) 519.725.2575
(c) 519-502-3773
(e) jlinton@nrsi.on.ca
www.nrsi.on.ca

APPENDIX IV

Ecological Land Classification Data Forms

ELC Community Description (Part A)

Metadata

Site:	Homewood
Polygon:	A
UTM:	
Date:	June 25/14 Time:
Surveyor(s):	JT, GM
Weather:	

Community Classification

Vegetation Type:	FOD5-2
Inclusion:	1- Black walnut woodland (FODM4-)
~~Complex:~~	2- FOD- walnut, locust, white Ash (FOMA-11)

Polygon Description

System	Substrate	Topo Feature		Community	
✓ Terrestrial	Organic	Lacustrine	Talus	Lake	Barren
Wetland	✓ Mineral Soil	Riverine	Crevice/Cave	Pond	Meadow
Aquatic	Parent Min.	Bottomland	Alvar	River	Prairie
	Acidic Bedrock	Terrace	Rockland	Stream	Thicket
History	Basic Bedrock	✓ Valley Slope	Beach/Bar	Marsh	Savannah
✓ Natural	Carb. Bedrock	Tableland	Sand Dune	Swamp	Woodland
Cultural		Roll. Upland	Bluff	Fen	✓ Forest
	Site	Cliff		Bog	Plantation

Cover		Plant Form		
Open	Open Water	Plankton	Forb	Coniferous
Shrub	Shallow Water	Submerged	Lichen	Mixed
✓ Treed	✓ Surficial Dep.	Floating-Lvd.	Bryophyte	
	Bedrock	Graminoid	✓ Deciduous	

Stand Description

	Layer	HT	Cover	Species
1	Canopy	1	4	Sugar maple > Am. Beech > white Ash > Black walnut.
2	Sub-canopy	2	3	Sugar maple > white Ash > Basswood
3	Understorey	3	3	choke cherry > buckthorn > Red Rasp.
4	Groundcover	4	4	sol. seal > blue cohosh > zigzag goldenrod

HT Codes: 1: >25m 2: 25 - 10m 3: 10 - 2m 4: 2 - 1m 5: 1 - 0.5m 6: 0.5 - 0.2m 7: <0.2m

Cover Codes: 0:none 1: 0 - 10% 2: 10 - 25 3: 25 - 60% 4: >60%

Size Class Analysis	C	< 10	B	10 - 24	A	25 - 50	O	> 50
Snags	N	< 10	O	10 - 24	P	25 - 50	A	> 50
Deadfall/Logs	C	< 10	R	10 - 24	N	25 - 50	A	> 50

Abundance Codes: N: None R: Rare O: Occasional A: Abundant

Community Age	Pioneer	Young	Mid-age	Mature	Old Growth
				✓	

ELC Community Description (Part B)

Metadata

Site:	Homewood	UTM:	
Polgon:	A	Surveyor(s):	GM, JT
Date:	June 25/14	Weather:	
Time:			

Soils

	1	2	3
Position:	A		
Aspect:	S		
%	40%		
Type:	S		
Class:			
Strata: Texture	SCL		
Depth	10cm		
Strata: Texture	Sil		
Depth	35cm		
Strata: Texture	SCL		
Depth	60+cm		
Strata: Texture			
Depth			
Effective Texture	SCL		
Surface Stoniness	/		
Surface Rockiness	/		
Depth to:			
Mottles	40cm		
Gley	/		
Bedrock	/		
Water table	/		
Carbonates	65		
Depth of Organics			
Pore Size Disc #1	1		
Pore Size Disc #2	1		
Pore Size Disc #3			
Moisture Regime	5		

Tree Tally

Species	Tally 1	Tally 2	Tally 3
Am. Beech	~~HTT~~		
Black cherry	1		
Sug. Maple	111	11	11
White Ash		11	11
Basswood		1	
black walnut			11
Total:	9	5	6
Basal Area	18	10	12
Snags	1	1	1

NOTES:

- lily of the valley & periwinkle abundant
- fill pile beside trail
- coarse fragments in soil

ELC Community Description (Part A)

Page __ of __

Metadata

Site:	Homewood
Polygon:	C (conifer Plantation)
UTM:	
Date:	June 25/19 Time:
Surveyor(s):	JEL
Weather:	

Community Classification

Vegetation Type:	Conifer Plantation (TAGM1)
Inclusion:	
Complex:	

Polygon Description

System	Substrate	Topo Feature		Community	
✓ Terrestrial	Organic	Lacustrine	Talus	Lake	Barren
Wetland	✓ Mineral Soil	Riverine	Crevice/Cave	Pond	Meadow
Aquatic	Parent Min.	Bottomland	Alvar	River	Prairie
	Acidic Bedrock	Terrace	Rockland	Stream	Thicket
History	Basic Bedrock	Valley Slope	Beach/Bar	Marsh	Savannah
Natural	Carb. Bedrock	✓ Tableland	Sand Dune	Swamp	Woodland
✓ Cultural		Roll. Upland	Bluff	Fen	Forest
	Site	Cliff		Bog	✓ Plantation

Cover		Open Water	Plant Form		
Open		Shallow Water	Plankton	Forb	✓ Coniferous
Shrub		✓ Surficial Dep.	Submerged	Lichen	Mixed
✓ Treed		Bedrock	Floating-Lvd.	Bryophyte	
			Graminoid	Deciduous	

Stand Description

	Layer	HT	Cover	Species
1	Canopy	2	4	Norway spruce > Scots pine > White Pine
2	Sub-canopy		/	/
3	Understorey		/	/
4	Groundcover	V	4	Garlic mustard > bittersweet nightshade > dandelion

HT Codes: 1: >25m 2: 25 - 10m 3: 10 - 2m 4: 2 - 1m 5: 1 - 0.5m 6: 0.5 - 0.2m 7: <0.2m

Cover Codes: 0:none 1: 0 - 10% 2: 10 - 25 3: 25 - 60% 4: >60%

Size Class Analysis	N	< 10	D	10 - 24	R	25 - 50	N	> 50
Snags	N	< 10	N	10 - 24	N	25 - 50	N	> 50
Deadfall/Logs	N	< 10	N	10 - 24	N	25 - 50	N	> 50

Abundance Codes: N: None R: Rare O: Occasional A: Abundant

Community Age		Pioneer		Young	✓	Mid-age		Mature		Old Growth

ELC Community Description (Part B)

Page 2 of 3

Metadata

Site:	Homewood	UTM:	
Polgon:	C	Surveyor(s):	JEL
Date:	June 25/19	Weather:	24°C, overcast
Time:			

Soils

		1	2	3
Position:		S		
Aspect:		N		
%		2		
Type:		S		
Class:				
Strata:	Texture	SL		
	Depth	35		
Strata:	Texture			
	Depth			
Strata:	Texture			
	Depth			
Strata:	Texture			
	Depth			
Effective Texture		SL		
Surface Stoniness		/		
Surface Rockiness		/		
Depth to:				
	Mottles	/		
	Gley	/		
	Bedrock	/		
	Water table	/		
	Carbonates	3cm		
Depth of Organics		/		
Pore Size Disc #1				
Pore Size Disc #2				
Pore Size Disc #3				
Moisture Regime		O		

Tree Tally

Species	Tally 1	Tally 2	Tally 3
Norway spruce	++++ |||		
White Pine	|||		
Scots pine	|||		
Norway maple	||		
Total:	15		
Basal Area	30		
Snags	/		

coarse fragments ~40cm

NOTES:

- plantation area - heavily disturbed
- Noticeably different form & composition to woodland
- moving along edges
- photos #3 & 4

ELC Community Description (Part A)

Metadata

Site:	Homewood
Polygon:	D
UTM:	
Date:	June 25/19 Time:
Surveyor(s):	JEL, GM
Weather:	

Community Classification

Vegetation Type:	Deciduous Forest FOD5-9
X Inclusion:	FODM4-7 - white ash
~~Complex:~~	TAGM-1

Polygon Description

System	Substrate	Topo Feature		Community	
✓ Terrestrial	Organic	Lacustrine	Talus	Lake	Barren
Wetland	✓ Mineral Soil	Riverine	Crevice/Cave	Pond	Meadow
Aquatic	Parent Min.	Bottomland	Alvar	River	Prairie
	Acidic Bedrock	Terrace	Rockland	Stream	Thicket
History	Basic Bedrock	✓ Valley Slope	Beach/Bar	Marsh	Savannah
✓ Natural	Carb. Bedrock	Tableland	Sand Dune	Swamp	Woodland
Cultural		Roll. Upland	Bluff	Fen	✓ Forest
	Site	Cliff		Bog	Plantation

Cover		Open Water	Plant Form		
Open		Shallow Water	Plankton	Forb	Coniferous
Shrub		✓ Surficial Dep.	Submerged	Lichen	Mixed
✓ Treed		Bedrock	Floating-Lvd.	Bryophyte	
			Graminoid	✓ Deciduous	

Stand Description

	Layer	HT	Cover	Species
1	Canopy	1	4	Sugar maple > white Ash = Norway maple
2	Sub-canopy	2	3	Sugar maple > white Ash
3	Understorey	3	3	Sugar maple > black walnut = hop hornbeam
4	Groundcover	4	4	Sol. Seal > Virginia creeper > enchanters nightshade

HT Codes: 1: >25m 2: 25 - 10m 3: 10 - 2m 4: 2 - 1m 5: 1 - 0.5m 6: 0.5 - 0.2m 7: <0.2m

Cover Codes: 0:none 1: 0 - 10% 2: 10 - 25 3: 25 - 60% 4: >60%

Size Class Analysis	O	< 10	A	10 - 24	O	25 - 50	O	> 50
Snags	O	< 10	O	10 - 24	R	25 - 50	R	> 50
Deadfall/Logs	O	< 10	O	10 - 24	O	25 - 50	O	> 50

Abundance Codes: N: None R: Rare O: Occasional A: Abundant

Community Age		Pioneer		Young		Mid-age	✓	Mature		Old Growth

ELC Community Description (Part B)

Metadata

Site:	Homewood
Polygon:	D
Date:	June 25/19
Time:	
UTM:	
Surveyor(s):	JEL, GM
Weather:	

Soils

	1	2	3
Position:	B		
Aspect:	N		
%	45		
Type:	S		
Class:			
Strata: Texture m	SL		
Depth	45cm		
Strata: Texture			
Depth			
Strata: Texture			
Depth			
Strata: Texture			
Depth			
Effective Texture	SL		
Surface Stoniness	✓		
Surface Rockiness	✓		
Depth to:			
Mottles	/		
Gley	/		
Bedrock	/		
Water table	/		
Carbonates	1cm		
Depth of Organics	/		
Pore Size Disc #1			
Pore Size Disc #2			
Pore Size Disc #3			
Moisture Regime	O		

Tree Tally

Species	Tally 1	Tally 2	Tally 3
Sugar maple	HHT	1	1111
Scots Pine	1		
Black cherry		1	
Nor. Maple		11	
Tulip tree		1	
White Ash		1	
5 rotten wood			1
Total:			
Basal Area			
Snags		11	1

Soils - coarse sand, lg. materials, small rocks, difficult

NOTES:

Inc #1 - scattered scots pine, black walnut, norway maple & white Ash, hop hornbeam
- partly mowed, heavily disturbed
- canopy ~30%
- photo #5

- groundhog dens

ELC Community Description (Part A)

Metadata

Site:	Homewood
Polygon:	E
UTM:	
Date:	June 25/14 Time:
Surveyor(s):	JEL, GM
Weather:	25°C, overcast

Community Classification

	Vegetation Type:	Mixed Meadow MEMM3
X	Inclusion: 1	Woodland (ASH)
	Complex: 2	N. Spruce plantation

Polygon Description

System	Substrate	Topo Feature		Community	
✓ Terrestrial	Organic	Lacustrine	Talus	Lake	Barren
Wetland	✓ Mineral Soil	Riverine	Crevice/Cave	Pond	✓ Meadow
Aquatic	Parent Min.	Bottomland	Alvar	River	Prairie
	Acidic Bedrock	Terrace	Rockland	Stream	Thicket
History	Basic Bedrock	Valley Slope	Beach/Bar	Marsh	Savannah
Natural	Carb. Bedrock	✓ Tableland	Sand Dune	Swamp	Woodland
✓ Cultural		Roll. Upland	Bluff	Fen	Forest
	Site	Cliff		Bog	Plantation

Cover		Open Water	Plant Form		
✓ Open		Shallow Water	Plankton	Forb	Coniferous
Shrub		✓ Surficial Dep.	Submerged	Lichen	✓ Mixed
Treed		Bedrock	Floating-Lvd.	Bryophyte	
			Graminoid	Deciduous	

Stand Description

	Layer	HT	Cover	Species
1	Canopy			/
2	Sub-canopy			/
3	Understorey			/
4	Groundcover	5	6	Grasses > goldenrods > can-thistle

HT Codes: 1: >25m 2: 25 - 10m 3: 10 - 2m 4: 2 - 1m 5: 1 - 0.5m 6: 0.5 - 0.2m 7: <0.2m

Cover Codes: 0:none 1: 0 - 10% 2: 10 - 25 3: 25 - 60% 4: >60%

Size Class Analysis	N < 10	N 10 - 24	N 25 - 50	N > 50
Snags	N < 10	N 10 - 24	N 25 - 50	N > 50
Deadfall/Logs	N < 10	N 10 - 24	N 25 - 50	N > 50

Abundance Codes: N: None R: Rare O: Occasional A: Abundant

Community Age	✓	Pioneer		Young		Mid-age		Mature		Old Growth

ELC Community Description (Part B)

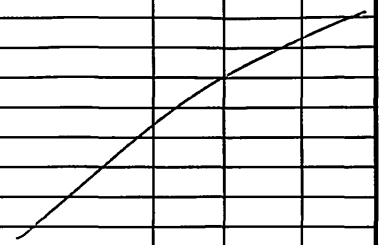
Metadata

Site:	Homewood	UTM:	
Polygon:	E	Surveyor(s):	JEL, GM
Date:	June 25/14	Weather:	25°C, overcast
Time:			

Soils	1	2	3
Position:	1		
Aspect:	N		
%	0		
Type:	S		
Class:			
Strata: Texture	SiCL		
Depth	50cm		
Strata: Texture			
Depth			
Strata: Texture			
Depth			
Strata: Texture			
Depth			
Effective Texture	SiCL		
Surface Stoniness	/		
Surface Rockiness	/		
Depth to:			
Mottles	/		
Gley	/		
Bedrock	/		
Water table	/		
Carbonates			
Depth of Organics			
Pore Size Disc #1			
Pore Size Disc #2			
Pore Size Disc #3			
Moisture Regime	2		

Tree Tally N/A

Species	Tally 1	Tally 2	Tally 3
Total:			
Basal Area			
Snags			



NOTES: Coarse Fragments ↑ about 40-50cm throughout - can't auger any deeper.

APPENDIX V
Study Area Photos

Photo 1: Coniferous Plantation (TAGM1)

Photo 2: Dry – Fresh Upland Deciduous Forest Ecosite (FODM4)

Photo 3: Dry – Fresh Black Locust Deciduous Forest Type (FODM4-11)

Photo 4: Dry – Fresh Sugar Maple – Beech Deciduous Forest Type (FODM5-2)

Photo 5: Fresh – Moist Sugar Maple Deciduous Forest EcositeType (FODM6)

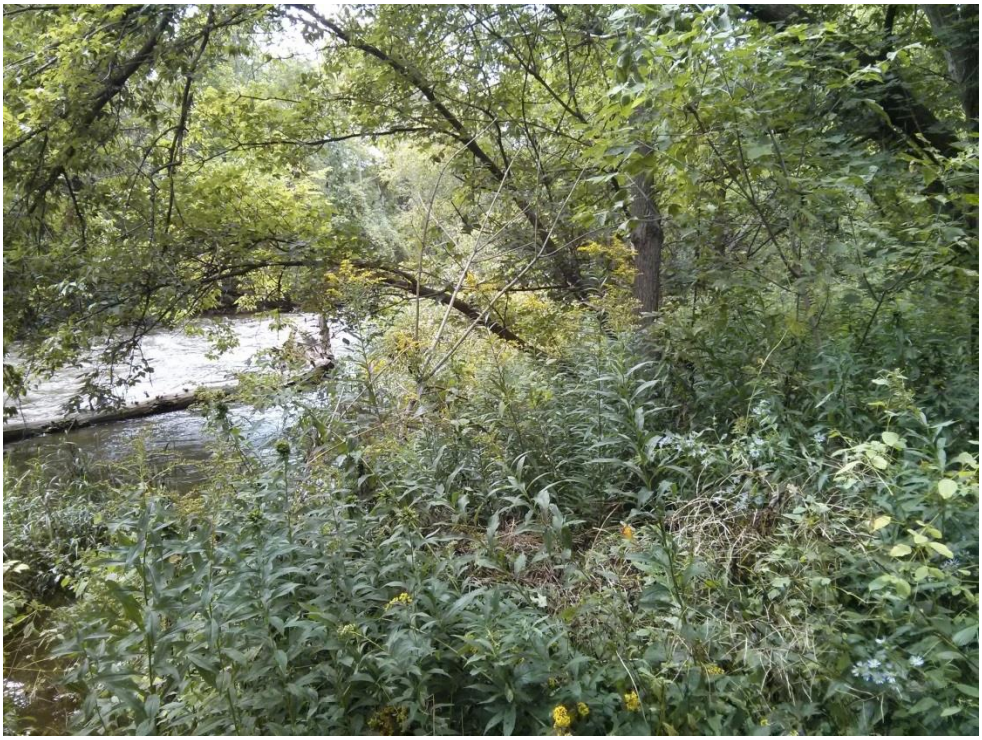


Photo 6: Fresh – Moist Black Walnut Lowland Deciduous Forest (FODM7-4)

Photo 7: Dry – Fresh Hardwood-Hemlock Mixed Forest Type (FOMM3-1)

Photo 8: Dry – Fresh Mixed Meadow (MEMM3)

Photo 9: Example of Parkland (CGL_2) area on the property.

Photo 10: Recreational Area (CGL_4)

Photo 11: Supporting Environmental Feature

APPENDIX VI

Vascular Flora Observed within the Subject Property

Scientific Name	Common Name	CC	CW	Weed	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	NRSI Observed										
											CGL_2	CGL_4	FOMM3-1	FODM4	FODM4-2	FODM4-11	FODM5-2	FODM6	FODM7-4	MEMM3	TAGM1
Pteridophytes	**Ferns & Allies**																				
Dryopteridaceae	**Wood Fern Family**																				
Matteuccia struthiopteris var. pensylvanica	Ostrich Fern	5	-3		S5								X				X				
Onoclea sensibilis	Sensitive Fern	4	-3		S5												X				
Equisetaceae	**Horsetail Family**																				
Equisetum arvense	Field Horsetail	0	0		S5														X		
Gymnosperms	**Conifers**																				
Cupressaceae	**Cypress Family**																				
Thuja occidentalis	White Cedar	4	-3		S5								X	X							
Pinaceae	**Pine Family**																				
Picea abies	Norway Spruce		5	-1	SE3						X						X				X
Picea pungens	Colorado Spruce			NA	SE1							X									
Pinus strobus	Eastern White Pine	4	3		S5												X		X		
Pinus sylvestris	Scot's Pine		5	-3	SE5							X					X				
Tsuga canadensis	Eastern Hemlock	7	3		S5								X	X			X	X			
Dicotyledons	**Dicots**																				
Aceraceae	**Maple Family**																				
Acer negundo	Manitoba Maple	0	-2		S5													X	X		
Acer platanoides	Norway Maple		5	-3	SE5												X		X		
Acer saccharinum	Silver Maple	5	-3		S5												X				
Acer saccharum ssp. saccharum	Sugar Maple	4	3		S5						X	X	X	X	X	X	X	X			
Acer X freemanii	Freeman's Maple																		X		
Anacardiaceae	**Sumac or Cashew Family**																				
Rhus hirta	Staghorn Sumac	1	5		S5											X					
Toxicodendron rydbergii	Poison-ivy	0	0		S5												X	X			
Annonaceae	**Custard-apple Family**																				
Asimina triloba	Paw Paw	10	0		S3						X										
Apiaceae	**Carrot or Parsley Family**																				
Daucus carota	Wild Carrot		5	-2	SE5									X						X	
Apocynaceae	**Dogbane Family**																				
Vinca minor	Periwinkle		5	-2	SE5												X		X		
Aristolochiaceae	**Duchman's-pipe Family**																				
Asarum canadense	Wild Ginger	6	5		S5								X								
Asclepiadaceae	**Milkweed Family**																				
Asclepias syriaca	Common Milkweed	0	5		S5															X	
Asteraceae	**Composite or Aster Family**																				
Ambrosia artemisiifolia	Common Ragweed	0	3		S5															X	
Arctium minus ssp. minus	Common Burdock		5	-2	SE5														X		
Cirsium arvense	Canada Thistle		3	-1	SE5															X	
Cirsium vulgare	Bull Thistle		4	-1	SE5															X	
Conyza canadensis	Horseweed	0	1		S5									X			X			X	
Eupatorium rugosum	White Snakeroot	5	3		S5								X				X		X		
Euthamia graminifolia	Flat-topped Bushy Goldenrod	2	-2		S5															X	
Leucanthemum vulgare	Ox-eye Daisy		5	-1	SE5															X	
Solidago altissima var. altissima	Tall Goldenrod	1	3		S5												X				
Solidago caesia	Blue-stem Goldenrod	5	3		S5												X				
Solidago canadensis	Canada Goldenrod	1	3		S5											X		X			
Solidago flexicaulis	Zig-zag Goldenrod	6	3		S5							X	X	X			X	X	X	X	
Symphyotrichum lanceolatum	Panicled Aster	3	-3		S5								X								
Symphyotrichum lateriflorum var. hirsuticaule	Calico Aster				S4?													X	X		
Symphyotrichum puniceum var. puniceum	Purple-stemmed Aster				S5														X		
Taraxacum officinale	Common Dandelion		3	-2	SE5						X										X
Tragopogon pratensis ssp. pratensis	Meadow Goat's-beard		5	-1	SE5															X	
Tussilago farfara	Coltsfoot		3	-2	SE5															X	

Scientific Name	Common Name	CC	CW	Weed	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	CGL_2	CGL_4	FOMM3-1	FODM4	FODM4-2	FODM4-11	FODM5-2	FODM6	FODM7-4	MEMM3	TAGM1
Balsaminaceae	**Touch-me-not Family**																				
Impatiens capensis	Spotted Touch-me-not	4	-3		S5													X	X		
Berberidaceae	**Barberry Family**																				
Berberis thunbergii	Japanese Barberry		4	-3	SE5						X										
Berberis vulgaris	Common Barberry		3	-2	SE5								X								
Caulophyllum thalictroides	Blue Cohosh	6	5		S5												X				
Podophyllum peltatum	May-apple	5	3		S5												X				
Betulaceae	**Birch Family**																				
Betula alleghaniensis	Yellow Birch	6	0		S5								X								
Ostrya virginiana	Hop Hornbeam	4	4		S5												X	X		X	
Bignoniaceae	**Bignonia Family**																				
Catalpa speciosa	Northern Catalpa		3	-1	SE1															X	
Boraginaceae	**Borage Family**																				
Echium vulgare	Blueweed		5	-2	SE5															X	
Myosotis stricta	Upright Forget-me-not		5	-1	SE4												X				
Brassicaceae	**Mustard Family**																				
Alliaria petiolata	Garlic Mustard		0	-3	SE5												X	X	X	X	
Barbarea vulgaris	Yellow Rocket		0	-1	SE5															X	
Hesperis matronalis	Dame's Rocket		5	-3	SE5													X	X		
Campanulaceae	**Bellflower Family**																				
Campanula rapunculoides	Creeping Bellflower		5	-2	SE5														X		
Caprifoliaceae	**Honeysuckle Family**																				
Lonicera tatarica	Tartarian Honeysuckle		3	-3	SE5								X							X	
Sambucus canadensis	Common Elderberry	5	-2		S5														X		
Sambucus racemosa ssp. pubens	Red-berried Elderberry	5	2		S5											X					
Symphoricarpos albus	Snowberry	7	4		S5								X								
Viburnum acerifolium	Maple-leaved Viburnum	6	5		S5									X							
Viburnum lantana	Bending Wayfaring-tree		5	-1	SE2													X			
Viburnum opulus	Guelder Rose		0	-1	SE4												X				
Caryophyllaceae	**Pink Family**																				
Saponaria officinalis	Bouncing-bet		3	-3	SE5															X	
Silene latifolia	Bladder Campion				SE5															X	
Cornaceae	**Dogwood Family**																				
Cornus alternifolia	Alternate-leaved Dogwood	6	5		S5								X	X		X	X	X	X	X	
Cornus amomum ssp. obliqua	Silky Dogwood	5	-4		S5													X			
Cornus drummondii	Drummond's Dogwood	4	0		S4														X		
Cornus foemina ssp. racemosa	Red Panicled Dogwood	2	-2		S5												X			X	
Cucurbitaceae	**Gourd Family**																				
Echinocystis lobata	Prickly Cucumber	3	-2		S5														X		
Euphorbiaceae	**Spurge Family**																				
Euphorbia esula	Leafy Spurge		5	-2	SE5															X	
Fabaceae	**Pea Family**																				
Cercis canadensis	Canadian Redbud	8	3		SX												X	X	X		
Gymnocladus dioicus	Kentucky Coffee-tree	6	5		S2	THR	T	Schedule 1			X				X						
Lotus corniculatus	Bird's-foot Trefoil		1	-2	SE5															X	
Medicago lupulina	Black Medick		1	-1	SE5															X	
Robinia pseudo-acacia	Black Locust		4	-3	SE5									X	X	X				X	

Scientific Name	Common Name	CC	CW	Weed	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	CGL_2	CGL_4	FOMM3-1	FODM4	FODM4-2	FODM4-11	FODM5-2	FODM6	FODM7-4	MEMM3	TAGM1
Fagaceae	**Beech Family**																				
Fagus grandifolia	American Beech	6	3		S5								X			X	X				
Fagus sylvatica	European Beech													X							
Quercus macrocarpa	Bur Oak	5	1		S5															X	
Quercus rubra	Red Oak	6	3		S5													X			
Geraniaceae	**Geranium Family**																				
Geranium robertianum	Herb Robert		5	-2	SE5												X				
Guttiferae	**St. John's-wort Family**																				
Hypericum perforatum	Common St. John's-wort		5	-3	SE5									X							
Hydrophyllaceae	**Water-leaf Family**																				
Hydrophyllum canadense	Broad-leaved Water-leaf	8	-2		S4				R	S							X				
Juglandaceae	**Walnut Family**																				
Juglans cinerea	Butternut	6	2		S3?	END	E	Schedule 1	R	SG								X			
Juglans nigra	Black Walnut	5	3		S4									X		X		X	X	X	
Lamiaceae	**Mint Family**																				
Clinopodium vulgare	Wild Basil	4	5		S5									X							
Glechoma hederacea	Creeping Charlie		5	-2	SE5														X		
Leonurus cardiaca ssp. cardiaca	Common Motherwort		5	-2	SE5												X				
Magnoliaceae	**Magnolia Family**																				
Liriodendron tulipifera	Tulip Tree	8	2		S4						X										
Oleaceae	**Olive Family**																				
Fraxinus americana	White Ash	4	3		S5									X	X	X	X				
Fraxinus excelsior	European Ash				SE2						X										
Ligustrum vulgare	Common Privet		1	-2	SE5								X								
Syringa vulgaris	Common Lilac		5	-2	SE5															X	
Onagraceae	**Evening-primrose Family**																				
Circaea lutetiana ssp. canadensis	Yellowish Enchanter's Nightshade	3	3		S5												X				
Oenothera biennis	Common Evening-primrose	0	3		S5												X				
Papaveraceae	**Poppy Family**																				
Sanguinaria canadensis	Bloodroot	5	4		S5									X							
Plantaginaceae	**Plantain Family**																				
Plantago lanceolata	Ribgrass		0	-1	SE5															X	
Plantago major	Common Plantain		-1	-1	SE5															X	
Platanaceae	**Plane-tree Family**																				
Platanus occidentalis	Sycamore	8	-3		S4													X			
Polygonaceae	**Smartweed Family**																				
Polygonum cuspidatum	Japanese Knotweed		3	-1	SE4																X
Rumex crispus	Curly-leaf Dock		-1	-2	SE5															X	
Ranunculaceae	**Buttercup Family**																				
Actaea pachypoda	White Baneberry	6	5		S5								X				X				
Clematis virginiana	Virgin's-bower	3	0		S5														X		
Coptis trifolia	Gold-thread		-3		S5												X				
Ranunculus recurvatus var. recurvatus	Hooked Buttercup	4	-3		S5										X						
Thalictrum dioicum	Early Meadow-rue	5	2		S5												X				
Thalictrum pubescens	Tall Meadow-rue	5	-2		S5														X		
Rhamnaceae	**Buckthorn Family**																				
Rhamnus cathartica	Common Buckthorn		3	-3	SE5											X	X	X	X		

Scientific Name	Common Name	CC	CW	Weed	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	CGL_2	CGL_4	FOMM3-1	FODM4	FODM4-2	FODM4-11	FODM5-2	FODM6	FODM7-4	MEMM3	TAGM1
Rosaceae	**Rose Family**																				
Amelanchier arborea	Downy Juneberry		3		S5											X					
Fragaria vesca ssp. americana	Woodland Strawberry	4	4		S5										X		X				
Fragaria virginiana	Wild Strawberry				S5								X							X	
Geum aleppicum	Yellow Avens	2	-1		S5										X		X				
Geum canadense	White Avens	3	0		S5												X				
Prunus avium	Cherry Plum		5	-2	SE4										X						
Prunus serotina	Black cherry	3	3		S5								X			X	X				
Prunus virginiana ssp. virginiana	Choke Cherry	2	1		S5								X	X		X	X				
Rubus idaeus ssp. melanolasius	Wild Red Raspberry	0	-2		S5									X				X	X	X	
Rubiaceae	**Madder Family**																				
Galium mollugo	White Bedstraw		5	-2	SE5															X	
Rutaceae	**Rue Family**																				
Ptelea trifoliata	Common Hop-tree	9	2		S3	THR	T	Schedule 1			X							X				
Salicaceae	**Willow Family**																				
Populus balsamifera ssp. balsamifera	Balsam Poplar	4	-3		S5													X			
Populus tremuloides	Trembling Aspen	2	0		S5									X							
Salix fragilis	Crack Willow		-1	-3	SE5														X		
Salix petiolaris	Slender Willow	3	-4		S5													X			
Scrophulariaceae	**Figwort Family**																				
Linaria vulgaris	Butter-and-eggs		5	-1	SE5															X	
Verbascum thapsus	Common Mullein		5	-2	SE5												X				
Veronica officinalis	Common Speedwell		5	-2	SE5									X							
Simaroubaceae	**Ailanthus Family**																				
Ailanthus altissima	Tree-of-heaven		5	-1	SE5											X	X				
Solanaceae	**Nightshade Family**																				
Solanum dulcamara	Bitter Nightshade		0	-2	SE5															X	
Thymelaeaceae	**Mezereum Family**																				
Dirca palustris	Leatherwood	7	0		S4?								X								
Tiliaceae	**Linden Family**																				
Tilia americana	American Basswood	4	3		S5									X		X	X	X	X	X	
Ulmaceae	**Elm Family**																				
Celtis occidentalis	Common Hackberry	8	1		S4				R	S								X		X	
Ulmus americana	White Elm	3	-2		S5							X						X			
Urticaceae	**Nettle Family**																				
Pilea pumila	Dwarf Clearweed	5	-3		S5				R	S									X		
Vitaceae	**Grape Family**																				
Parthenocissus vitacea	Woodbine	3	3		S5									X			X			X	
Parthenocissus quinquefolia	Virginia-creeper	6	1		S4?									X	X	X	X				
Vitis riparia	Riverbank Grape	0	-2		S5									X	X	X	X			X	
Monocotyledons	**Monocots**																				
Araceae	**Arum Family**																				
Arisaema triphyllum	Jack-in-the-pulpit	5	-2		S5												X				
Cyperaceae	**Sedge Family**																				
Carex granularis	Meadow Sedge	3	-4		S5															X	
Carex hirtifolia	Pubescent Sedge	5	5		S5												X				

Scientific Name	Common Name	CC	CW	Weed	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	CGL_2	CGL_4	FOMM3-1	FODM4	FODM4-2	FODM4-11	FODM5-2	FODM6	FODM7-4	MEMM3	TAGM1
Liliaceae	**Lily Family**																				
Convallaria majalis	Lily-of-the-valley		5	-2	SE5									X						X	
Hemerocallis fulva	Orange Day-lily		5	-3	SE5												X	X	X		
Lilium lancifolium	Tiger Lily		5	-1	SE1									X	X						
Maianthemum canadense	Wild Lily-of-the-valley	5	0		S5									X							
Maianthemum racemosum ssp. racemosum	False Solomon's Seal	4	3		S5											X	X			X	
Polygonatum biflorum	Giant Solomon's Seal	8	3		S4				R	S								X			
Poaceae	**Grass Family**																				
Bromus ciliatus	Fringed Brome	6	-3		S5														X		
Bromus inermis ssp. inermis	Awnless Brome		5	-3	SE5															X	
Dactylis glomerata	Orchard Grass		3	-1	SE5															X	
Echinochloa crusgalli	Common Barnyard Grass		-3	-1	SE5															X	
Panicum capillare	Witch Grass	0	0		S5															X	
Phalaris arundinacea	Reed Canary Grass	0	-4		S5												X				
Phleum pratense	Timothy		3	-1	SE5															X	
Poa nemoralis	Woodland Spear Grass		0	-1	SE3												X		X	X	
Poa pratensis ssp. pratensis	Kentucky Bluegrass	0	1		S5						X									X	X
Setaria viridis	Green Foxtail			-1	SE5															X	
								Total	**5**	**5**	**10**	**5**	**20**	**26**	**11**	**18**	**53**	**29**	**32**	**51**	**4**
											152										

[1]OMNR 2010; [2]OMNR 2012; [3]COSEWIC 2012; [4]Government of Canada 2012; [5]Dougan & Associates 2009; [6]City of Guelph 2012

LEGEND
SRANK
S1 Critically Imperiled
S2 Imperiled
S3 Vulnerable
S4 Apparently Secure
S5 Secure
SE Exotic Species
? Rank Uncertainty
COSSARO/COSEWIC
END/E Endangered
THR/T Threatened
Wellington County
R Rare
City of Guelph
S Locally Significant
SG Significant in City og Guelph
SARA Schedule
Schedule 1 Protected under SARA

Scientific Name	Common Name	CC	CW	Weed	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	CGL_2	CGL_4	FOMM3-1	FODM4	FODM4-2	FODM4-11	FODM5-2	FODM6	FODM7-4	MEMM3	TAGM1

FLORISTIC SUMMARY & ASSESSMENT			
Species Diversity*			
Total Species:	**142**		
Native Species:	**85**	59.86%	
Exotic Species	**57**	40.14%	
Total Taxa in Region (List Region, Source)	10000		
% Regional Taxa Recorded	1.42%		
Regionally Significant Species	enter manually		
S1-S3 Species	enter manually		
S4 Species	7		
S5 Species	75		
Co-efficient of Conservatism and Floral Quality Index			
Co-efficient of Conservatism (CC) (average)		**4.12**	
CC 0 to 3	*lowest sensitivity*	30	35.29%
CC 4 to 6	*moderate sensitivity*	44	51.76%
CC 7 to 8	*high sensitivity*	9	10.59%
CC 9 to 10	*highest sensitivity*	2	2.35%
Floral Quality Index (FQI)		**37.96**	
Presence of Weedy & Invasive Species			
mean weediness		**-1.84**	
weediness = -1	*low potential invasiveness*	22	38.60%
weediness = -2	*moderate potential invasiveness*	22	38.60%
weediness = -3	*high potential invasiveness*	13	22.81%
Presence of Wetland Species			
average wetness value		**1.84**	
upland		39	27.46%
facultative upland		46	32.39%
facultative		30	21.13%
facultative wetland		28	19.72%
obligate wetland		0	0.00%

**NOTE: Species numbers only correct if all Exotics have a weediness index and all Natives have a Coefficient of Conservatism.*

APPENDIX VII

Property Tree Management Plan

Homewood Health Centre

Tree Management Plan

Legend

- Property Boundary
- Tree Management Compartments

Rare Plants

Planted

- 2 Hop Tree
- 3 Kentucky Coffee Tree
- 4 Redbud
- 5 Paw Paw

Naturally Occurring

- 1 Canada Waterleaf
- 6 Butternut
- 7 Giant Solomon's Seal

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

RON KOUDYS LANDSCAPE ARCHITECTS INC.

Project: 1471
Date: November 21, 2017

NAD83 - UTM Zone 17
Size: 24x36"
1:1,200

0 20 40 60 80 Metres

Comp-1 Comp-2 Comp-3 Comp-4 Comp-5 Comp-6 Comp-7 Comp-8 Comp-9 Comp-10 Comp-11 Comp-12 Comp-13

DELHI STREET
KING STREET
ARTHUR STREET NORTH
MARLBOROUGH ROAD
EMMA STREET
GORDON STREET
MARION STREET
STEVENS AVENUE
Speed River

Compartment #1:

Management Intent

Compartment #1 is comprised of the existing hospital buildings and their associated structures. The landscape features here are manicured and formalized to address the buildings with decorative beds, mown lawns, and individual trees pruned to provide clear lines of sight. The space is actively used by the hospital population for formal and informal activities at all times of the year. The park-like character of this landscape forms an important part of how the Homewood buildings are visually presented to the surrounding community and should be maintained appropriately. The landscapes in this area could be incorporated into the horticulture therapy programs offered at the hospital. Future plans should recognize this opportunity by making the gardens more accessible and selecting plants that are complementary to the therapy objectives of the program.

Management Actions

- Some of the trees in this area exhibit signs of overall poor health and decline. A tree-by-tree assessment should be undertaken to identify those that present a safety hazard, those that require corrective action, and those that should be removed.
- A tree replacement plan should be undertaken to ensure that the historical character of the site is maintained over the long term.
- Trees that are prone to high levels of maintenance and do not contribute to the quality of the landscape should be considered for removal and suitable replacements installed.
- The landscape features in many areas have overgrown and require restoration or replacement.
- Emphasis should be placed on selecting plants that are reflective of the site's historical character, require little maintenance, and provide seasonal interest when viewed from the gardens or from inside the hospital.

Compartment #2:

Management Intent

This area will be significantly impacted by the construction of the proposed hospital expansion and utilities servicing. The trees to the north of the existing entrance drive are mainly large, over-mature plants placed in a park-like setting with mown lawns and garden beds. A mature row of Norway Spruce runs parallel to Delhi Street and some recently planted small trees are scattered about the area. All of this material will be removed by the proposed construction work. To the south and west of the entrance drive, the vegetation is comprised of a mid-aged Norway Spruce plantation, a small community of Ash trees and some recently planted small trees including Hop Tree, Kentucky Coffee Tree, Red Bud, and Dogwood. Near the daycare centre a number of more mature trees including Beech, Sugar Maple, Black Walnut, Gingko, and White Spruce can be found.

Management Actions

- Smaller trees, especially those on the **List of Wildlife Species at Risk** should be moved to a suitable location on the Homewood site prior to construction activity commencing.
- Tree protection barriers should be installed for those trees nearby the work zone and measures put in place to promote their ability to recover from any construction-related impacts.
- Measures may include fertilizing, root pruning, branch removal to avoid collisions with construction equipment, and watering if required.
- Ash trees infected with EAB should be removed and properly disposed of.

Wildlife Habitat Management

- Transplant existing vegetation Species at Risk to appropriate locations within the subject property which are part of the NHS.

Compartment #3:

Management Intent

This area is primarily an open meadow community with a hedgerow of mixed trees (predominately Ash) having a Buckthorn understory running parallel to Delhi Street. This area may be utilized for future hospital expansions and currently functions as a work area/storage yard.

Management Actions

- Buckthorn removal in this area will eliminate a major seed source of this invasive plant.

Compartment #4:

Management Intent

One of the key woodland communities on the Homewood site, this area is primarily comprised of a Beech-Maple Forest with an understory of Garlic Mustard, Buckthorn, and Riverbank Grape. Some Ash, Black Locust, Black Walnut, Manitoba Maple and Norway Maple can be found in small groupings scattered throughout the forest.
Restoration work undertaken in 1996 is evident, but recent germination of invasive plants is beginning to displace the dominant canopy species. A pedestrian/service path runs diagonally from the north corner of the compartment to the gatehouse at Arthur street. This path provides for a quiet, leisurely stroll to and from the hospital.

Management Actions

- A restoration program that includes the removal of Buckthorn, Manitoba Maple, Norway Maple, Black Locust, Riverbank Grape, and Garlic Mustard is recommended. This area should be monitored on a regular basis and an annual spring removal of invasive species is recommended.
- Dead and dying Ash trees should be removed as well as any trees that would pose a hazard near the pedestrian pathway.
- Larger logs and branches can be left on site to decompose and provide habitat for forest floor species.
- A program of restoration planting should be undertaken to establish a healthy forest ecosystem that will reduce pressure from the competing exotic plants.

Wildlife Habitat Management

- Restoration should be undertaken with emphasis on the removal of invasive species and planting of appropriate native species.
- Human disturbance should be minimized through the use of educational signage and maintenance of authorized trails.
- The timing of restoration and maintenance activities (e.g. removal of hazardous trees) should have regard for the breeding bird season (May 1 to August 31).
- Maintenance staff should be aware of the presence and location of significant plant species in the woodlot and take care not to disturb these areas

Compartment #5:

Management Intent

This area borders the southwest side of Compartment #4 and is comprised primarily of mature Black Walnuts with an understory of invasive species including Garlic Mustard and False Solomon's Seal. Black Walnuts are allelopathic in that they deter competing species by depositing an organic compound called Juglone in the soil. This chemical is toxic or growth-stunting to many other plants, so care must be taken to select species that are resistant to the effects of Juglone. This area may be a suitable candidate for a restoration zone that could compensate for the removal of trees in other parts of the property.

Management Actions

- A detailed restoration plan for this area could be developed in conjunction with future expansion phases of the hospital, including:
- The removal of the exotic, invasive species;
- The establishment of a suitable ground layer;
- And the introduction of suitable companion species.

Wildlife Habitat Management

- Restoration should be undertaken with emphasis on selectively removing (where approved by the City) toxic Black Walnut trees and invasive species.
- Appropriate native tree and understorey species should be planted in an effort to restore habitat for woodland breeding birds and locally occurring significant plant species.

Compartment #6:

Management Intent

This area is comprised mainly of open parkland with mown lawn, individual trees, and planted gardens. The north end of the compartment includes a gazebo with horticultural displays, raised planting beds, a labyrinth, and sanctuary garden. The southwest edge of the compartment, near the river, has a significant amount of undergrowth including invasive plants.

Management Actions

- Remove exotic plants that act as seed sources, adversely affecting the adjacent natural areas (Compartments numbered 4, 5, and 10).
- Replanting should include a range of native Carolinian trees/shrubs that can be incorporated into a plant identification program.
- This area is heavily travelled by hospital residents and the local community so many people will have an opportunity to learn about the indigenous plants of the region.
- Open lawn areas should be maintained as part of the cultural heritage of the site.

Compartment #7:

Management Intent

This compartment surrounds the historic Riverslea Building. Plants in this area are overgrown and do not complement the historic character of the building. The area is adjacent to riverbank forest that runs along the Speed River, so care should be taken to avoid plants that will adversely affect this community.

Management Actions

- A new landscape plan should be developed for this area that includes appropriate plants.
- New gardens and tree plantings around the building should be complementary to the building's architecture and the park-like setting.
- In addition, care should be taken to use plants that are native or non-invasive.

Compartment #8:

Management Intent

This area is a work yard, storage area and parking lot. There is little landscape treatment here so the facility is in full view to the pedestrians and vehicles passing by.

Management Actions

- New plantings that would screen this area may be considered.

Compartment #9:

Management Intent

Compartment #9 is comprised of the Recreation Centre with a baseball diamond, tennis courts, and a clubhouse. The trees here are placed in a park-like setting with mown lawn and decorative planting beds. They are a variety of ages with some being newly planted. Historically, views from this area to the northeast allowed a unique perspective of the Homewood buildings.

Management Actions

- Care should be taken to preserve the open character of this site and the views uphill to the hospital buildings.
- Selective pruning of the existing tree canopies and strategic placement/removal of trees in this area will help to ensure that these views are maintained.
- The area borders the natural woodlands of Compartment #10 and #11, so care should be taken to manage exotic plants that might provide seed sources for invasive species.

Compartment #10:

Management Intent

This large compartment borders the eastern bank of the Speed River and is comprised of a variety of vegetative communities. This area affords a valuable recreational amenity and is an important component of the riparian ecosystem along the Speed River, providing habitat that links this site with the surrounding community. An informal path winds along the river providing a popular route for hospital patients, staff, and neighbours. Some recent plantings of native trees are evident along the eastern boundary of this compartment.
Some of the plant communities here are in good condition with little evidence of competition from invasive species. However, most of the communities are heavily infested with invasive plants including Manitoba Maple, Buckthorn, Norway Maple and Garlic Mustard. Some of the communities have a significant Ash component which appears to be infected with EAB and the trees are either dead or in decline.

Management Actions

- Remove and properly dispose of Ash trees infected with EAB.
- A comprehensive restoration plan should be undertaken to remove invasive species and replace them with native plants that are appropriate for the particular vegetative communities found here.
- Assess existing trees adjacent to the trail system and remove any that pose a hazard.
- Larger branches and trunks can be left on the forest floor to decompose.

Wildlife Habitat Management

- Restoration should be undertaken with emphasis on the removal of invasive species, planting of appropriate native species, and stabilization of river banks where required to protect/enhance fish habitat.
- Human disturbance should be minimized through the use of educational signage.
- The timing of restoration and maintenance activities (e.g. service pipe works) should have regard for the breeding bird season (May 1 to August 31) and waterfowl overwintering period (December 1 to February 28).
- Maintenance staff should be aware of the presence and location of significant plant species and rare vegetation communities in the woodlot and take care not to disturb these areas

Compartment #11:

Management Intent

This compartment extends from the recreation centre along the steep bank north to the site entrance at Delhi Street. The vegetative community is primarily comprised of Sugar Maple, Norway Maple, White Ash, and Black Cherry, with smaller populations of Black Walnut, Cottonwood, and Basswood. At the northwestern end of the compartment a small plantation of Scotch Pine and Norway Spruce can be found. The entire compartment is heavily infested with Virginia Creeper, Garlic Mustard, and Buckthorn. This community provides an important woodland feature that establishes the forest context of the hospital buildings and buffers the views of the parking areas on the flats below. Many of the Cherry trees here are infected with Black Knot (*Dibotryon morbosum*).

Management Actions

- Because of the large number of Norway Maple trees in this Community, a complete removal would open up too much of the canopy and have a significant visual impact. As a result, a gradual removal over the next 3 to 5 years is recommended.
- Larger trees should be removed first to reduce the seed load, and then smaller trees should be removed. This action should be coupled with an annual spring removal of young seedlings and saplings of Norway Maple, Buckthorn, and other invasive species.
- For removal of Garlic Mustard see the Nature Conservancy of Canada Document, "Control Methods for the Invasive Plant Garlic Mustard (*Alliaria petiolata*) within Ontario Natural Areas, Document V1.0", found at http://www.weedinfo.ca/media/pdf/garlic_natureconservatory.pdf
- Removal of Norway Maples will open the canopy and encourage the establishment of new trees. However, invasive plants might also be allowed to spring up and take hold. The site must be monitored to remove competing species and a replanting program of suitable native trees is recommended.
- Large branches and trunks of felled trees can be left on the woodland floor.
- An aggressive treatment of the Black Knot problem will require pruning and removal of infected parts of plants and a fungicide program (check current recommendations for approved materials). Regular monitoring and a strict sanitation program will be critical to success.

Wildlife Habitat Management

- Restoration should be undertaken with emphasis on the removal of invasive species and planting of appropriate native species.
- Human disturbance should be minimized through the use of educational signage and maintenance of authorized trails.
- The timing of restoration and maintenance activities (e.g. removal of hazardous trees) should have regard for the breeding bird season (May 1 to August 31).

Compartment #12:

Management Intent

This area is home to the Riverwood facility and the associated parking lots, ornamental gardens, and individual trees with mowed lawns. Trees here are mid-aged and generally in good condition. Some poor maintenance practices have negatively affected the health and vitality of some of the trees and shrubs in this area.

Management Actions

- Remove plants that serve as seed sources for invasive species that adversely affect the adjacent natural areas.
- Monitor Austrian Pine for *Diplodia* Tip Dieback and respond quickly if this disease is detected.
- Gradually replant the gardens with new plantings that are complementary to the building.

Compartment #13:

Management Intent

This area lies on the northeast side of Delhi Street opposite the main hospital buildings. The site includes surface parking lots and several small buildings facing Delhi Street. The existing vegetation consists of Norway Maple and Little-Leaf Linden street trees along with Colorado Spruce, Douglas Fir, Basswood, Norway Spruce, White Spruce, Sumac, White Pine, and Black Walnut.
Near the northeast property boundary, the land slopes sharply to the east, down to the residential homes below. The bank is vegetated with a variety of young to mid-aged shrubs and trees that provide some buffering from the parking area above. Historically the Homewood site was located on top of a hill and took advantage of the distant views of the surrounding landscape.

Management Intent

- Current plans call for the redevelopment of this area to accommodate a parking area and a dry storm water management facility. Care should be taken to preserve as many existing trees as possible, especially those along the eastern boundary which buffer the neighbouring homes.
- Strategic placement of new trees should consider framing the long views to the east while low shrubs and perennials can be situated near the street to screen views of the parked cars.
- The dry pond offers an opportunity to introduce a variety of native trees and shrubs to create a unique natural feature at the north end of the Compartment.
- Retained trees should be prestressed to help minimize construction impacts.
- Remove invasive species that have established in areas along the compartment's eastern boundary.

APPENDIX VIII

Bird Species Reported From the Study Area

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	OBBA[7] 17NJ52 17NJ62	NRSI Observed
	DUCKS, GEESE & SWANS								
Branta canadensis	Canada Goose	S5						CO	X
Aix sponsa	Wood Duck	S5						CO	
Anas platyrhynchos	Mallard	S5						CO	PO
Mergus merganser	Common Merganser	S5B, S5N				√	S	CO	
	PARTRIDGES, GROUSE & TURKEYS								
Bonasa umbellus	Ruffed Grouse	S4						PR	
Meleagris gallopavo	Wild Turkey	S5						PO	
	LOONS								
Gavia immer	Common Loon	S5B, S5N	NAR	NAR		√	S	PO	
	GREBES								
Podilymbus podiceps	Pied-billed Grebe	S4B, S4N				√		CO	
	HERONS & BITTERNS								
Ixobrychus exilis	Least Bittern	S4B	THR	T	Schedule 1	√		PO	
Ardea herodias	Great Blue Heron	S4B				**	S	PO	
Butorides virescens	Green Heron	S4B				**	S	CO	
	VULTURES								
Cathartes aura	Turkey Vulture	S5B				√		PO	X
	HAWKS, KITES & EAGLES								
Pandion haliaetus	Osprey	S5B				√		CO	
Circus cyaneus	Northern Harrier	S4B	NAR	NAR		√*	S	PO	
Accipiter striatus	Sharp-shinned Hawk	S5	NAR			√*	S	PR	(PR)
Accipiter cooperii	Cooper's Hawk	S4	NAR	NAR		√*	S	CO	
Buteo platypterus	Broad-winged Hawk	S5B				√	S	PO	
Buteo jamaicensis	Red-tailed Hawk	S5	NAR	NAR				CO	
	RAILS, GALLINULES & COOTS								
Rallus limicola	Virginia Rail	S5B						PR	
Porzana carolina	Sora	S4B				√		PR	
	PLOVERS								
Charadrius vociferus	Killdeer	S5B, S5N						CO	PO
	SANDPIPERS & PHALAROPES								
Actitis macularia	Spotted Sandpiper	S5						CO	
Scolopax minor	American Woodcock	S4B						PR	
	GULLS, TERNS & SKIMMERS								
Larus delawarensis	Ring-billed Gull	S5B,S4N				**	X		X
	PIGEONS & DOVES								
Columba livia	Rock Pigeon	SNA						CO	X

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	OBBA[7] 17NJ52 17NJ62	NRSI Observed
Zenaida macroura	Mourning Dove	S5						CO	
	CUCKOOS & ANIS								
Coccyzus erythropthalmus	Black-billed Cuckoo	S5B				√*	S	PO	
	TYPICAL OWLS								
Megascops asio	Eastern Screech-Owl	S4	NAR	NAR				CO	
Bubo virgianus	Great Horned Owl	S4						CO	
Asio otus	Long-eared Owl	S4				√	S	CO	
	SWIFTS								
Chaetura pelagica	Chimney Swift	S4B, S4N	THR	T	Schedule 1	√		PR	X
	HUMMINGBIRDS								
Archilochus colubris	Ruby-throated Hummingbird	S5B						PR	
	KINGFISHERS								
Megaceryle alcyon	Belted Kingfisher	S4B				√	S	CO	
	WOODPECKERS								
Melanerpes erythrocephalus	Red-headed Woodpecker	S4B	SC	T	Schedule 1	√		PO	
Picoides pubescens	Downy Woodpecker	S5						CO	PO
Picoides villosus	Hairy Woodpecker	S5				√*	S	CO	
Colaptes auratus	Northern Flicker	S4B				√*	S	CO	
Dryocopus pileatus	Pileated Woodpecker	S5				√*	S	CO	
	CARACARAS & FALCONS								
Falco sparverius	American Kestrel	S4				√*	S	PO	
Falco columbarius	Merlin	S5B	NAR	NAR		√	S		(X)
	TYRANT FLYCATCHERS								
Contopus virens	Eastern Wood-Pewee	S4B		SC		√	S	PR	(PO)
Empidonax alnorum	Alder Flycatcher	S5B						PR	
Empidonax traillii	Willow Flycatcher	S5B				√	S	PO	
Empidonax minimus	Least Flycatcher	S4B				√	S	PR	
Sayornis phoebe	Eastern Phoebe	S5B						CO	
Myiarchus crinitus	Great Crested Flycatcher	S4B						CO	PO
Tyrannus tyrannus	Eastern Kingbird	S4B				√*	S	CO	
	VIREOS								
Vireo gilvis	Warbling Vireo	S5B						CO	
Vireo olivaceus	Red-eyed Vireo	S5B						CO	PO
	CROWS & JAYS								
Cyanocitta cristata	Blue Jay	S5						CO	PO
Corvus brachyrhynchos	American Crow	S5B						CO	CO
Corvus corax	Common Raven	S5				√	S	PO	
	LARKS								
Eremophila alpestris	Horned Lark	S5B						PR	

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	OBBA[7] 17NJ52 17NJ62	NRSI Observed
	SWALLOWS								
Tachycineta bicolor	Tree Swallow	S4B						CO	
Stelgidopteryx serripennis	Northern Rough-winged Swallow	S4B						CO	
Riparia riparia	Bank Swallow	S4B		T		√*	S	CO	
Petrochelidon pyrrhonota	Cliff Swallow	S4B				**	S	CO	
Hirundo rustica	Barn Swallow	S4B	THR	T				CO	
	CHICKADEES & TITMICE								
Poecile atricapillus	Black-capped Chickadee	S5						CO	PR
	NUTHATCHES								
Sitta canadensis	Red-breasted Nuthatch	S5				√*	S	CO	
Sitta carolinensis	White-breasted Nuthatch	S5						CO	(PO)
	CREEPERS								
Certhia americana	Brown Creeper	S5B				√*	S	CO	X
	WRENS								
Thryothorus ludovicianus	Carolina Wren	S4				√	S	CO	
Troglodytes aedon	House Wren	S5B						CO	
Troglodytes hiemalis	Winter Wren	S5B				√*	S	PR	
Cistothorus palustris	Marsh Wren	S4B				√		PO	
	KINGLETS								
Regulus satrapa	Golden-crowned Kinglet					√			X
	THRUSHES								
Sialia sialis	Eastern Bluebird	S5B	NAR	NAR				CO	
Catharus fuscescens	Veery	S4B				√*	S	PR	
Hylocichla mustelina	Wood Thrush	S4B		T		√*	S	PR	
Turdus migratorius	American Robin	S5B						CO	PO
	MOCKINGBIRDS & THRASHERS								
Dumetella carolinensis	Gray Catbird	S4B						PR	(PR)
Toxostoma rufum	Brown Thrasher	S4B				√	S	CO	
	STARLINGS								
Sturnus vulgaris	European Starling	SNA						CO	PO
	WAXWINGS								
Bombycilla cedrorum	Cedar Waxwing	S5B						CO	PO
	WOOD-WARBLERS								
Seiurus aurocapillus	Ovenbird	S4B				√*	S	CO	
Parkesia noveboracensis	Northern Waterthrush	S5B						CO	
Vermivora cyanoptera	Blue-winged Warbler	S4B				√	S	PO	
Mniotilta varia	Black-and-white Warbler	S5B				√*	S	CO	
Oreothlypis ruficapilla	Nashville Warbler	S5B						PR	
Geothylpis philadelphia	Mourning Warbler	S4B						PR	

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	OBBA[7] 17NJ52 17NJ62	NRSI Observed
Geothylpis trichas	Common Yellowthroat	S5B						CO	
Setophaga ruticilla	American Redstart	S5B				√*	S	PR	
Setophaga magnolia	Magnolia Warbler	S5B				√	S	PO	
Setophaga fusca	Blackburnian Warbler	S5B				√	S	PO	
Setophaga petechia	Yellow Warbler	S5B						CO	
Setophaga pensylvanica	Chestnut-sided Warbler	S5B						PO	
Setophaga pinus	Pine Warbler	S5B				√*	S	PR	
Setophaga coronata	Yellow-rumped Warbler	S5B						PR	
Setophaga virens	Black-throated Green Warbler	S5B				√	S	PR	
	SPARROWS								
Pipilo erythrophthalmus	Eastern Towhee	S4B				√*	S	CO	
Spizella passerina	Chipping Sparrow	S5B						CO	PO
Spizella pallida	Clay-colored Sparrow	S4B				√		CO	
Spizella pusilla	Field Sparrow	S4B				√*	S	CO	
Passerculus sandwichensis	Savannah Sparrow	S4B				√*	S	CO	
Ammodramus savannarum	Grasshopper Sparrow	S4B				√	S	PR	
Melospiza melodia	Song Sparrow	S5B						CO	PO
Melospiza georgiana	Swamp Sparrow	S5B						CO	
Zonotrichia albicollis	White-throated Sparrow	S5B						PR	
	CARDINALS & ALLIES								
Piranga olivacea	Scarlet Tanager	S4B				√	S	PO	
Cardinalis cardinalis	Northern Cardinal	S5						CO	PR
Pheucticus ludovicianus	Rose-breasted Grosbeak	S4B				√*	S	PR	(PO)
Passerina cyanea	Indigo Bunting	S4B						PR	PO
	BLACKBIRDS								
Dolichonyx oryzivorus	Bobolink	S4B	THR	T	No Schedule	√*		PR	
Agelaius phoeniceus	Red-winged Blackbird	S4						CO	(PO)
Sturnella magna	Eastern Meadowlark	S4B	THR	T		√*		PR	
Quiscalus quiscula	Common Grackle	S5B						CO	PR
Molothrus ater	Brown-headed Cowbird	S4B						CO	
Icterus galbula	Baltimore Oriole	S4B				√*	S	CO	
	FINCHES								
Carpodacus mexicanus	House Finch	SNA						CO	(PO)
Carpodacus purpureus	Purple Finch	S4B						CO	
Spinus pinus	Pine Siskin	S4B					S	PR	
Spinus tristis	American Goldfinch	S5B						CO	PR
	OLD WORLD SPARROWS								
Passer domesticus	House Sparrow	SNA						PR	PO
					Total	**56**	**46**	**148**	**27**

[1]MNRF 2014; [2]MNRF 2015; [3]COSEWIC 2015; [4]Government of Canada 2015; [5]Dougan & Associates 2009;
[6]City of Guelph; [7]Cadman et al. 2007

LEGEND
SRANK
S4 Apparently Secure
S5 Secure

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	OBBA[7] 17NJ52 17NJ62	NRSI Observed

SNA Unranked
B Breeding Population
N Non-breeding Population

COSSARO/COSEWIC

THR/T Threatened
SC/SC Special Concern
NAR Not at Risk

SARA Schedule

Schedule 1 Officially Protected under SARA

Wellington County

√ Significant and rare
√* Significant but not rare
** Only habitats that support/recently supported active nests considered signficant

City of Guelph

S Significant

APPENDIX IX

Herpetofauna Species Reported From the Study Area

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule	Wellington County[4]	City of Guelph[5]	Ontario Herp Atlas[6]	NRSI Observed
Turtles									
Chelydra serpentina serpentina	Eastern Snapping Turtle	S3	SC	SC	Schedule 1			X	
Chrysemys picta marginata	Midland Painted Turtle	S5						X	
Emydoidea blandingii	Blanding's Turtle (*Great Lakes/St Lawrence population*)	S3	THR	T	Schedule 1	X		X	
Graptemys geographica	Northern Map Turtle	S3	SC	SC	Schedule 1	X		X	
Snakes									
Lampropeltis taylori triangulum	Eastern Milksnake	S3	SC	SC	Schedule 1	X		X	
Nerodia sipedon sipedon	Common Watersnake	S5	NAR	NAR		X	S	X	
Storeria dekayi dekayi	Northern Brownsnake	S5	NAR	NAR			S	X	
Storeria occipitomaculata occipitomaculata	Northern Red-bellied Snake	S5					S	X	
Thamnophis butleri	Butler's Gartersnake	S2	END	E	Schedule 1	X		X	
Thamnophis sirtalis sirtalis	Eastern Gartersnake	S5						X	X
Thamnophis sauritus septentrionalis	Northern Ribbonsnake	S3	SC	SC	Schedule 1	X		X	
Salamanders									
Ambystoma laterale	Blue-spotted Salamander	S4				X	S	X	
Notophthalmus viridescens viridescens	Red-spotted Newt	S5				X	S	X	
Plethodon cinereus	Eastern Red-backed Salamander	S5						X	
Toads and Frogs									
Bufo americanus	American Toad	S5						X	
Hyla versicolor	Tetraploid Gray Treefrog	S5				X		X	
Pseudacris triseriata pop. 2	Western Chorus Frog *(Gr. Lakes/St. Lawrence - Canadian Shield Population)*	S3	NAR	T	Schedule 1			X	
Pseudacris crucifer	Spring Peeper	S5						X	
Rana catesbeiana	American Bullfrog	S4					S	X	
Rana clamitans melanota	Northern Green Frog	S5						X	
Rana palustris	Pickerel Frog	S4	NAR	NAR			S	X	
Rana pipiens	Northern Leopard Frog	S5	NAR	NAR				X	
Rana sylvatica	Wood Frog	S5						X	
					Total	**9**	**7**	**23**	**1**

[1]MNRF 2014; [2]MNRF 2015; [3]COSEWIC 2015; [4]Government of Canada 2015; [5]Dougan & Associates 2009; [6]City of Guelph 2012

LEGEND
SRANK
S3 Vulnerable
S4 Apparently Secure
S5 Secure
COSSARO/COSEWIC
NAR Not at Risk
SC/SC Special Concern
THR/T Threatened
END/E Endangered
Wellington County
X Significant
City of Guelph
S Significant

Scientific Name	Common Name	SRANK[1]	OMNR[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	TEA Atlas[7]	NRSI Observed
Hesperiidae	**Skippers**								
Anatrytone logan	Delaware Skipper	S4				X	S	X	
Ancyloxypha numitor	Least Skipper	S5						X	
Carterocephalus palaemon	Arctic Skipper	S5						X	
Epargyreus clarus	Silver-spotted Skipper	S4						X	X
Erynnis baptisiae	Wild Indigo Duskywing	S4				X	S	X	
Erynnis icelus	Dreamy Duskywing	S5						X	
Erynnis juvenalis	Juvenal's Duskywing	S5						X	
Euphyes vestris	Dun Skipper	S5						X	
Hylephila phyleus	Fiery Skipper	SNA						X	
Pholisora catullus	Common Sootywing	S3				X			
Poanes hobomok	Hobomok Skipper	S5						X	
Poanes massasoit	Mulberry Wing	S4				X	S		
Poanes viator	Broad-winged Skipper	S4						X	
Polites mystic	Long Dash Skipper	S5						X	
Polites origenes	Crossline Skipper	S4							X
Polites peckius	Peck's Skipper	S5						X	
Polites themistocles	Tawny-edged Skipper	S5						X	X
Pompeius verna	Little Glassywing	S4				X	S	X	
Pyrgus centaureae	Grizzled Skipper	S4							
Pyrgus communis	Common Checkered Skipper	SNA						X	
Thymelicus lineola	European Skipper	SNA						X	X
Wallengrenia egeremet	Northern Broken Dash	S5						X	
Papilionidae	**Swallowtails**								
Papilio cresphontes	Giant Swallowtail	S3				X		X	
Papilio glaucus	Eastern Tiger Swallowtail	S5						X	
Papilio polyxenes	Black Swallowtail	S5						X	
Pieridae	**Whites and Sulphurs**								
Colias eurytheme	Orange Sulphur	S5						X	
Colias interior	Pink-edged Sulphur	S5						X	
Colias philodice	Clouded Sulphur	S5						X	X
Pieris oleracea	Mustard White	S4						X	
Pieris rapae	Cabbage White	SNA						X	X
Pieris virginiensis	West Virginia White	S3		SC		X		X	
Lycaenidae	**Harvesters, Coppers, Hairstreaks, Blues**								
Callophrys niphon	Eastern Pine Elfin	S5						X	
Celastrina ladon	Spring Azure	S5						X	
Celastrina neglecta	Summer Azure	S5						X	
Cupido comyntas	Eastern Tailed Blue	S5						X	
Glaucopsyche lygdamus	Silvery Blue	S5						X	
Lycaena hyllus	Bronze Copper	S5						X	
Satyrium calanus	Banded Hairstreak	S4						X	
Satyrium liparops	Striped Hairstreak	S5						X	
Satyrium titus	Coral Hairstreak	S5						X	
Nymphalidae	**Brush-footed Butterflies**								
Boloria bellona	Meadow Fritillary	S5						X	
Cercyonis pegala	Common Wood-Nymph	S5						X	X

APPENDIX X

Butterfly Species Reported from the Study Area

Scientific Name	Common Name	SRANK[1]	OMNR[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	TEA Atlas[7]	NRSI Observed
Coenonympha tullia	Common Ringlet	S5						X	X
Danaus plexippus	Monarch	S2N, S4B	SC	SC	Schedule 1	X*		X	X
Enodia anthedon	Northern Pearly-Eye	S5						X	
Euphydryas phaeton	Baltimore Checkerspot	S4						X	
Euptoieta claudia	Variegated Fritillary	SNA						X	
Junonia coenia	Common Buckeye	SNA						X	
Lethe eurydice	Eyed Brown / Northern Eyed Brown	S5						X	
Limenitis archippus	Viceroy	S5						X	
Limenitis arthemis arthemis	White Admiral/Banded Purple	S5						X	
Limentis arthemis astyanax	Red-spotted Purple	S5						X	
Megisto cymela	Little Wood-Satyr	S5						X	
Nymphalis antiopa	Mourning Cloak	S5						X	
Phyciodes cocyta	Northern Crescent	S5						X	
Phyciodes tharos	Pearl Crescent	S4						X	
Polygonia comma	Eastern Comma	S5						X	
Polygonia interrogationis	Question Mark	S5						X	
Polygonia progne	Grey Comma	S5						X	
Speyeria aphrodite	Aphrodite Fritillary	S5						X	
Speyeria cybele	Great Spangled Fritillary	S5						X	
Vanessa atalanta	Red Admiral	S5						X	
Vanessa cardui	Painted Lady	S5						X	
Vanessa virginiensis	American Lady	S5						X	X
					Total	**8**	**4**	**60**	**10**

[1]MNRF 2014; [2]MNRF 2015; [3]COSEWIC 2015; [4]Government of Canada 2015; [5]Dougan & Associates 2009; [6]City of Guelph 2012; [7]Jones et al. 2015

LEGEND
SRANK
S2 Imperiled
S3 Vulnerable
S4 Apparently Secure
S5 Secure
SNA Unranked
COSSARO/COSEWIC
SC/SC Special Concern
SARA Schedule
Schedule 1 Officially Protected under SARA
Wellington County
X Rare
X* Significant only within City of Guelph
City of Guelph
S Significant

APPENDIX XI

Odonata Species Reported from the Study Area

Scientific Name	Common Name	SRANK[1]	OMNR[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	NRSI Observed
Amberwings								
Plathemis lydia	Common Whitetail	S5						X
Dancers								
Argia moesta	Powdered Dancer	S5						X
Darners								
Aeshna constricta	Lance-tipped Darner	S5						X
Anax junius	Common Green Darner	S5						X
Jewelwings								
Calopteryx maculata	Ebony Jewelwing	S5						X
Meadowhawks								
Sympetrum obtrusum	White-faced Meadowhawk	S5						X
Saddlebags								
Tramea lacerata	Black Saddlebags	S4						X
Spreadwings								
Lestes disjunctus	Common Spreadwing	S5						X
					Total	**0**	**0**	**8**

[1]MNRF 2014; [2]MNRF 2015; [3]COSEWIC 2015; [4]Government of Canada 2015; [5]Dougan & Associates 2009; [6]City of Guelph 2012

LEGEND
SRANK
S4 Apparently Secure
S5 Secure
Wellington County
X Significant

APPENDIX XII

Mammal Species Reported from the Study Area

Scientific Name	Common Name	SRANK[1]	COSSARO[2]	COSEWIC[3]	SARA Schedule[4]	Wellington County[5]	City of Guelph[6]	Ontario Mammal Atlas[7]	NRSI Observed
Didelphimorphia	**Opossums**								
Didelphis virginiana	Virginia Opossum	S4				X		X	
Insectivora	**Shrews and Moles**								
Blarina brevicauda	Northern Short-tailed Shrew	S5				X		X	
Condylura cristata	Star-nosed Mole	S5				X		X	
Parascalops breweri	Hairy-tailed Mole	S4				R	S	X	
Sorex cinereus	Masked Shrew	S5				X		X	
Sorex fumeus	Smoky Shrew	S5				X		X	
Sorex palustris	Water Shrew	S5				R	S	X	
Chiroptera	**Bats**								
Eptesicus fuscus	Big Brown Bat	S5				X		X	X
Lasionycteris noctivagans	Silver-haired Bat	S4				X		X	X
Lasiurus cinereus	Hoary Bat	S4				X		X	X
Myotis lucifugus	Little Brown Myotis	S4	END	E	Schedule 1	X		X	X
Perimyotis subflavus	Tri-colored Bat	S3?		E	Schedule 1	R		X	
Lagomorpha	**Rabbits and Hares**								
Lepus americanus	Snowshoe Hare	S5				R	S	X	
Lepus europaeus	European Hare	SNA				X		X	
Sylvilagus floridanus	Eastern Cottontail	S5				X		X	X
Rodentia	**Rodents**								
Castor canadensis	Beaver	S5				X		X	
Erethizon dorsatum	Porcupine	S5				X		X	
Glaucomys sabrinus	Northern Flying Squirrel	S5				R	S	X	
Glaucomys volans	Southern Flying Squirrel	S4	NAR	NAR		R	S	X	
Marmota monax	Woodchuck	S5				X		X	X
Microtus pennsylvanicus	Meadow Vole	S5				X		X	
Mus musculus	House Mouse	SNA				X		X	
Napaeozapus insignis	Woodland Jumping Mouse	S5				R	S	X	
Ondatra zibethicus	Muskrat	S5				X		X	
Peromyscus leucopus	White-footed Mouse	S5				X		X	
Peromyscus maniculatus	Deer Mouse	S5				X		X	
Rattus norvegicus	Norway Rat	SNA				X		X	
Sciurus carolinensis	Eastern Gray Squirrel	S5				X		X	X
Tamiasciurus hudsonicus	Red Squirrel	S5				X		X	X
Tamias striatus	Eastern Chipmunk	S5				X		X	X
Zapus hudsonius	Meadow Jumping Mouse	S5				X		X	
Carnivora	**Carnivores**								
Canis latrans	Coyote	S5				X		X	
Mephitis mephitis	Striped Skunk	S5				X		X	
Mustela erminea	Ermine	S5				X		X	
Mustela frenata	Long-tailed Weasel	S4				R	S	X	
Mustela vison	American Mink	S4				X		X	
Procyon lotor	Northern Raccoon	S5				X		X	X
Vulpes vulpes	Red Fox	S5				X		X	
Artiodactyla	**Deer and Bison**								
Odocoileus virginianus	White-tailed Deer	S5				X		X	X
					Total	38	7	39	11

[1]MNRF 2014; [2]MNRF 2015; [3]COSEWIC 2015; [4]Government of Canada 2015; [5]Dougan & Associates 2009; [6]City of Guelph 2012; [7]Dobbyn 1994

Legend
SRANK
S4 Apparently Secure
S5 Secure
SNA Unranked
COSSARO/COSEWIC
NAR Not at Risk
THR/T Threatened
END/E Endangered
SARA Schedule
Schedule 1 Officially Protected under SARA
Wellington County
X Present
R Rare
City of Guelph
S Significant

APPENDIX XIII

Functional Services Map

Key Plan NTS

Stantec
49 Frederick Street
Kitchener, ON Canada
N2H 6M7
Tel. 519.579.4410
Fax. 519.579.6664
www.stantec.com

Notes

1. TOPOGRAPHIC DATA OBTAINED FROM THE FOLLOWING:
   - SURVEY BY STANTEC CONSULTING LTD. DATED DECEMBER 2011 AND MAY 2013.
   - PLAN AND PROFILES PROVIDED BY THE CITY OF GUELPH.
   - SURVEY BY VAN HARTEN SURVEYING INC. DATED FEBRUARY 2010.
2. PROPERTY BOUNDARY DELINEATION BASED ON REGISTERED PLANS BY VAN HARTEN SURVEYING INC. DATED FEBRUARY 2010, DATED JUNE 2017, AND PLAN 61R-19779 DATED DECEMBER 2020.

Legend

WATERMAIN
STORM SEWER
SANITARY SEWER
GAS MAIN
TELEVISION CABLE
UNDERGROUND PHONE WIRE
OVERHEAD PHONE WIRE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE

No.	Revision	By	Appd.	YY.MM.DD
1	UPDATED PROPOSED WORK	KJB	JBH	13.12.17

File Name: 160511128S_C-UP.dwg	Dsn'd	Dft'd	Chkd	Dpty'd	YY.MM.DD
	KG	JBH	MSmith	Dpty'd	12.06.18

Permit-Seal

Client/Project
Schlegel Health Care Inc.

HOMEWOOD HEALTH CARE
150 DELHI STREET
Guelph, ON

Title
SITE UTILITY PLAN

Project No.	Scale				
160511283	1:500	0	5	10	20m
Drawing No.	Sheet			Revision	
C-050	of			0	

ORIGINAL SHEET - ARCH. F

Archaeological Assessment (Stages 1, 2 and 3)
Homewood Healthcare Facility
150 Delhi Street, City of Guelph, Formerly Part of Lots 12 and 13 Broken Front Concession and Lots 12 and 13 Division F, First Range, Geographical and Historical Township of Guelph, County of Wellington
PIF# P017-0319-2014 (Stage 1-2), P017-0328-2014 and P017-0329
(Stage 3 assessment of AjHb-83 and AjHb-84)
Revised Report

Submitted to:
R.B.J. Schlegel
325 Max Becker Drive, Suite 201
Kitchener ON N2E 4H5

And

The City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

And

The Ontario Ministry of Tourism, Culture and Sport

Submitted by:

Detritus Consulting Ltd.
69 Claremont Avenue, Kitchener Ontario, N2M 2P5
Mobile/Office: 519-744-7018
e-mail: garth@golden.net www.detcon.net

Licensee: Garth Grimes, Archaeological Consulting License Number P017

Submitted August 25, 2016

Archaeological Assessment (Stages 1, 2 and 3) Homewood Healthcare Facility 150 Delhi Street, City of Guelph, Formerly Part of Lots 12 and 13 Broken Front Concession and Lots 12 and 13 Division F, First Range, Geographical and Historical Township of Guelph, County of Wellington PIF# P017-0319-2014 (Stage 1-2), P017-0328-2014 and P017-0329 (Stage 3 assessment of AjHb-83 and AjHb-84) Revised Report

1.0 Executive Summary

A stage 1-2 and 3 archaeological assessment was undertaken at the project area located in the City of Guelph. The lands subject to assessment consisted of 4.3ha of land within the Homewood Healthcare Facility grounds divided between three parcels.

Stage 2 field survey was completed in June 2014 and historic Euro-Canadian artifacts including decorated ceramics, glass, cut nails, bones and brick were recovered from test pits at two locations: Location H1 West (AjHb-83) on the West side of Delhi Street and Location H2 East AjHb-84) on the east side of Delhi Street within the project area. These were assigned Borden numbers:

Stage 3 site assessment was recommended for both sites and conducted in July 2014. The stage 3 assessment resulted in the recovery of additional historic Euro-Canadian artifacts dating from the latter half of the 19th century at both sites along with the remnants of a structure including a collapsed foundation and red brick at Location H2 East AjHb-84. Based on the analysis of the artifact assemblage and background research on the Homewood facility and considering its importance at both the Regional and Provincial levels, stage 4 mitigation was recommended for both sites (AjHb-83 and AjHb-84).

This study was directed Mr. Garth Grimes under license number P017 and Melanie Hains under license number R350 issued by the Minister of Tourism, Culture and Sport. Assessment techniques and recommendations follow the *Standards and Guidelines for Consultant Archaeologists 2011* established by the Ontario Ministry of Tourism, Culture and Sport (MTCS) and the archaeological license report requirements under subsection 65 (1) of the Ontario Heritage Act.

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Project Personnel

Project Manager/Field Director	**Garth Grimes P017**
Field Director	Melanie Hains R350
Field Technicians	Mathew Gibson Gary Cole Scott Thompson
Faunal Analysis	Danielle Bellefleur
Report Preparation	Garth Grimes P017 Melanie Hains R350

Acknowledgments

Generous contributions by the following individuals and agencies made this report possible.

- Mr. Brad Schlegel, R.B.J. Schlegel Inc.
- Mr. Stephen Robinson, City of Guelph
- Ms. Joyce Pharoah, Home Wood Healthcare
- Mr. Paul Morris, Homewood Healthcare
- Mr. Brendan Stewart, ERA Architects
- Mr. George Martin, ERA Architects

2.0 Project Context

2.1 Development Context

The Provincial Planning Act in Part 1 section 2 (d) calls for "the conservation of features of architectural, cultural, historical, archaeological or scientific interest". Regional and municipal planning departments often implement this policy on behalf of the Provincial government. As such, the City of Guelph required an archaeological assessment be conducted as a condition of development approval for proposed new facilities to be constructed at the Homewood Healthcare facility. **These facilities are still in the preliminary design phase but include a new main hospital building to be situated immediately southeast of the current Manor, new drainage lines extending to the Speed River, reconstructed entrance driveways at the northwest and southeast limits of the facility and possibly roadways internal to the grounds near the main buildings as expanded parking facilities on the east side of Delhi Street (See Map 6). The size and dimensions of the assessment were decided on in concert with the proponent to ensure that the archaeological assessment covered all areas of potential re-development impact. All areas where impacts are planned have been included in this assessment.**

Map 7 shows how Homewood is currently organized. There are five basic functional spaces that make up the Homewood grounds. The Core Area is a series of interconnected buildings on the west side of Delhi Street which is where most patient care, housing, dining and offices are located. The majority of all interaction takes place in this area. The Auxiliary Spaces are located at Riverslea where maintenance offices and facilities are housed and at the Riverwood building on the northwest side of the Homewood campus where offices are located. The third area of Homewood is Programmed Space, this area contains gardens, tennis courts, lawns, view points and other therapeutic recreational facilities. Parking and Wooded areas make up the final two areas.

New facilities will be created where there are currently wooded areas (new main building and entrance driveways as well as part of the new drainage line. The Auxiliary space containing offices, nursing residences and patient rooms east of Delhi Street will be demolished to make way for additional parking. Part of the programmed landscape featuring gardens as well as the area surrounding Riverslea manor will be impacted by the new drainage line.

The archaeological assessment was carried out during the pre-approval phase of the development application. No municipal file number had been assigned to this development project by the date of submission.

Detritus Consulting Ltd. was contracted by the proponent in May 2014 to conduct a stage 1-2 archaeological assessment of the project area. This resulted in the identification of two significant Euro-Canadian sites. In July 2014 Detritus Consulting was contracted to conduct a stage 3 archaeological assessment of these two sites.

The licensee received permission from the owner of the subject property to enter the land and conduct all required archaeological fieldwork activities, including the recovery and removal of artifacts.

2.2 Historical Context

2.2.1 Historic Land Use

Background research was undertaken in order to:

- determine the potential for any archaeological resources which may exist on the property
- establish the proximity of known archaeological sites by compiling all available data on previous archaeological surveys in the area
- determine the prior land use of the property including prior construction impacts

Archival information relating to the subject property was examined at the following locations: Canadian Archaeological Database Files, Ontario Ministry of Tourism and Culture; Kitchener Public Library, the Wellington Land Registry Office, Homewood Healthcare, The Guelph Museum, The City of Guelph's Heritage Planning Department and the University of Guelph Library.
The project area, which is part of the Homewood Healthcare facility, made a transition from farmland to wealthy estate property and finally to a private healthcare facility during the latter 19th and early 20th century. There are four basic lots originally surveyed for the St. John's Ward survey which make up the project area. These are Lots 12 and 13 in the Broken Front Concession (BF) (west of Delhi Street) and Lots 12 and 13 in the First Range Concession (east of Delhi Street).

According to research at the Land Registry of Wellington County, James Buchanan purchased all four lots from The Canada Company in 1831. In 1849 the same property was sold by Buchanan to John Mitchell. In 1854 the same property was sold by Mitchell to James Webster. At this point the original Buchanan purchase was broken up. In 1858 James Webster and wife sold parts of three of the lots: Part of Lot 12 BF, Lot 13 First Range and Lot 13 First Range to Dr.

William Clarke (1810-1887). Dr. Clarke was a mill owner and magistrate with great wealth who became the second mayor of Guelph and held office in the 1850's and 60's (Guelph: A People's History, 2014).

During the winter of 1859-60 Dr. Clarke had a stately home constructed called Rosehurst on Lot 12 BF. This home was located approximately halfway along a path known as the carriage trail which served as the original driveway in the south part of the Homewood property (Map 2). Rosehurst, from what photographs are available, appears to have been a 2.5 story yellow brick Georgian style residence (Figure 1).

In 1860 James Webster sold the remainder of Lot 12 BF to George Mackenzie Stewart (1820-1868) (Can Ont Wellington Archives, 2014). Stewart was a merchant, recently returned from Manila who set about building a large Italianate residence from local stone for himself and his wife Jane (Guelph Mercury, 1959). The location of this house is the source of some conjecture. It has been described in various sources as down one level (close to the Speed River) and 500' away from the present Manor building which would place it closer to the river or well to the northwest of the present Manor building. **But historian Joyce Pharoah who has worked at Homewood as a secretary and in residence historian since the 1960's places the building close to the present driveway west of the manor building and this appears to be confirmed by photographs from the turn of the century which shows another large 2 story building close by to the northwest possibly the former colonial building or the dining room (Map 3 and Figure 2).** One final piece of evidence the 1862 Map of Guelph shows is a large structure located 262' (80m) west of the current manor House next to the driveway (Map 1). This is a short distance northwest of where Joyce Pharoah places it and would mean the building in pre-1911 Image is to the north is the Colonial Building (Figure 2).

In 1868 George Mackenzie Stewart died and his estate was sold to the Kingsmill family. Five years later in 1873 the Kingsmills sold the property to Donald Guthrie (1840-1915). Guthrie, a Scottish born lawyer and politician, represented the riding of Wellington South in the House of Commons as a liberal from 1876-82 and in the Ontario Legislature from 1886-94. Guthrie and his family moved in and renamed Stewart's Italianate house 'Craiganour' in honour of his birthplace in Scotland (Homewood.org, 2014). It is also known as Guthrie House. **Historic mapping shows a second smaller structure, possibly a gate house or carriage house was also built on the estate. This structure was located approximately where the manor house is now located on the west side of Delhi Street. Yet historic maps can be inaccurate and this structure could be associated with an archaeological site found during the stage 2 assessment of Homewood (See below in Record of Finds)**

In that same year Dr. William Clarke offered Lot 12 First Range - the land where the current Guelph General Hospital is located - for $1000. Three years later, in 1876, he sold his part of Lot 12 BF – the lot containing Rosehurst - to James Goldie (1824-1912) and his wife. **The Goldie family, originally from Scotland were prominent mill owners, politicians and citizens of Guelph in the late 19th and early 20th Centuries. James, owner of the Goldie Mill on the opposite side of the Speed River was looking to build a second home. In 1889 he subdivided part of his holdings and built Riverslea, an imposing stone mansion. In 1891 Thomas Goldie, James Goldie's son was elected mayor of Guelph. In 1946 much of these lands in Park Lot 11 were acquired by Homewood (E.R.A. Architects, 2015).**

In 1879 Dr. William Clarke sold Lot 13 in the First Range to Walter A. Dickson. It is believed Walter A. Dickson farmed this property, building a residence and barn (Pharoah Pers. Comm., 2014). This barn could be the origin of an archaeological site found during the stage 2 assessment (see below). The property eventually became part of the Homewood facility sometime between 1883 and 1905, though no date could be found. In 1882 Dickson sold this property to the Canada Company.

In 1883 Homewood was born when A.J.W. Langmuir and E.A. Meredith bought Donald Guthrie's estate including Craiganour and converted it into the Homewood Retreat. A year later the name was changed to the Homewood Asylum (Homewood, 2014). Both had worked in asylums in the United States and their goal was to create an asylum that would be commercially successful and more humanitarian than standard asylums in Canada at that time. In the late 19th Century, wealthy patients in Canada went to private asylums in the United States for better treatment than was offered publically in Canada. Langmuir believed their money should be kept within the community and by creating a private asylum he could bypass many of the regulations that prevented reform within Ontario's public institutions (Homewood.org, 2014).

In 1890-91 the James Goldie built Riverslea. A large stone mansion which still exists on the southern grounds of Homewood near the Speed River. The Goldie Family resided at Riverslea until 1918. When James Goldie died in 1912 the house became the property of his son Thomas. The Goldies sold the property to the Halls who made renovations including a new wing on the side of the house facing the Speed River. In 1946 the house was acquired by Homewood through an estate sale (E.R.A. Architects, 2015).

In 1903 the Workside/Superintendent's house was constructed.

In 1906 Homewood expanded, the Colonial and Vista buildings were constructed on the West side of Delhi Street and the Nurses Residence was constructed on the east side. A smaller building north of the Nurses residence was known as the Nurses Cottage (Figure 4). It is believed this building was the original Walter Dickson farmhouse (Pharoah Pers. Comm. 2014). But there is doubt to this as the building bears little resemblance to an 1870s farmhouse and may have been constructed around the same time as the Nurses Residence in 1905-06. **This building was torn down about 1962 according to Dr. Mel Vincent who worked at Homewood in the 1960s as a psychiatrist and had an office on the east side of Delhi Street (Dr. Mel Vincent Pers. Comm., 2014).** The barn fails to show in any photos after 1940. The CHRER report completed by E.R.A. Architects in 2015 shows two barns (or structures) in this vicinity (Map 8). Only one of these seems to show in the 1927 Aerial phot of the Homewood Grounds (Figure 2). **Though the exact date of demolition is not known these two structures may have been torn down about 1955 (see below). They could be related to an archaeological site found during the stage 2 assessment of Homewood (See Record of Finds, below).**

In 1911 the original manor building, Craiganour, was destroyed by fire and in 1912 a new manor building – currently still extant - took its place.

By 1912 a building had been added just north of the southern entrance to Homewood on the west side of Delhi Street. The construction date of this building and its function is not known but it could be associated with an archaeological site found during the stage 2 assessment (See Record of Finds below).

By 1920 Homewood consisted lands located northwest of the entrance driveway south of the manor building on both the east and west sides of Delhi Street. . The remaining lands which now include Riverslea and the former location of Rosehurst were still in private hands (See map 8)

In 1925 Rosehurst was destroyed by fire and two years later torn down.

In 1946 Homewood greatly expanded in size when the Goldie family sold their lands to Homewood.

In 1955 much of the land east of Delhi Street was sold to development companies. This included the land where Walter A Dickson had his farm and where the barn and agricultural operation was located. This may have been the point at which the barn was demolished and the site redeveloped (ERA Architects, 2015).

In the early 1960s the first of a series of new buildings were built for patient care and as offices for staff along the east side of Delhi Street. This may have been the period when the nurses cottage was torn down (ERA Architects, 2015).

2.2.2 Significance of Homewood

Homewood was the first wholly, privately owned sanitarium in Canada. In itself this makes Homewood a profoundly important institution in mental healthcare both provincially and nationally. It was also one of the first institutions to combine a therapeutic setting with clinical science. The therapeutic setting was based in the ideals of the Picturesque landscape tradition of the early-mid 19th century (Hunt, 2002). It made use of natural topography and seemingly random plantings to create an aesthetically soothing setting for the patients. Part of this involved the incorporation of the existing estates, Rosehurst, Craiganour and Riverslea into the grounds of Homewood. This resulted in the preservation of several large estates which were an example of 19th century residential planning, within what became the quite urbanized surroundings of the City of Guelph. The appearance of the tranquil grounds of Homewood sanitarium on postcards used to advertise Guelph as a tourist destination and place of beauty, as well as cutting edge medicine attests to this. Guelph is a well-known and historic institution within Guelph and in strongly tied to the city's past, present and future. The Homewood grounds continue to be an important part of the facility and of the community, hosting among other courses a horticultural therapy program.

2.3 Archaeological Context

Table 1: Ontario Prehistory Cultural Chronology Chart

7000 B.C. - 9500.B.C.	Paleo Indian	first human occupation hunters of caribou and other extinct Pleistocene game nomadic, small band society
1000 B.C. - 7500 B.C.	Archaic	ceremonial burials increasing trade network hunter gatherers
400 B.C. - 1000 B.C.	Early Woodland	large and small camps spring congregation/ fall dispersal introduction of pottery
800 A.D. - 400 B.C.	Middle Woodland	kinship based political system incipient horticulture long distance trade network
1300 A.D. - 800 A.D.	Early Iroquoian (Late Woodland)	limited agriculture developing hamlets and villages
1400 A.D. - 1300 A.D.	Middle Iroquoian (Late Woodland)	shift to agriculture complete increasing political complexity large palisaded villages
1650 A.D. - 1400 A.D.	Late Iroquoian	regional warfare and political/tribal alliances destruction of Huron and Neutral

Source www.ontarioarchaeology.ca

2.3.1 Registered Archaeological Sites

Research in the National Archaeological Sites Registration Database for the Province of Ontario at the MTCS office in Toronto indicates there is one archaeological site within 1km of the project area. This is AjHb-71 the Baker Site, a Euro-Canadian cemetery consisting of one complete and one partial human burial. This site is not located within 50m of the project area and no archaeological assessments were documented within 50m.

2.3.2 Property Description and Physical Setting

The subject property is located within the Guelph Drumlin Field physiographic region. (Chapman & Putnam 1984: 137-138). This is an area of some 300 drumlins, the majority of which are centred on Guelph. There are large intervening gaps between drumlins especially in the northern portion of the region where the study areas are located. The project area itself is located on the tail of one of these drumlins. Swampy spillways and gravel terraces make up much of the physiography intervening between drumlins with Guelph and Burford catena being the dominant soil types.

The project area consists of three separated parcels, one of which and the largest has two distinct but joined areas. For the sake of clarity within the report these sections are referred to as West (including servicing easement), East and North.

West Section

This is the largest part of the project area consists of most of the existing Homewood facility buildings located along Delhi Street. As such the majority of this area is either disturbed through large building footprints or roadways, walkways and parking areas. Some portions are grassy landscaped fields, most featuring large trees and gardens. Elevations descend toward the Speed River with the area near Delhi Street at 340m a.s.l. and the west limit at 335m a.s.l. The entire project area is located on the northern tail of a drumlin oriented to the southeast (Map 2).

A subarea of West Section is a **drainage easement corridor** which starts at the south corner of the West Section and heads southwest toward the Speed River with a varying width which averages 15m. This easement travels down a steep slope through a section of mature trees, through a parking lot and another section of trees before terminating at the Speed River. The elevation descends from 336 a.s.l. where it connects to West Section the east end to 319m a.s.l. where it reaches the Speed River.

East Section
The east section is composed of a large grassy area in the centre flanked by two large parking lots to the north and south and by a row of four buildings along Delhi Street on the west side. The buildings have manicured grass lawns and mature trees with associated driveways and walkways. The northern parking lot is surrounded on the east and north by a narrow area of mature trees and shrubs. Grade descends from west to east with the area fronting Delhi Street at 337m a.s.l. and the eastern limit at 334m a.s.l. The central grassy area is roughly level except for an obvious depression near the eastern property limit. At the eastern property limit a steep bank planted with mature trees is encountered and elevations drop 3m to a residential area on the east side.

North Section
This irregularly shaped area consists of a section of driveway and sloped grassy or treed areas on either side of the drive. Elevations vary from 329 a.s.l. on the north side to 333m a.s.l. on the south side and terrain is irregular showing signs of landscaping.

Soils are a combination of Burford loam found in the western area of drainage easement corridor and Guelph loam throughout the remainder of the project area. Guelph loam is a textured soil formed on till deposits consisting primarily of loam with good drainage qualities. Burford loam is a grey-brown podzolic soil containing mainly gravel as soil material with good drainage (Hoffman et. al., 1963).

Original forest cover probably consisted of a mix of pines and hardwoods such as sugar maple, oak, beech and cherry. This pattern of forest cover is characteristic of areas of clay soil within the Maple - Hemlock Section of the Great Lakes - St. Lawrence Forest Province - Cool Temperate Division (McAndrews and Manville, 1987).

2.3.3 Archaeological Potential

The Ministry of Tourism, Culture and Sport has designated a set of criteria that allow for a determination of archaeological potential for a given property. These criteria include: the distance from the study area to any known archaeological site, elevated topography, pockets of sandy soil and proximity to historic transportation routes. However the most important and overarching criterion, which when present indicates potential for the discovery of archaeological

resources is proximity to a source of water. Water sources may be in the form of primary sources such as lakes or rivers or secondary sources such as old beach ridges or ancient river beds.

Certain features of a study area may lower or remove archaeological potential entirely, depending on their severity. These include disturbance to the ploughzone or surface topsoil layer through grading, excavation, filling, construction or other ground disturbing activities.

The nearest water source is the Speed River which varies in distance from the project area from 0m where the drainage easement corridor meets the river edge to 336m at the southeast end of the East Section. Most of the project area is within 300m of the Speed River which creates potential for the presence of Pre-contact aboriginal artifacts. In addition the project area is located on top of the gently ascending tail portion of 1.1km long drumlin located between Delhi Street and the Speed River and roughly paralleling it within the project area. This feature and the excellent drainage and views it provides of the Speed River valley creates additional archaeological potential for both Pre-Contact aboriginal and Historic Euro-Canadian archaeological resources.

The Guelph Archaeological Master Plan (GAMP) was consulted during the research phase of this assessment. The project area possesses archaeological potential according to the GAMP (Detritus Consulting, City of Guelph 2000).

Historic dwellings dating from the 1850's and 60's (Rosehurst and Craiganour and associated outbuildings) are known to have existed within and very close to the project area.

For all of these reasons the project area is rated high in archaeological potential for both Pre-Contact Aboriginal and Historic Euro-Canadian archaeological resources.

3.0 Stage 2 Field Methods

The entire project area was assessed by shovel testing. Areas which could not be assessed because of the presence of buildings or paving were not subject to shovel testing. Disturbed areas including: building foot prints, parking lots, driveways and walkways accounted for approximately 40% of the subject property surface area were not test pitted.

Approximately 4% of the project area was steep slope where the sides of the drumlin descend to the Speed River. Two areas where slope exceed 20% were not test pitted.

An additional 20% of the project area contained disturbance in the form of grading and or filling where no original topsoil profile could be detected. These areas were test pitted at 5m intervals to confirm disturbance. Test pits in these area encountered organic fill on top of a gravel sand mix. Some of these disturbed area also included steep slopes but these areas were test pitted to confirm the presence of disturbance and its depth. The main area where this occurred was in the rear of the buildings facing Delhi Street on its east side.

The remaining areas (approximately 36%) of the project area were test pitted at 5m intervals. Even these area showed signs of grading and filling but original topsoil profiles were detected. In some cases test pits had to be excavated through 10-20cm of fill which had been deposited atop the original surface. The buried original topsoil layer varied in depth from 10cm to 26cm indicating extensive landscaping and grading had taken place.

All stage 2 test pits were excavated to a diameter of 30cm and 5cm below the subsoil interface and screened through 6mm mesh. Test pit holes were examined for evidence of stratigraphy, cultural features and evidence of fill. All test pits were backfilled. Test pits were excavated to within 1m of built structures. Some test pits along the east side of the buildings fronting Delhi Street encountered a steep berm which appeared to be composed of fill. No subsoil was encountered under this landscape feature which appears to be closely associated with construction of the buildings along Delhi Street.

When finds were encountered but it was not obvious whether there was enough evidence to warrant stage 3 test squares 1m x 1m in size were excavated on top of positive test pits. Test squares were excavated to a depth of 5cm below subsoil and all soil contents were screened through 6mm mesh screen.

GPS readings were taken with an SXBlue III receiver (NAD 83, WAAS). UTM grid zone 17T. Stage 2 fieldwork was performed on June 22 and July 2, 2014. Additional photographs of the project area were taken on October 10, 2014. All fieldwork was undertaken when weather and lighting conditions were sufficient to permit good visibility.

4.0 Stage 2 Record of Finds

A total of 5 positive test pits were encountered during stage 2 test pit survey in two areas. Location H1 West consisted of 4 positive test pits in a 5m x 10m area. Location H2 East consisted of 1 positive test pit. At both locations 1m x 1m test squares were excavate in order to determine whether stage 3 was warranted.

Table 2: Stage 2 Test Pit Finds

Test pit number	Location	Artifact Type	No. of artifacts
PTP1	H1 West	Refined White earthenware (RWE)	1
PTP2	H1 West	Window glass	7
PTP3	H1 West	Bone fragment (burnt)	1
PTP4	H1 West	Red brick fragments	2
PTP4	H1 West	Cut nails	3
PTP5	H2 East	RWE	1
Test square 1	H1 West	Cut nail	1
Test square 1	H1 West	Red earthenware	10
Test square 1	H1 West	RWE	7
Test square 1	H1 West	Window glass	9
Test square 1	H1 West	Bottle glass, blue	1
Test square 1	H1 West	Bottle glass, brown	1
Total			29
Test Square 2	H2 East	Wire nails	10
Test Square 2	H2 East	Cut nails	3
Test Square 2	H2 East	Bottle glass, clear	1
Test Square 2	H2 East	Bottle glass, clear (base with “AYER” embossed	1
Test Square 2	H2 East	Bottle glass (frosted or milk)	1
Test Square 2	H2 East	Miscellaneous metals	3
Test Square 2	H2 East	Red earthenware	4
Test Square 2	H2 East	RWE	12
Test Square 2	H2 East	Semi-porcelain	3
Test Square 2	H2 East	Window glass	26
Test Square 2	H2 East	Bones (small fragments, burnt)	5
Total			69

Historic artifacts were found at two locations within the project area. In addition to these areas, several areas of disturbance where original topsoil had been replaced by organic fill sand/gravel were located across the project area within grassed areas that might indicate grading activities in the past. One of these areas coincides with the stated location of Craiganour (Pharoah Pers. Comm. 2014) (Map 7).

Location H 1 West AjHb-83
This site consists of 4 positive test pits over an area measuring 5m north-south x 10m east west. It is located in a grassy park like area south of the main Homewood building. A single test square was excavated on top of Positive Test Pit 1. The site is bisected by a gravel foot path and bordered on the east by a concrete walkway and landscaped gardens. The south side of the site is bordered by a sloped area created through landscaping and raised beds. Depth of subsoil in this area is quite deep with a buried original soil horizon encountered between 20 and 30cm below a layer of fill. Artifacts from the original topsoil came from depths ranging from 20cm to 54cm below surface in the single test square. It appears this area has been filled and graded at some point in the distant past.

Location H2 East AjHb-84
This site consists of a single positive test pit located in a flat grassy area behind and east of the Homewood facility buildings fronting Delhi Street and north of a parking lot at the south end of the East Section project area. The single excavated test square revealed a buried soil horizon at depth of 16cm below an overburden of graded soil consisting of what appeared to be original ploughzone mixed with subsoil and gravel. Artifacts were located within the final 20cm of this test square and test pit with overall depth of 36cm. This test pit is located 4m west of a slight depression in the grassy lawn.

The documentary record generated from the assessment consists of 31 digital photographs, field notes, and survey map. The documentary record and artifacts will be curated at the offices of Detritus Consulting Ltd. until such time as arrangements can be made for their transfer to Her Majesty the Queen in right of the Province of Ontario or another suitable public institution acceptable to the Ontario Ministry of Culture, Tourism and Sport and the project area's owners.

5.0 Stage 2 Analysis and Conclusions

The historic Euro-Canadian artifacts recovered from positive test pits at the project area are indicative of refuse deposit around a domestic type site during the 19th Century.

Interestingly none of the ceramics recovered were decorated. This may indicate they were of the utilitarian sort one might expect to find at an institution. However, other than some semi-porcelain, all of the refined ceramics are simple whiteware, not ironstone or White Granite which would be more common on an institutional site, especially post 1883.

Window glass which was a common find at both locations varied markedly from H1 West to H2 East. At H2 East, thickness ranges from 2.0 to 2.4mm which indicates a post 1845 manufacture date. According to correlated glass dates these thicknesses correspond to the period 1855-1900 (Weiland, 2009). At H1 West thickness ranges from 1.4mm to 2.2mm indicating some of the glass could have been manufactured pre-1845 but most dates to the period 1855-85 (Weiland, 2009).

Bottle glass came in several colours including blue, which was often used for pharmaceuticals (Historical Bottle Glass Identification and Information, 2014). Unfortunately no diagnostic attributes such as pontil marks or finishes were recovered.

Of nails that were recovered, 7 of 17 were cut nails rather than wire. Both were common in the 19th century but wire nails continue in use to the present day whereas cut nails are indicative of 19th Century occupation though common up to about 1890.

Bone at the site was highly fragmentary, most of it burnt indicating it was the remains of meal cooking.

Overall the artifacts are indicative of a domestic historic site dating to the second half of the 19th century. Two known residences, Rosehurst and Craiganour were located nearby Location H1 West; both approximately 124m distant, as was the Manor building of Homewood following the destruction of Craiganour (70m distant). A small one story shed was attached to the south side of the manor building circa 1912 as seen on the 1912 Fire Atlas (Map 4). The superintendent's house, constructed in 1903, is located 70m to the southwest. One additional small building shown on the 1912 Fire Atlas as Building No. 15 (Map 4), but not on the 1908 or 1940 maps and of unknown purpose, was also located nearby, at

the corner of the entrance drive and Delhi Street, 25m from the centre of H1 West. These artifacts could have originated from any of these structures.

Location H2 East is located in close proximity to the Nurse's Cottage and a barn located on this part of the project area and dating from the late 19th century.

5.1 Stage 1-2 Recommendations

Significant Euro-Canadian historic archaeological resources were encountered at the study area at Locations H1 West AjHb-83 and H2 East AjHb-84. In accordance with the *2011 MTCS Standards and Guidelines for Consultant Archaeologists* the following recommendations are made for these finds:

1. *Location H1 West AjHb-83 is a significant mid-late19th century Euro-Canadian historic site containing more than twenty 19th Century artifacts and should be subject to test excavation by a licensed archaeological consultant by hand at 10m intervals with 40% infill in areas of interest to see if the site is worthy of stage 4 excavation. If stage 4 is not warranted the interval of stage 3 test excavation should be tightened to 5m with 20% infill.*

2. *Location H2 East AjHb-84 is a significant mid-late19th century Euro-Canadian historic site containing more than twenty 19th Century artifacts and should be subject to test excavation by a licensed archaeological consultant by hand at 10m intervals with 40% infill in areas of interest to see if the site is worthy of stage 4 excavation. If stage 4 is not warranted the interval of stage 3 test excavation should be tightened to 5m with 20% infill.*

3. *There is the possibility of deeply buried archaeological remains or structural foundations, particularly in the disturbed area due west of the Manor where Craiganour was possibly located and east of the buildings fronting Delhi Street's east side where the sloped berm is located. Care should be taken if any construction is to be conducted in this area that no buried archaeological resources are disturbed. Archaeological monitoring is recommended for these two specific locations.*

4. There are no concerns for the balance of the project area.

6.0 Stage 3 Field Methods

All fieldwork performed during the stage 3 site assessment conforms to the *2011 Standards and Guidelines For Consulting Archaeologists* established by the MTCS and the archaeological license report requirements under subsection 65 (1) of the Ontario Heritage Act.

Fieldwork at H1 West was performed from July 17-19th, 2014. Fieldwork at H2 East was performed from July 21-23, 2014. All fieldwork was undertaken when weather and lighting conditions were sufficient to permit good visibility.

6.1 Location H1 West AjHb-83

A grid was established across site area where the positive test pits were located. Grid North for the stage 3 assessment was set at true north. Magnetic declination at the time of the assessment was 9 degrees 56' west. A permanent datum for the study area was established at the southeast corner of the E shaped Manor building (Main Homewood building) just north of site (See Supplementary Documentation).

A site datum for the grid was established in the grassy park area where the positive test pits were located. This consists of a wooden stake with the coordinates 100E 100N.

Test squares 1m x 1m in size were excavated to 5cm below subsoil and screened through 6mm mesh. The floors of all test squares were trowelled and examined for signs of subsurface features.

A total of 13 test units were excavated across and around the cluster of positive test pits making up Location H1 West. The initial grid of test squares were excavated at 10m intervals across the entire surface of the site. This included 5 squares excavated on the main site cluster at 10m intervals plus another 8 infill squares excavated in areas near high count squares or to further define the limits of the site. In certain areas the locations of test squares deviated from the 10m interval slightly to avoid disturbances or features such as walkways or trees. Following the excavation of these squares it became apparent that stage 4 was warranted at this site so additional test excavation at 5m intervals with 20% infill was not conducted.

Depths ranged from 32-40cm with an average of 37cm as the intact original topsoil layer was buried beneath a layer of clean fill. Artifact counts, as well as areas of disturbance created through landscaping on the south and paving on the east sides of the site were used as the determining factor of where the additional squares should be placed in the absence of features. Disturbed area and declining artifact counts were the deciding factors in where to end the stage 3 excavation grid.

Stage 3 units were excavated by stratigraphic layer. Each level was readily recognizable by the type of soil content. Loosely packed dark brown organic topsoil covered all areas where stage 3 was conducted and extended to a maximum depth of 22cm with an average depth of 19cm. This layer was sterile. At Location H1 West AjHb-83 a lower layer consisting of tightly packed medium/light brown topsoil was encountered. This layer had a maximum depth of 20cm and an average depth of 17cm. This layer contained all artifacts. Below this was subsoil.

6.2 Location H2 East AjHb-84

A grid was established across site area where the positive test pits were located. Grid north for the stage 3 assessment was set at true north. Magnetic declination at the time of the assessment was 9 degrees 56' west. A permanent datum for the study area was established at the northeast corner of the Nurses Residence just west of the site. A datum for the site was established in the grassy lawn area where the site is located.

Test squares 1m x 1m in size were excavated to 5cm below subsoil and screened through 6mm mesh. The floors of all test squares were trowelled and examined for signs of subsurface features.

A total of 11 test units were excavated around positive test pit and test square making up Location H2 East. The initial grid of test squares were excavated at 10m intervals across the entire surface of the site. This included 5 squares excavated on the main site cluster at 10m intervals plus another 6 infill squares excavated in areas near high count squares or to further define the limits of the site. Following the excavation of these squares it became apparent that stage 4 was warranted at this site so additional test excavation at 5m intervals was not conducted.

Depths ranged from 40-54cm with an average of 46cm as the intact original topsoil layer was buried beneath a layer of clean fill.

Stage 3 units were excavated by stratigraphic layer. Each level was readily recognizable by the type of soil content. Loosely packed dark brown organic topsoil covered all areas where stage 3 was conducted and extended to a maximum depth of 22cm with an average depth of 17cm. This layer was sterile. At Location H2 east AjHb-84 a lower layer consisting of very loosely packed fill consisting of silt/clay/gravel was encountered. This layer had a maximum depth of 18cm and an average depth of 13cm. This area was also sterile. Finally a third layer was encountered containing tightly packed medium/light brown topsoil. This layer had a maximum depth of 20cm and an average depth of 16cm. This layer contained the bulk of artifacts. Below this was subsoil.

7.0 Stage 3 Record of Finds

7.1 H1 West AjHb-83

No features were uncovered during the course of the stage 3 investigation. The artifacts are all located at the bottom of the excavated test squares under a layer of fill. No artifacts were located in the subsoil. It appears that the area has been heavily landscaped in the past and a quantity of fill was deposited over the original topsoil surface and graded.

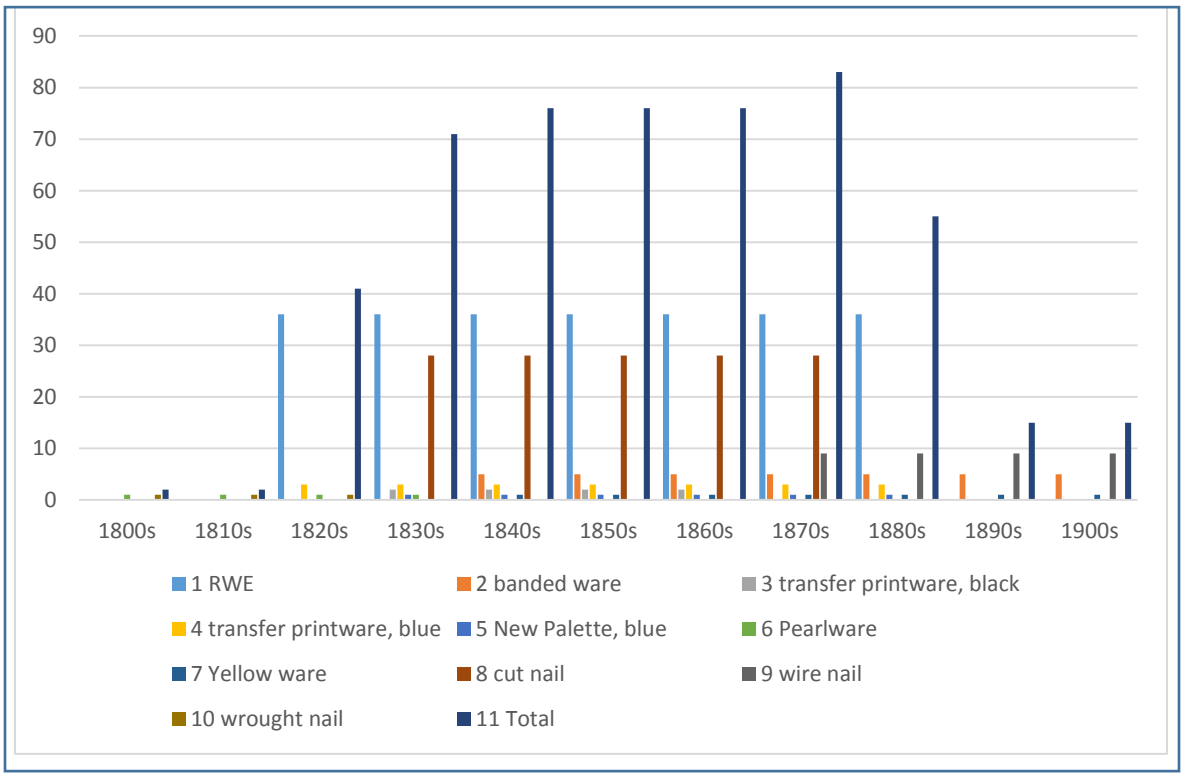
Table 3: Stage 3 Artifact Totals H1 West

Site H1 West	Sum of No. of Artifacts	PCT of Assemblage
Banded ware	5	0.017
bottle glass, clear	36	0.119
Bottle glass, green	1	0.003
Brick fragments	6	0.020
Butchered bones	1	0.003
Cut Nail	28	0.092
Decanter glass, clear	5	0.017
Doll's lower leg, porcelain	1	0.003
Iron key	1	0.003
Metals, misc.	6	0.020
New palette blue	1	0.003
Pearlware	1	0.003
Porcelain	2	0.007
red earthenware	29	0.096
RWE	36	0.119
Transfer ware, black	2	0.007
Transfer ware, blue	3	0.010
Tumbler glass, clear	21	0.069
window glass	84	0.277
Wine glass base, clear	1	0.003
wire nails	9	0.030
Wrought nails	1	0.003
Yellow ware	1	0.003
Burnt bone	22	0.073
Grand Total	**303**	1.000

The documentary record generated in the field includes field director's notes, a map of the study area with the grid outline and datum position. A grid map, artifact tags and 24 digital photographs.

The packed collection (including stage 2 finds) is contained within one cardboard box each measuring 36cm x 30cm x 32 cm. The collection will be curated at the offices of Detritus Consulting Ltd. until such time as arrangements can be made for their transfer to Her Majesty the Queen in right of the Province of Ontario or another suitable public institution acceptable to the Ontario Ministry of Culture, Tourism and Sport and the project area's owners.

Chart 1: Stage 3 Artifact Quantities by Decade Location H1 West AjHb-83



Explanatory note: Each coloured bar in Chart 1 represents the number of artifacts for that artifact type. Its appearance in a decade indicates that it was common in that decade. The height of the bar represents the number of artifacts found. For example 36 RWE were found and these artifacts are distributed through time from the 1820s to the 1880s. The chart thus illustrates the assemblage both quantitatively and temporally for the site. Chart 1 shows the preponderance of artifacts date from the 1840s thru the 1880s, with the 1870s best represented.

7.1.1 Artifact Analysis H1 West AjHb-83

Artifacts have been organized according to the Parks Canada Classification System for Historical Collections (Parks Canada 1992).

Kitchen/Foodways Class

The historic Euro-Canadian artifacts retrieved from test excavations at Location H1 West are consistent with refuse deposition mainly during the last 7 decades of the 19th Century.

Dinner ware
Ceramic wares are the most readily datable artifacts usually found on historic sites. At H1 West the most abundant ceramic sherds are undecorated RWE, and glazed red earthenware. Only small numbers of other ceramic types including decorated sherds were recovered.

Decorated wares like blue transfer printware are datable based on the type of decoration used, while undecorated whiteware sherds are more difficult to pin down since this ware was in production from approximately 1820 (developing out of pearlware), until the first decade of the 20th Century, with a height of popularity lasting from roughly 1830 to the 1870's when White Granite ware starts to dominate (Ceramics, The ACO Guide to 19th Century Sites, pp. 15-16).

Transfer printware was the second most expensive ware available (behind porcelain) in North America in the 19th century, out pricing undecorated wares by 1.5 to 2 times (Miller 1980 p. 14, Ceramics: The ACO Guide to 19th Century Sites). Two colours of transfer printware were recovered during the assessment. **blue transfer printware** was a popular decorated ceramic ware manufactured throughout the 19th century on various wares but mainly on RWE from about 1830 to 1870 (Adams, 1994, p. 103). Before 1830 it was virtually the only colour available for printed wares. Three specimens were recovered. Two examples **of black transfer printware** were also found. These, like blue transfer printware were popular between 1830 and 1870 (Adams, 1994, p. 103).

Five examples of **banded ware** (also known as dipt ware) were recovered. The decorative method involved dipping the ware into coloured slips. Containers such as mugs, bowls and pitchers were often decorated in this method. Banded wares were made throughout the 19th century. As the century progressed patterning tended to become simpler and blue dominated the colour spectrum (Adams, Kenyon, Doroszenko 1990 p 101). Banded ware patterns recovered from H1 West consist of a green band surrounded by two red bands. A simple pattern likely belonging to the late 19th Century.

Floral painted tea and dinner ware sets were a staple ceramic item in the 1800's. Before 1830 **blue** was virtually the only colour used, painted on 'CC' ware or cream ware. After 1830, a growing number of chrome colours were painted on whiteware sets (Adams et al., 1994, p. 101). These are known as the 'New Palette' colours. When more than one colour was used on the same vessel these are known as **polychrome painted** ceramics (Adams et al. 1994). At H1 West a single sherd of monochromatic blue painted ware was recovered.

Another ceramic type coined by archaeologists is '**pearlware'** which was essentially creamware with a bit of cobalt added to the glaze to give it a whiter colour which before 1820 resulted in a distinctly bluish tint. In fact Josiah Wedgewood, the inventor never referred to it as 'pearlware' and it was called by a variety of names by ceramic producers (Majewski and O'Brien 1987 p. 118). One example of this early ceramic popular in the 18th Century and up to about 1830, were recovered. In the 1820's this bluish tinted pottery gives way to a whiter variety and this is what archaeologists have taken to calling 'whiteware.' It probably resulted, as George Miller suggests, by reducing cobalt added to the glaze and adding it instead to the paste (Miller 1980 p. 18)

Undecorated RWE sherds are the best represented artifact type at the site with 36 recovered examples, distributed across most stage 3 units. These are mainly small sherds and many are probably undecorated fragments of decorated vessels. They appear to have come from several different vessels though without decoration it is difficult to estimate how many might be represented. RWE was a standard ware from the 1820's to the 1870's and beyond, so it is difficult to use these artifacts to get an accurate date on the site based on ware type (fabric) alone.

Two **porcelain** sherds were recovered during the assessment, both evidently from flatware. Porcelain was manufactured throughout the 19th century and imported to Canada from Europe as well as China. Chinese porcelain was the 'holy grail' after which the Staffordshire potters had been seeking which had led to all the variations of white earthenware pottery including CC ware, pearlware and whiteware. English 'bone china,' also known as English porcelain, held the major market share in Canada throughout the 19th century (Majewski and O'Brien 1987 p. 129). It was a vitreous ceramic with high silicon oxide content (though not as high as Chinese porcelain) that on breakage maintained sharp flint or glass like sharpness. Unfortunately because of the long period of importation it makes for a poor temporal marker. It was expensive however (until cheaper porcelains from Germany and Holland began to be imported in the late 1880's) and its presence in large numbers on a site usually indicates a higher economic status.

Utility Wares

Yellow ware is a yellow bodied utilitarian ceramic form often decorated with bands of slip. These ceramics became popular in the 1840's and have remained popular to the present (Adams et al., 1994, p. 100). Only one sherd of this type was recovered.

Red earthenwares are somewhat unhelpful in dating a site since they were in use for virtually all of the 19th Century. Their frequency on sites begins to decline slowly from the 1850's with the importation of stoneware from the United States and then dramatically after 1890 when they are replaced by glass jars (Ceramics, The ACO Guide to 19th Century Sites, p. 9). They were inexpensive wares so it follows that an abundance of red earthenware, especially on a late 19th Century site, may indicate lower economic status. Red earthenware ceramics (glazed) were the second most common ceramic type recovered during the stage 3 at H1 West with 29 sherds recovered.

H**ousehold glass** (bottle and table ware) includes three types: bottle, tumbler and decanter glass; the last two of which are clear and of higher quality than the former. Bottle glass shards were dominated by clear glass (n=36). One specimen of olive green was also found – often used for sprits or wine. Clear glass was most often used on medicine bottles (Historic Glass Bottle Identification, 2014). Up until 1880 this glass often displays a blue/green or aqua tint owing to iron impurities (Adams et al. p. 99). After 1880 manganese additives used to de-colourize this glass often gave it an amethyst colour. Eleven of 36 examples of clear bottle glass shards recovered were aqua tinted (none were amethyst tinted). The remainder displayed no colour. No bottle glass finishes were recovered. Tumbler glass was a higher quality, thicker clear glass used for drinking glasses, 21 examples of this artifact type were recovered making it one of the more common finds at the site. A single wine glass base was also recovered. Decanter glass is a medium quality thick glass used for large household vessels such as pitchers. All of the decanter glass had a slight aqua tint.

Personal Class

Among the personal items recovered was an iron key and what appears to have been a doll's or figurines leg manufactured from porcelain. Neither of these two items had distinguishing or diagnostic features.

Architectural Class

Window glass was the most common find at H1 West with 84 examples recovered. The majority of these (67.9%) were 1.6mm or thicker indicating most of it was manufactured post 1845 when the British glass tax was lifted resulting in thicknesses rapidly climbing after this date. Thicknesses ranged from 1.4 to 2.4mm with an average of 1.83mm. The overall average dates the site to the period 1845-65. However an average of the majority of glass shards dates the site to 1855-85 Weiland, 2009).

Three types of nails were found: wrought (n=1), wire (n=9) and machine cut (n=28). **Cut nails,** the most abundant**,** were common for a long period from approximately 1830 to 1890 by which time they had been largely supplanted by wire nails (Adams, Kenyon, Doroszenko 1990 p103). A significant presence of **wire nails** indicates an occupation stretching through the late 19th century and into the 20th. **Wrought nails**, which were hand-made, went out of large scale manufacture after about 1830 but continued to be made and used well afterward.

Brick at the site is stiff mud extruded brick which became popular as a building component in the 1870's but was in use from 1854 to 1890 (Ritchie, 1978, p. 8). Just six small fragments were recovered.

Unassigned Class

Six **miscellaneous metal** objects were recovered. These include tin fragments, metal strapping, and corroded wire.

Floral/Faunal Class

A total of 24 fragments of bone were recovered, of these 22 were small burned fragments. One larger fragment showed signs of butchery. Two specimens were identified to the taxon level, G. Gallus (chicken) and Ovis (sheep). Both are common domestic animals on 19th Century Euro-Canadian sites. A breakdown of faunal material is presented in Table 4 below.

Table 4: Faunal Analysis Results H1 West AjHb-83

Frequency	Class	Size	Taxon	Element	Side	Modification
1	Aves	medium	G. gallus (chicken)	tibia	right	burnt
21	Mammalia	medium	indeterminate	fragments	indeterminate	burnt
1	Mammalia	medium	Ovis (sheep)	tibia	left	cut mark
1	unidentified	small	indeterminate	fragment	indeterminate	burnt

7.1.2. Artifact Analysis H2 East

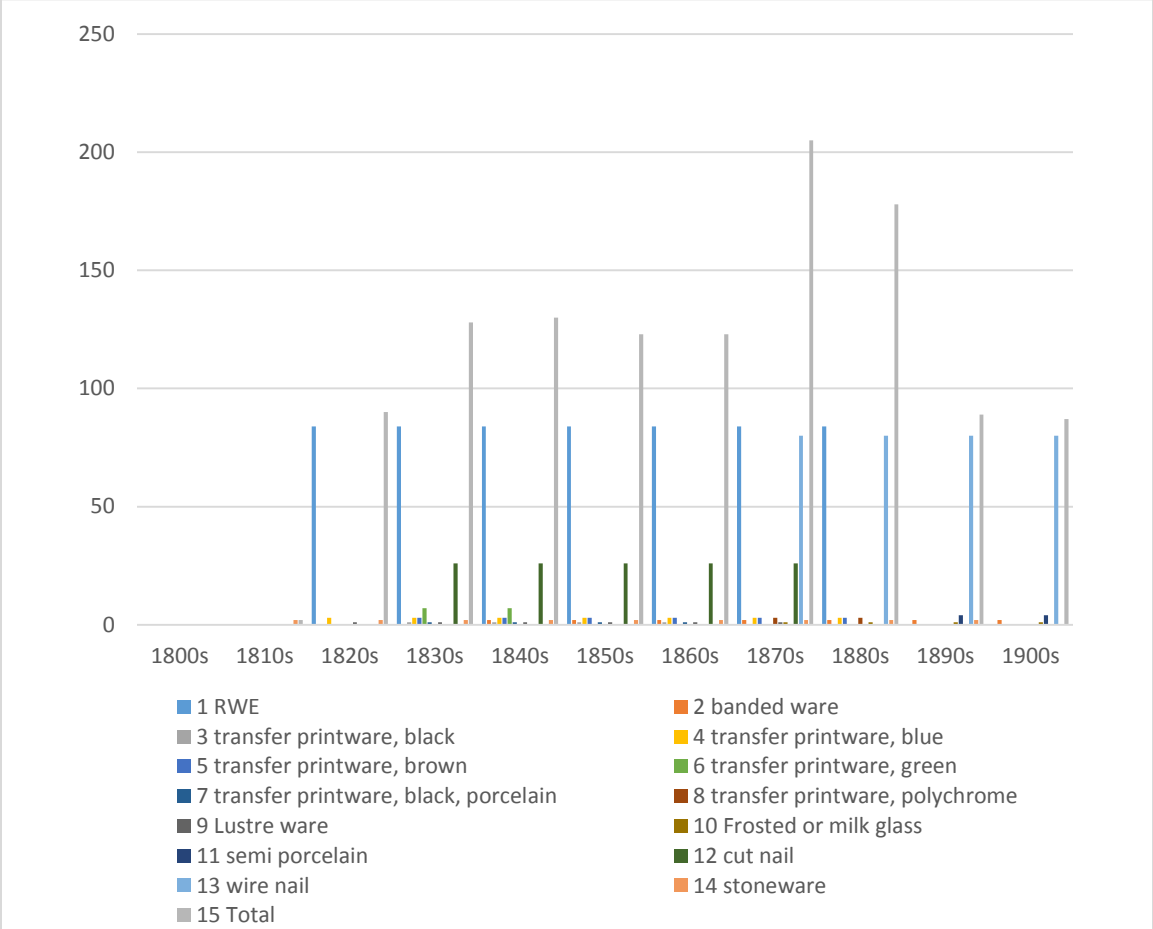
One feature was discovered during the stage 3 investigation. This feature is detailed in section 8.3.1 Settlement Pattern below. The artifacts recovered from stage 3 units are all located at the bottom of the excavated test squares in the final 20-25cm with the exception of the single unit where a feature was discovered. No artifacts were located in the subsoil. It appears that the area has been heavily landscaped in the past and a quantity of fill was deposited over the original topsoil surface and graded.

Table 5: Stage 3 Artifact Totals H2 East AjHb-84

Artifact	No. of Artifacts	PCT of Assemblage
Banded ware	2	0.005
Bottle base, clear, embossed "AYER"	1	0.002
Bottle Finish, brown with seam	1	0.002
Bottle glass, blue	1	0.002
Bottle glass, brown	1	0.002
Bottle glass, clear	21	0.051
Bottle glass, frosted	1	0.002
Brick fragments	24	0.058
Burnt bone	53	0.128
Butchered bones	2	0.005
Cut Nail	26	0.063
Electric light fitting	1	0.002
Metals, misc.	6	0.015
Porcelain	2	0.005
Porcelain teacup handle with lustre	1	0.002
Red earthenware	10	0.024
RWE	84	0.203
Semi-porcelain	4	0.010
Stoneware	2	0.005
Transfer ware, black	1	0.002
Transfer ware, blue	3	0.007
Transfer ware, brown	3	0.007
Transfer ware, green	7	0.017
Transfer ware, polychrome	3	0.007
Window glass	71	0.172
Wire nails	80	0.194
Transfer ware, black on porcelain	1	0.002
Lustre ware (embossed and painted)	1	0.002

The documentary record generated in the field includes field director's notes, a map of the study area with the grid outline and datum position. A grid map, artifact tags and 26 digital photographs.

Chart 2: Stage 3 Artifact Quantities by Decade Location H2 East AjHb-84



Explanatory note: Each coloured bar in Chart 2 represents the number of artifacts for that artifact type. Its appearance in a decade indicates that it was common in that decade. The height of the bar represents the number of artifacts found. For example 84 RWE were found and these artifacts are distributed through time from the 1820s to the 1880s. The chart thus illustrates the assemblage both quantitatively and temporally for the site. Chart 2 shows the preponderance of artifacts date from the 1830s thru the 1880s, with the 1870s best represented.

Kitchen/Foodways Class

The historic Euro-Canadian artifacts retrieved from test excavations at Location H2 East are consistent with refuse deposition and structural remains from a 19th Century Euro-Canadian domestic or institutional site.

Dinner ware

Five types of **transfer printware** were recovered during the assessment. In addition to Blue (n=3) and black (n=1) transfer printware; brown (n=3) popular from the 1830's to the 1880's, green (n=7) popular only briefly from about 1830-1845 and polychrome (n=3) popular from 1870 to the mid-1880s on white ware were also found. (Adams, 1994, p. 103). In addition to transfer printing on RWE one transfer printed porcelain sherd was recovered. The style of decoration is similar to what we find on RWE during the same period.

Two examples of **banded ware** were recovered. In this case a simple blue on white pattern likely dating to the last half of the 19th Century.

The most common ceramic type by far is undecorated RWE with 84 examples.

One sherd of **lustre ware** which is lustre edged with detailed embossing and underglaze painting. These wares began to be manufactured in Staffordshire at the beginning of the 19th Century and reached their height of production about 1860 (Jefferson Patterson Park and Museum, Luster Painted Wares, 2013). They were made by adding a small amount of metallic oxide to the glaze and or the decoration to give it a metallic finish. Copper was a common ingredient and seems to have been additive in this case.

Two **porcelain** artifacts were found, one of which was a tea cup handle.

Semi porcelain was a less vitreous and less expensive alternative to porcelain. The four semi porcelain examples recovered were all undecorated. Semi-porcelain sherds are usually found on later 19th Century and 20th century sites.

Utility Wares

Two sherds of salt glazed stoneware were recovered**. Stoneware** ceramics are made from a heavy non porous paste and though naturally impermeable, usually glazed. Those manufactured in England usually were coated with a salt glaze. Other sources of stoneware were Germany and the United States. By 1850 at least two potteries in Ontario (Brantford and Toronto) were producing these wares. As such, they become much more common after this date. They are often grey or brown in colour and were intended for utilitarian uses (Lamb 2003 p. 112). Because they were large and durable they functioned as food storage containers, beer jugs and tankards, butter crocks, cream jars and the like. The recovered examples are a typical grey colour with brown interior slip.

H**ousehold glass** was confined exclusively to bottle glass. Four basic colours are represented, clear, green, frosted or milk and brown. Clear glass dominates with 22 examples exactly 50% of which is aqua tinted including a bottle glass with the partial mark "…AYER" embossed. This is likely a mark of the Bayer Company which started business in 1863 and was importing large amounts of its products to North America by the 1890's. One sherd of **frosted or milk glass** was recovered. This type of glass was generally used to contain toiletries, creams and cosmetics from about 1870 through to 1930 (Lindsey 1980). A single brown bottle finish was recovered. The seam extends over the crown and indicating it was not finished by hand and thus manufactured in the 20th Century (Adams et al., 1994).

Architectural Class

Window glass was a common find at H2 East with 71 examples recovered. All of the examples are 2mm or thicker with the thickest shards measuring 2.45mm. This dates the site firmly in the latter half of the 19th Century with an average thickness of 2.17mm dating the site to the period 1855-1900 according to the Chance and Chance method and approaching thicknesses which exceed the historic context according to the Walker Method. (Weiland 2009).

Two types of nails were found machine cut (n=26) and wire (n=80).
A dominance of **wire nails** indicates an occupation stretching through the late 19th century and into the 20th.

Brick at the site is standard dry process red brick which became popular as a brick type in the 1880's and continues in use today. (Ritchie, *1978,* p. 8). 24 fragments were recovered.

Unassigned Class

Six **miscellaneous metal** objects were recovered. These include fasteners, metal strapping, and corroded wire. One electric light fitting was recovered. It appears to date to the first part of the 20th century.

Floral/Faunal Class

A total of 55 fragments of bone were recovered. Two of these were rib fragments from Genus Sus (pig). The remaining bones were small burnt fragments, all

mammalian but otherwise unidentifiable beyond class. A breakdown of faunal material is presented in Table 6 below.

Table 6: Faunal Analysis Results H2 East

Frequency	Class	Size	Taxon	Element	Side	Modification
2	Mammalia	medium	Sus (pig)	rib	left	Cut marks
53	Mammalia	small	indeterminate	fragments	indeterminate	burnt

7.1.3 Settlement Pattern

One feature (F1), what appears to be a portion of a collapsed foundation and wall was located in the bottom of the unit excavated at 95E 104N. This feature consists of a large quantity of rubble stone and red dry process brick which completely filled the unit and extends beyond it. The brick and rubble stone were encountered at a depth of 13cm below surface. This could be the remains of a demolished structure (Image 21). This feature was exposed but as it extends throughout the unit and into the surrounding units it could not be excavated. It is located on the edge of a shallow depression which could be an indication of a demolished and re-filled structure. No artifacts were retrieved from within the feature.

8.0 Conclusions

8.1 Conclusion H1 West AjHb-83

H1 West shows a preponderance of artifact types and quantities from the period 1830-1880 (See Chart 1). However, artifacts dating to the 1820's and earlier as well as up to the end of the century are included in the assemblage. The 1870's is the decade with the best representation. A calculated mean date for the assemblage came out to 1861. This only suggests that the early 1860's represents an average period of manufacture for artifacts found at the site. Artifacts found at historic sites include many heirloom objects that were manufactured well before the occupation began or had been popular for a long time span. This can tilt the period of occupation in either direction. It is difficult to date a site based

on the assemblage alone. However we can compare how the assemblage correlates with the historic research. In this case we have a site that dates to the mid-19th Century, likely focused somewhat more on the 2nd half of the Century. The occupation of Rosehurst stretches from 1859 to 1926 though it may be that it was not as often occupied after the construction of Riverslea in 1892. So H1 West would correlate with the early part of this occupation but not with the 20th Century span. In particular the thickness of window glass matches with the construction of an 1859 house. The occupation of Craiganour stretches from 1861 to 1911, the later part, 1883-1911, as an institutional building. Again, there is correlation with construction materials but for the overall assemblage only the early part of this occupation matches well. The 1912 Fire Atlas shows a building located 25m to the southeast of H1 West (Map 4). This building does not appear on the 1862 map and was likely constructed as part of Homewood; so it may be too late to be associated with the artifacts from H1 West. However its presence very nearby H1 West cannot be discounted. It is not known what this building might have been.

The artifacts are domestic in nature and consistent with the type of non-agricultural residences present on what is now the Homewood property. The artifact types are for the most part typical of a middle income 19th Century occupation with just a few examples of expensive or unique artifacts that might be associated with wealthy families such as the Goldies or the Guthries; these include a wine glass base, a porcelain figurine's leg and a large amount of tumbler glass. However this site may be only one of a number of domestic middens associated with one of the former estate houses.

The site type is currently unknown. It is located in close proximity to Building #15 and may represent the remains of this building or artifacts associated with it. It might also be related to other earlier structures associated with the Pre-Homewood occupation such as Craiganour or Rosewood. Both were demolished and some of the materials from those house could have ended up at H1 West either before or as a result of this demolition**. The current function of Homewood in this area seems to bear no relation to the artifacts found at this location**. **This site has further CHVI and should be investigated through stage 4 assessment. The methodology and extents of the proposed assessment are detailed in the Recommendations section.**

8.2 Conclusion H2 East AjHb-84

While H2 East shows a preponderance of artifact types and quantities from the period 1830-1890, the best represented decades are the 1870's and 80's (Chart 2).

In addition, there are a number of artifacts that indicate the site was in use into the 20th Century.

A calculated mean date for the assemblage came out to 1871. This only suggests that 1871 represents an average time of manufacture for artifacts found at the site. Artifacts found at historic sites include many objects that were manufactured well before the occupation began or had been popular for a long time span. This can tilt the period of occupation in either direction. It is difficult to date a site based on the assemblage alone. However we can compare how the assemblage correlates with the historic research. In this case we have a site that dates to the late-19th Century focused primarily on the 1870's and 80's. This corresponds well with the short occupation of Walter A. Dickson at the site from 1879-1882. However there are several indications of occupation or use of the site beyond this short period. The presence of semi porcelain and porcelain, frosted glass, dry process brick, a machine finished bottle and an electric light fixture are some of the signs that this site was in use well into the 20th Century. The presence of a Bayer aspirin bottle on a site associated with a psychiatric hospital seems telling but Bayer was a common household product in the late 19th and 20th centuries and need not indicate the site was directly associated with the Homewood facility.

Historical research indicates that either the Dickson house was converted into the Nurses Cottage or the Nurses Cottage was a later construction after the removal of the Dickson farmhouse. In any case, the barn continued to stand and appears to have been used until at least 1927 as part of the facility (Figure 3). Based on the aerial view shown in Figure 3 the barn was located at or very near H2 East. However the 1940 map of the Homewood site shows this barn well to the southeast (Map 5). This site may represent remains of the farmstead which existed prior to the establishment of Homewood but may also represent the early years of the Homewood institution and so serve as an example of the transition of a farmstead to a medical institution.

The location of the site is approximately where or very near to where the barn was located but may represent household refuse deposited in this area which were part of the farmhouse domestic stock. Feature 1, the collapsed structure, may be the remains of the demolished barn or Nurse's Cottage or some earlier building not shown on the 1927 photo. The slight depression in the lawn near where the artifacts were found also may be evidence of a demolished and reburied structure. **The current function of Homewood in this area seems to bear no relation to the artifacts found at this location**. **This site has further CHVI and should be investigated through stage 4 assessment. The methodology and extents of the proposed assessment are detailed in the Recommendations section.**

There is one area of AjHb-84 with substantially higher artifact density than the balance of the site. This area is represented by two excavation units with artifact totals of 139 and 11 in the eastern and southeastern are of the site. These areas could represent a midden. This is however, not certain. These units do contain higher yields than the rest of the site and there are higher densities of organic remains in the form of bone (some of it burnt and butchered). In spite of this, the same area has only a slightly greater emphasis on foodways artifacts compared to all other classes, (architectural, personal etc.) than the remainder of the site (47% vs 45%), contains no traces of organic soils such as black or greasy soil and shows the same stratigraphy as the remainder of the site. As such it is unclear whether this area is a midden. Because of its potential to reveal itself as a midden and due to the greater density of artifacts in this area it seems some hand excavation may be warranted in this area.

9.0 Recommendations

Two Euro-Canadian historic archaeological sites were encountered at the project area. Both Location H1 West AjHb-83 and Location H2 East AjHb-84 are significant archaeological resources associated with the early historic history of the Homewood healthcare facility. As such they should be subject to stage 4 mitigation. As the proponent has indicated that avoidance and protection are not an option.

In light of this and the evidence collected from H1 West and H2 East and in accordance with the *2011 MTCS Standards and Guidelines for Consultant Archaeologists* the following recommendations are made:

1. *H1 West AjHb-83 is a significant archaeological resource and should be subject to stage 4 excavation as a mostly post 1830 historic site. As enough artifacts have been recovered to serve as a representative sample and no unusual artifacts, organic layers or large quantities of bone that might indicate a midden were found. Stage 4 assessment should consist of mechanical removal of ploughzone and excavation/investigation of subsurface features such as root cellars or buried foundations. If cultural features are encountered they should be cleaned and fully exposed before being excavated. Hand excavation should extend at least 2m beyond cultural features. Large cellar features should be excavated by removing a minimum of two opposing quadrants and all exposed profiles should be exposed. Complex stratified features should be excavated by natural strata and in general Section 4.2.8 Standards 1-5 should be followed.*

The mechanical topsoil removal should at least extend across the core of the site where artifact yields are highest (defined as two standard deviations (20 x 2) below the highest yielding unit (68) = 18 artifacts per unit cut off) and 10m beyond any cultural features which are uncovered. The City of Guelph has advised the proponent that mature trees should not be damaged until the development plan is approved so MTR will need to avoid impacts to tree root systems. A map of the proposed extents of the stage 4 assessment are included in the Supplementary Document.

All fieldwork should be performed by a licensed consulting archaeologist and conform to the MTCS 2011 Standards and Guidelines.

2. *H2 East AjHb-84 is a significant archaeological resource and should be subject to stage 4 mitigation as a mostly post 1830 historic site.*

   a) This site may or may not contain a midden area. As such, it would be prudent to do hand excavation around units 102E, 95N and 100E, 100N in order to determine whether or not this is a midden. Further hand excavation might be warranted depending on the findings of the initial units

3. *b) Mechanical topsoil removal should extend across the core of the site where artifact yields are highest (defined as two standard deviations (47 x 2) below the artifact threshold for the perceived midden area (111) = 17 artifacts per unit cut off) and 10m beyond any cultural features which are uncovered. If cultural features are encountered they should be cleaned and fully exposed before being excavated. Hand excavation should extend at least 2m beyond cultural features. Large cellar features should be excavated by removing a minimum of two opposing quadrants and all exposed profiles should be exposed. Complex stratified features should be excavated by natural strata and in general Section 4.2.8 Standards 1-5 should be followed. A map of the proposed extents of the stage 4 assessment are included in the Supplementary Document.*

   All fieldwork should be performed by a licensed consulting archaeologist and conform to the MTCS 2011 Standards and Guidelines.

10.0 Advice on Compliance with Legislation

This report is submitted to the Minister of Tourism and Culture as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest , and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.

The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further fieldwork or protection remain subject to Section 48 (1) of the Ontario Heritage Act and may not be altered or have artifacts removed from them, except by a person holding an archaeological license.

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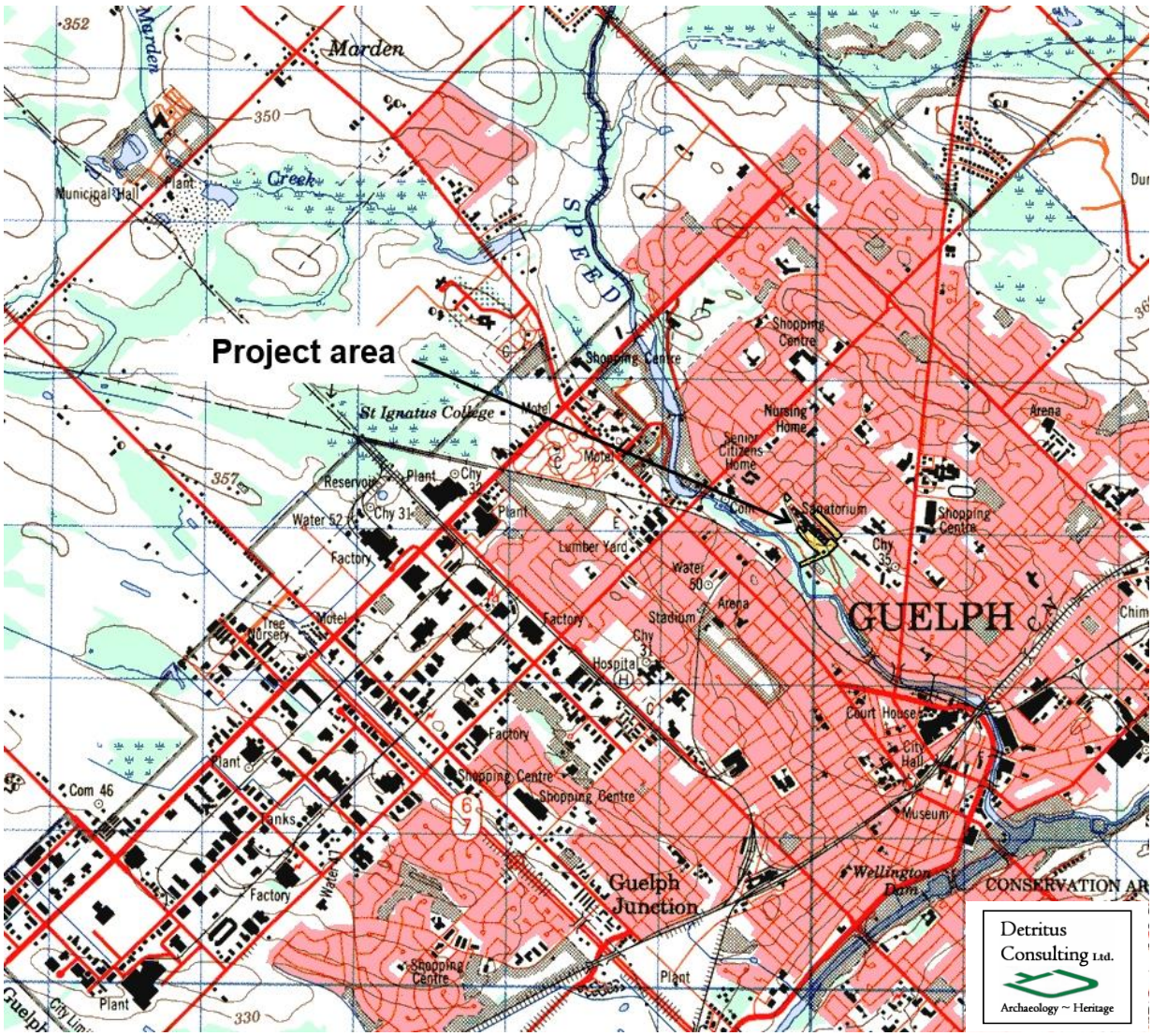
Maps

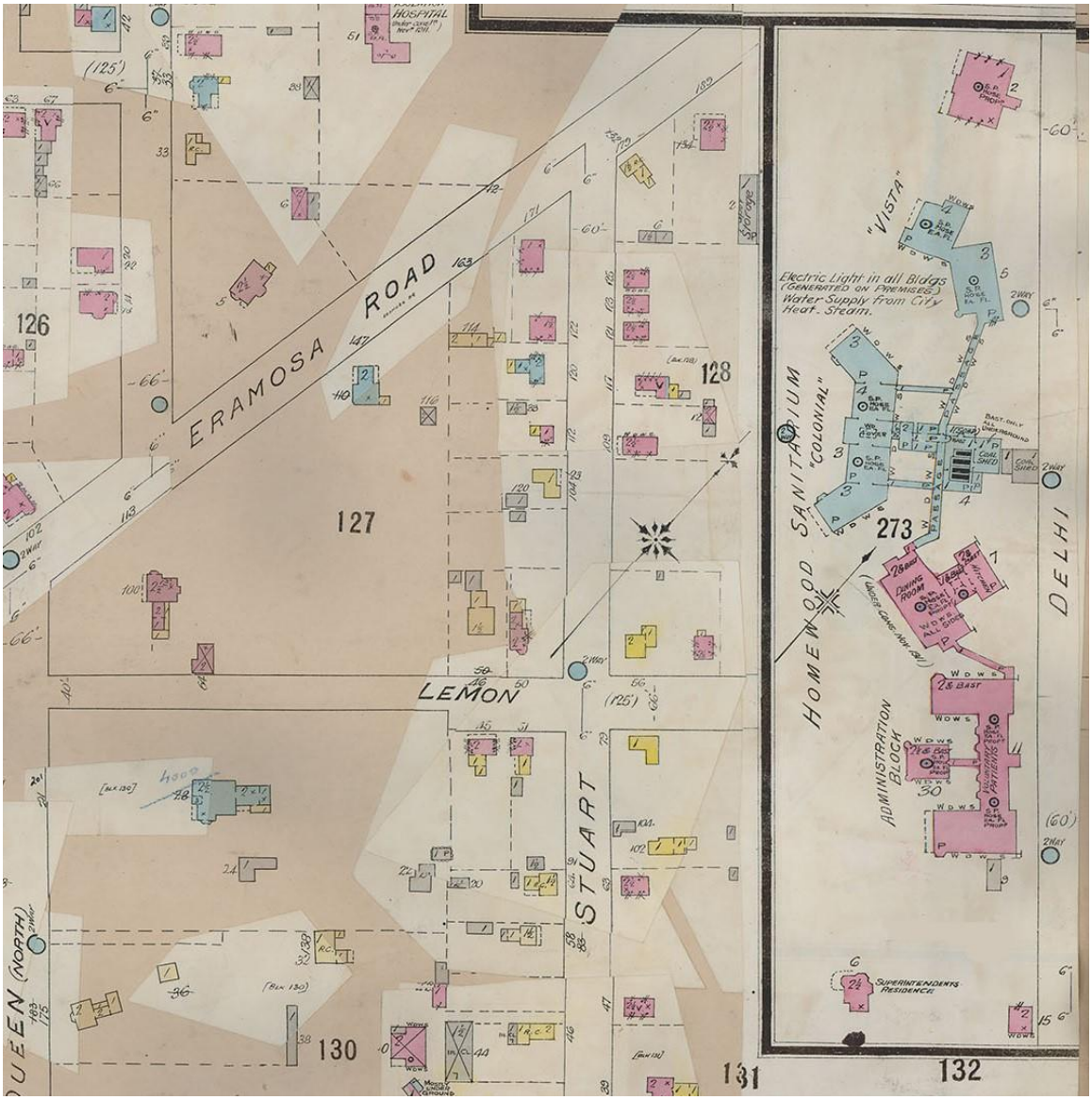
1. Study Area Location



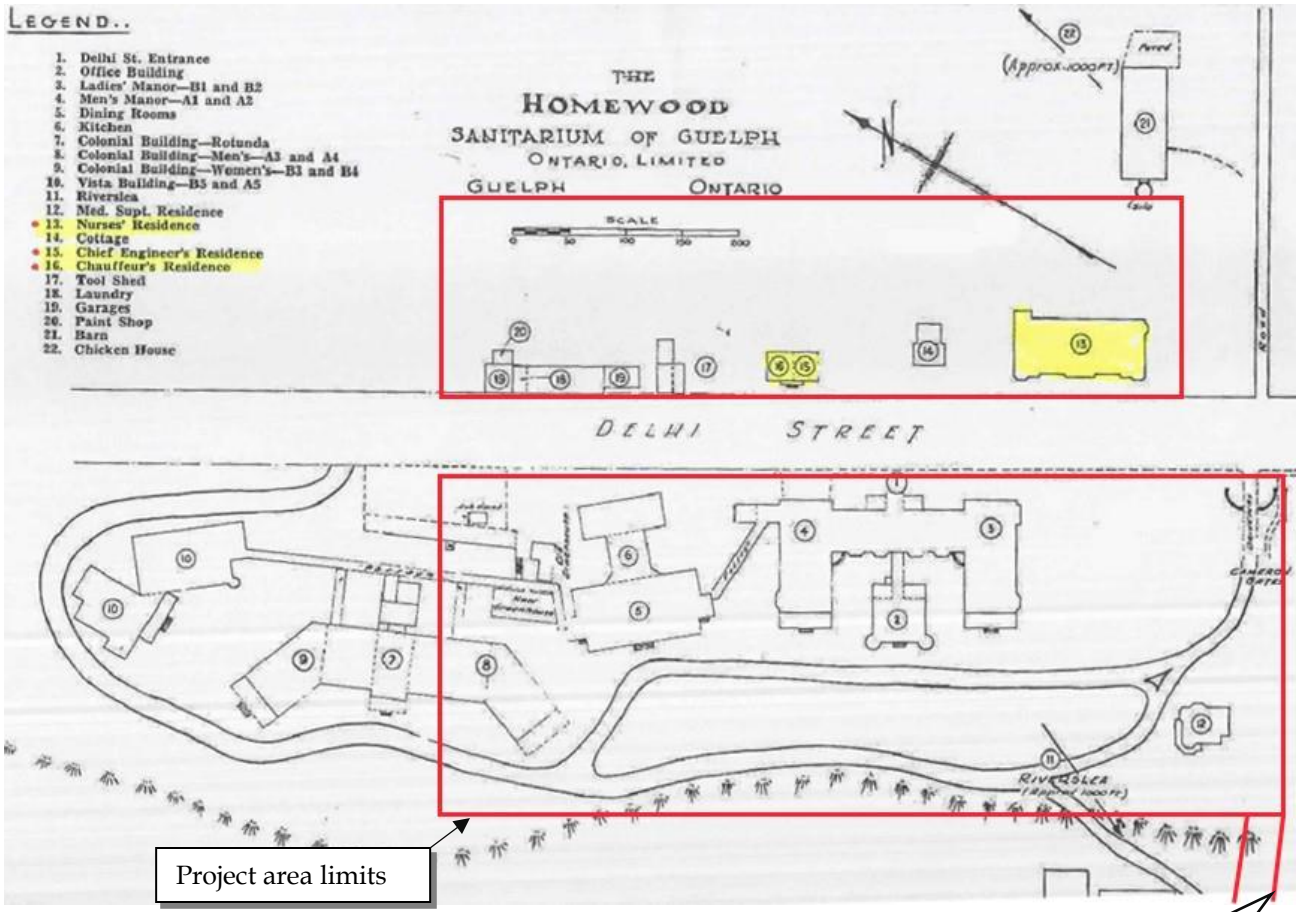
2. 1862 Map of the Town of Guelph (detail showing the project area and mapped structures)

3. 1908 Map of Guelph

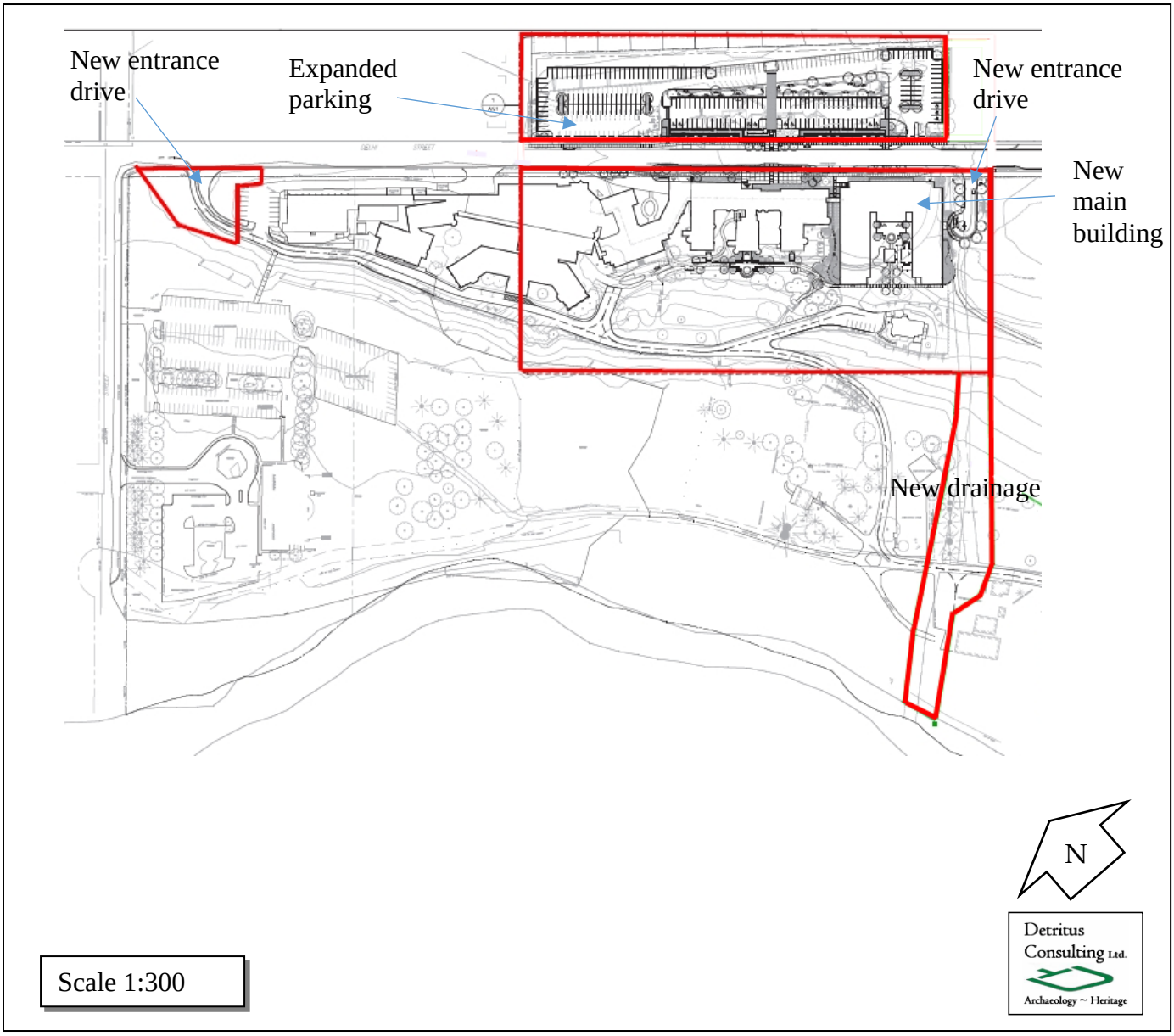
4. Detail from 1912 Fire Atlas showing Homewood Sanitarium



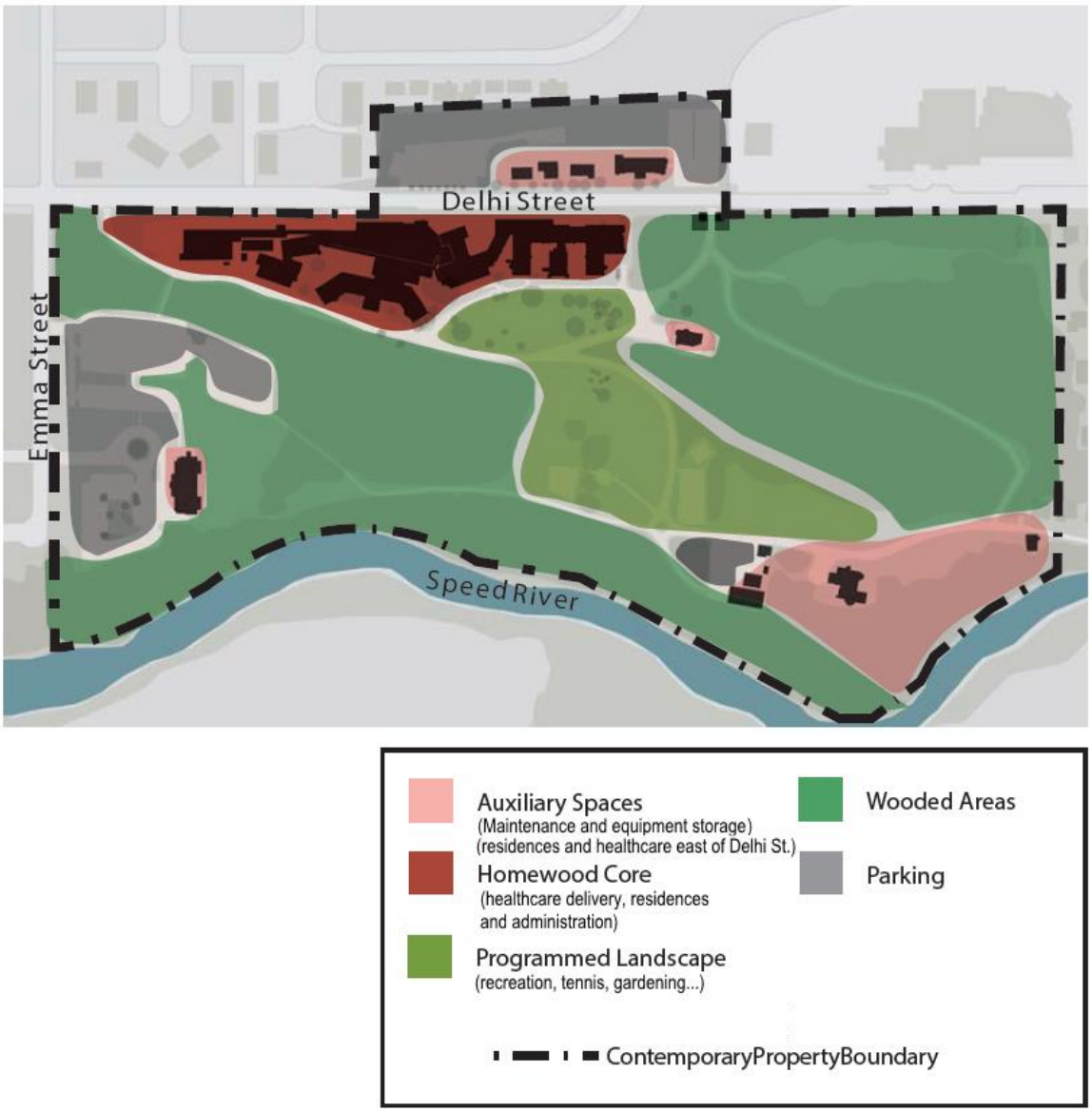
5. Map showing Homewood Facilities in 1940



6. Project Area Envelope with Proposed Development

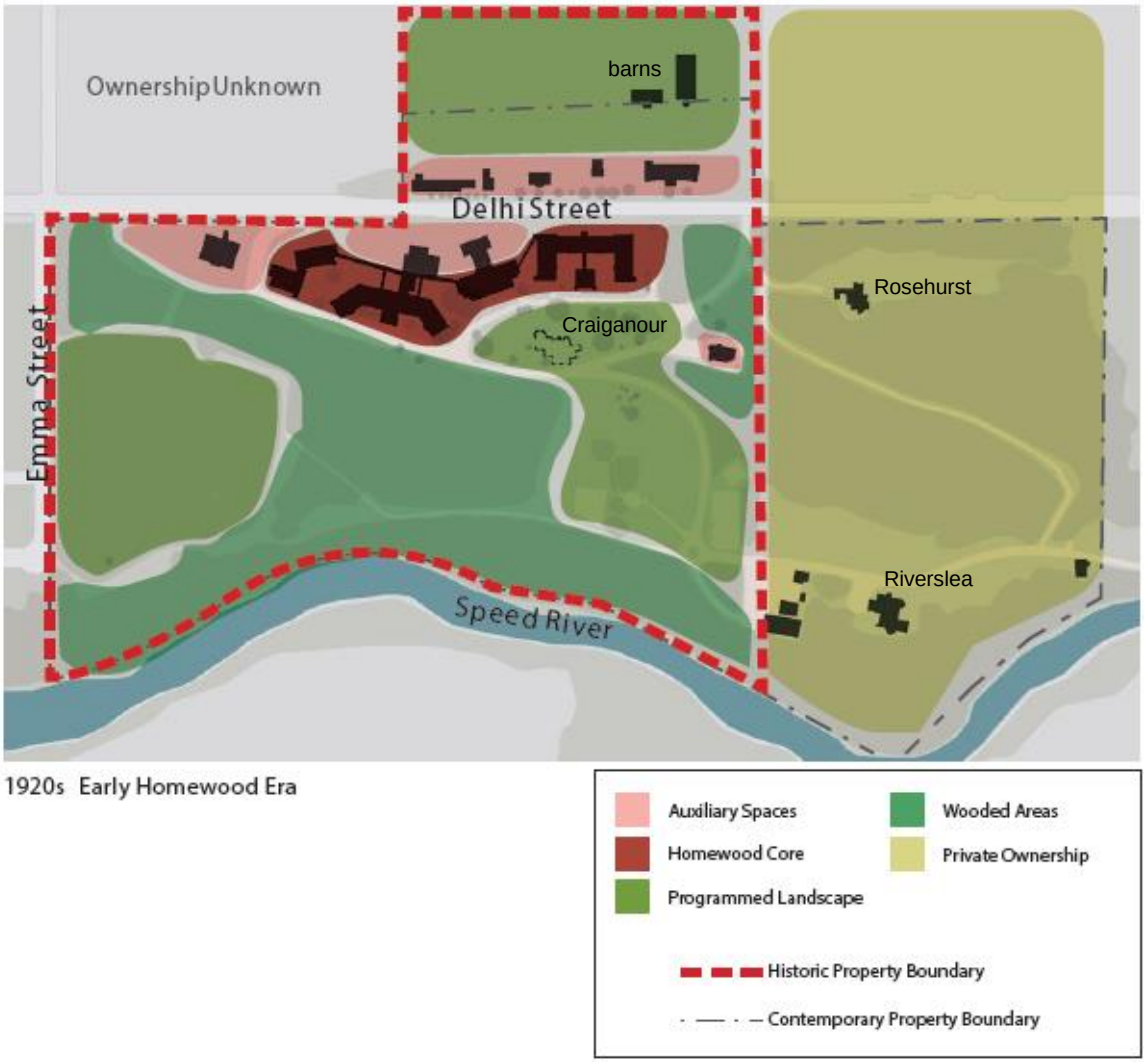


7. Homewood Present Land Use and Organization



Source: Homewood Cultural Heritage Resource Evaluation Report, ERA Architects 2015

8. Homewood Circa 1920



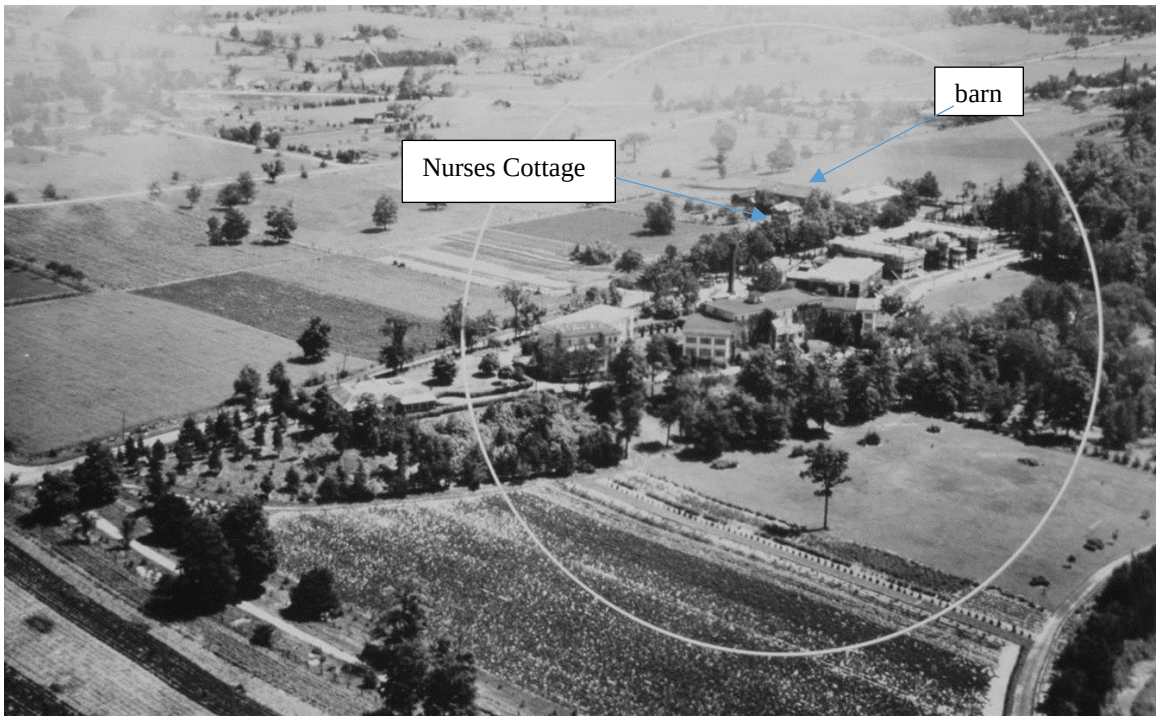
Source: Homewood Cultural Heritage Resource Evaluation Report, ERA Architects 2015

Figures

1. Rosehurst

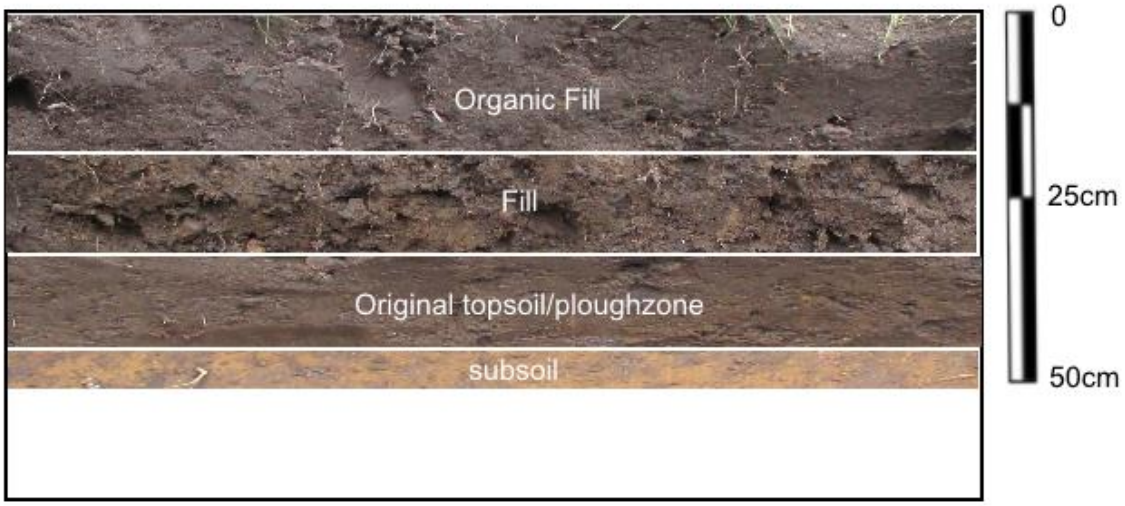
2. Craiganour

3. Homewood in 1927

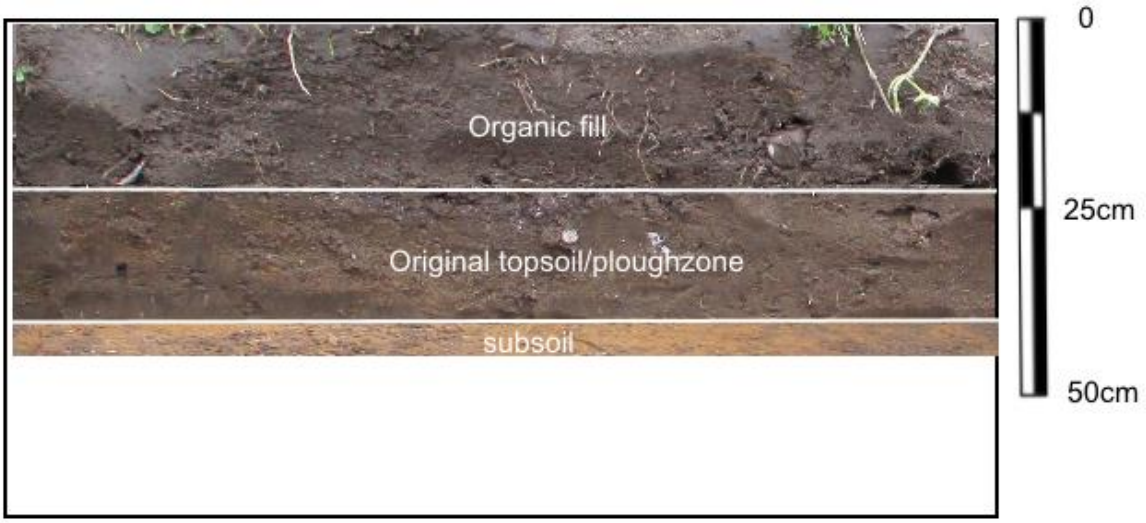


4. Nurses Cottage

Soil Profile of H2 East (102E 95N east face)



Soil Profile of H1 West (95E 115N south face)



Images

1. Near main entrance looking west toward Location 1 West

2. Test pitting near Location 1 West

3. Gardens and driveways within project area

4. Garden areas

5. Steep slope descending toward Speed River

6. Grass lawn and garden

7. Slope down to Speed River	8. Entrance road on west side of project area
	
9. Superintendents house and grounds	10. East of Delhi Street slope east of parking lot
	
11. East of Delhi and behind professional buildings	12. Grass lawn behind buildings on east side of Delhi Street
	

13. Area east of buildings fronting east side of Delhi Street

14. Test pitting east of buildings fronting east side of Delhi Street

15. Test square excavation at Location H2 East during stage 2

16. Location H1 West during stage 2

17. Location H1 West during stage 3

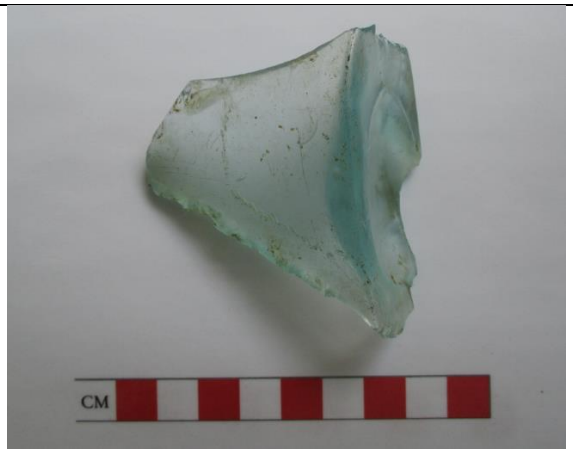
18. Location H1 West during stage 3

19. Location H2 East during stage 3

20. Location H2 East during stage 3

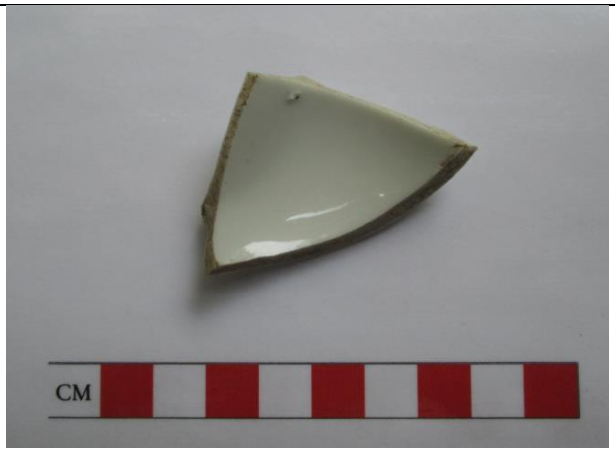
21. Feature in test square at Location H2 East

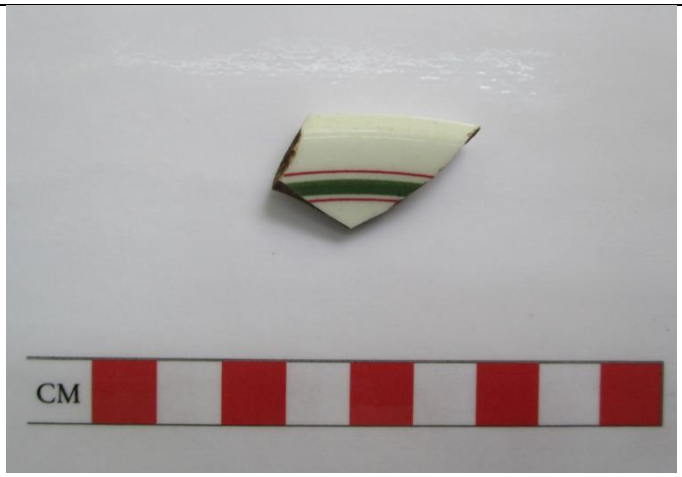
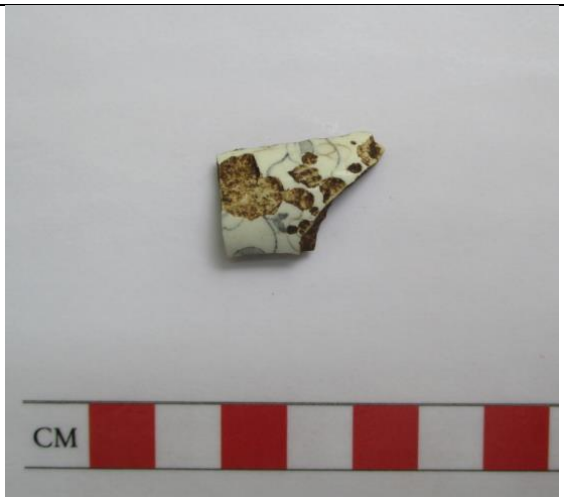
22. Bayer Company bottle base

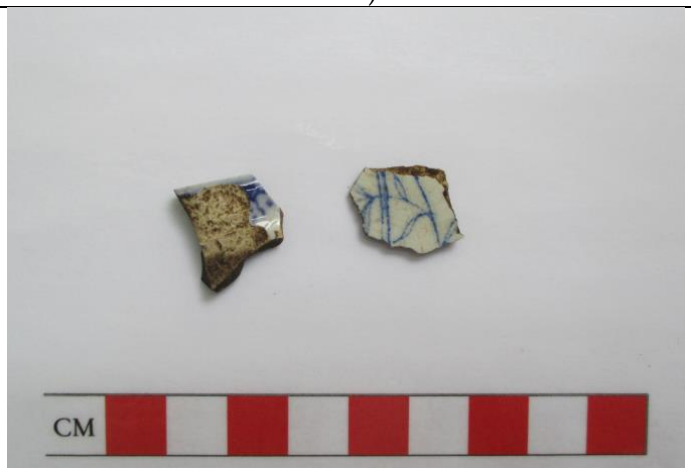
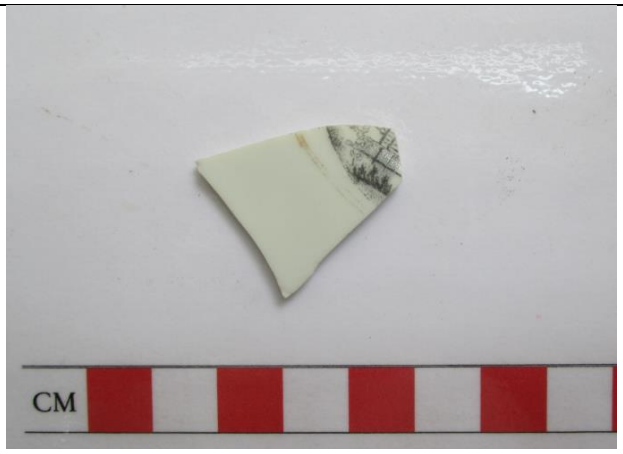


23. Cut Nails from H1 West and H2 East

24. Semi Porcelain, H1 West

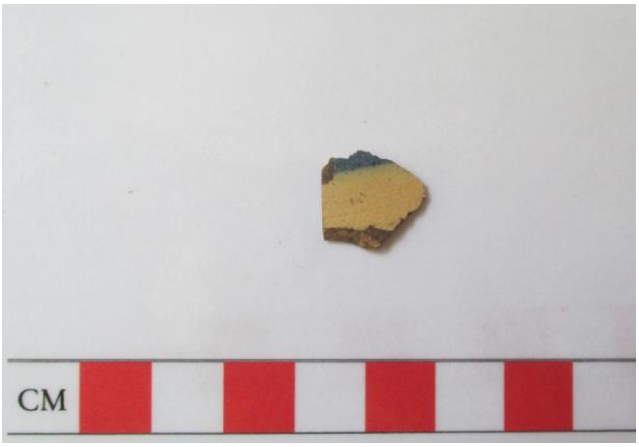


25. Banded ware H1 West	26. Porcelain doll leg H1 West
	
27. New palette painted ware H1 West	28. Pearlware, H1 West
	
29. Porcelain teacup handle with Luster H2 East	30. Black Transfer Printware H1 West
	

31. Blue Transfer Printware (Left H1 West, Right H2 East)	32. Wrought nail H1 West
	
33. Black Transferware on Porcelain with lustre H2 East	34. Green Transfer print ware H2 East
	
35. Polychrome transfer ware, H2 East	36. Lustre ware (embossed and painted) H2 East
	

37. Brown Transfer printware H2 East	38 Bottle finish with seam H2 East
	

39. Banded ware H2 East



Catalogue

Site	Square #E	Square #N	SS	artifact	No.	Fabric	Form	Colour	Glaze	cat No.
H1 West	111	85		red earthenware	1		hollow			176
H1 West	111	85		wire nails	2					175
H1 West	111	85		bottle glass, clear	3					174
H1 West	111	85		Tumbler glass, clear	4					173
H1 West	118	99		bottle glass, clear	1			aqua		172
H1 West	118	99		RWE	3		flat			171
H1 West	118	99		red earthenware	5					170
H1 West	95	95		Cut Nail	1					169
H1 West	95	95		window glass	4					168
H1 West	115	95		Brick fragments	2					167
H1 West	115	95		Burnt bone	5		unidentified Mammalian			166
H1 West	115	95		Tumbler glass, clear	1					165
H1 West	115	95		Tumbler glass, clear	1					164
H1 West	115	95		Window glass	14					163
H1 West	115	95		Wire nails	1					162
H1 West	115	95		Cut Nail	4					161
H1 West	115	95		Doll's lower leg, porcelain	1					160
H1 West	115	95		Red earthenware	5					159
H1 West	115	95		RWE	4		flat			158
H1 West	115	95		Transfer ware, blue	1		flat			157
H1 West	115	95		Bottle glass, clear	12					156
H1 West	100	100		Bottle glass, clear	1			aqua		155
H1 West	100	100		Decanter glass, clear	1			aqua		154
H1 West	100	100		Window glass	1					153
H1 West	100	100		RWE	3		flat			152
H1 West	99	90		Burnt bone	1		G. Gallus			151
H1 West	99	90		Bottle glass, clear	1			aqua		150
H1 West	99	90		Decanter glass, clear	1			aqua		149
H1 West	99	90		Window glass	2					148
H1 West	99	90		Cut Nail	1					147
H1 West	99	90		Wrought nails	1					146
H1 West	99	90		Red earthenware	10					145
H1 West	99	90		RWE	2		flat			144
H1 West	99	90		Banded ware	2	RWE	Hollow			143
H1 West	99	90		Banded ware	3	RWE	Hollow			142
H1 West	99	90		Wire nails	1					141
H1 West	100	95		Burnt bone	4		unidentified Aves			140
H1 West	100	95		Bottle glass, clear	3			aqua		139
H1 West	100	95		Decanter glass, clear	1			aqua		138
H1 West	100	95		Window glass	7					137
H1 West	100	95		Cut Nail	3					136
H1 West	100	95		RWE	2					135
H1 West	100	95		Transfer ware, blue	1		flat			134
H1 West	100	95		Metals, misc.	4					133

Note: All artifacts are from same layer.

H1 West	108	105		Brick fragments	2					132
H1 West	108	105		Bottle glass, clear	3			aqua		131
H1 West	108	105		Window glass	1					130
H1 West	108	105		Cut Nail	2					129
H1 West	108	105		RWE	3					128
H1 West	108	105		Transfer ware, black	1					127
H1 West	108	105		Transfer ware, blue	1					126
H1 West	108	105		Red earthenware	1		hollow			125
H1 West	115	90		Butchered bones	1		Ovis			124
H1 West	115	90		Burnt bone	4		unidentified Mammalian			123
H1 West	115	90		Bottle glass, clear	2			aqua		122
H1 West	115	90		Decanter glass, clear	1			aqua		121
H1 West	115	90		Window glass	11					120
H1 West	115	90		Cut Nail	2					119
H1 West	115	90		RWE	2					118
H1 West	115	90		Porcelain	2		flat			117
H1 West	115	90		Pearlware	1		flat			116
H1 West	115	90		Metals, misc.	2					115
H1 West	120	90		Burnt bone	2		unidentified Mammalian			114
H1 West	120	90		Decanter glass, clear	1			aqua		113
H1 West	120	90		Window glass	2					112
H1 West	120	90		Cut Nail	1					111
H1 West	120	90		RWE	1		flat			110
H1 West	120	90		Iron key	1					109
H1 West	108	90		Brick fragments	2					108
H1 West	108	90		Burnt bone	4		unidentified Mammalian			107
H1 West	108	90		Bottle glass, green	1					106
H1 West	108	90		Bottle glass, clear	4					105
H1 West	108	90		Tumbler glass, clear	8					104
H1 West	108	90		Window glass	27					103
H1 West	108	90		Wire nails	3					102
H1 West	108	90		Red earthenware	4					101
H1 West	108	90		RWE	8					100
H1 West	108	90		Yellow ware	1		hollow			99
H1 West	108	90		Cut Nail	6					98
H1 West					**68**					
H1 West	105	95		Burnt bone	2		unidentified Mammalian			97
H1 West	105	95		Bottle glass, clear	6					96
H1 West	105	95		Tumbler glass, clear	7					95
H1 West	105	95		Window glass	15					94
H1 West	105	95		Wine glass base, clear	1					93
H1 West	105	95		Wire nails	2					92
H1 West	105	95		RWE	8					91
H1 West	105	95		Transfer ware, black	1					90
H1 West	105	95		Red earthenware	3					89
H1 West	105	95		New palette blue	1					88
H1 West	105	95		Cut Nail	8					87
H1 West										
H1 West	110	100	Test unit	Bottle glass, blue	1					86

Note: All artifacts are from same layer.

H1 West	110	100	Test unit	Bottle glass, brown	1					85
H1 West	110	100	Test unit	Window glass	9					84
H1 West	110	100	Test unit	Cut Nail	1					83
H1 West	110	100	Test unit	RWE	7					82
H1 West	110	100	Test unit	Red earthenware	10					81
H1 West			FS 4	Cut Nail	3					4
H1 West			FS 3	Burnt bone	1		unidentified			3
H1 West			FS 2	Window glass	7					2
H1 West			FS 1	RWE	1					1
Site	**Square #E**	**Square #N**	**SS**	**artifact**	**No.**	**fabric**	**Form**	**Colour**	**Glaze**	
H2 East	102	95		Burnt bone	33		unidentified small fragments			80
H2 East	102	95		Bottle glass, clear	8					79
H2 East	102	95		Window glass	18					78
H2 East	102	95		Cut Nail	5					77
H2 East	102	95		Porcelain teacup handle with lustre	1		handle			76
H2 East	102	95		Porcelain	2					75
H2 East	102	95		RWE	15					74
H2 East	102	95		Banded ware	1	RWE	Hollow			73
H2 East	102	95		Transfer ware, green	4					72
H2 East	102	95		Wire nails	24					71
H2 East	108	92		Brick fragments	12					70
H2 East	108	92		Wire nails	2					69
H2 East	108	92		Cut Nail	1					68
H2 East	108	92		RWE	2		flat			67
H2 East	108	92		Bottle Finish, brown with seam	1					66
H2 East	86	103		Brick fragments	3					65
H2 East	86	103		Bottle glass, brown	1					64
H2 East	86	103		Bottle glass, clear	2			aqua		63
H2 East	86	103		Window glass	2					62
H2 East	86	103		Red earthenware	1					61
H2 East	86	103		RWE	4					60
H2 East	86	103		Wire nails	7					59
H2 East	95	104		Bottle glass, clear	1			aqua		58
H2 East	95	104		Wire nails	1					57
H2 East	95	104		Window glass	1					56
H2 East	95	104		RWE	4					55
H2 East	95	104		RWE	3					54
H2 East	95	104		Stoneware	1		hollow		salt	53
H2 East	90	90		Bottle glass, clear	2			aqua		52
H2 East	90	90		Window glass	1					51
H2 East	90	90		Red earthenware	1					50
H2 East	90	90		Transfer ware, brown	3					49
H2 East	90	90		RWE	10					48
H2 East	90	95		Red earthenware	1					47
H2 East	90	95		RWE	4					46
H2 East	90	95		Transfer ware, black on porcelain	1	porcelain	hollow			45
H2 East	90	95		Bottle glass, clear	2			aqua		44

Note: All artifacts are from same layer.

H2 East	100	90		Brick fragments	9					43
H2 East	100	90		Wire nails	4					42
H2 East	100	90		RWE	4					41
H2 East	100	90		Transfer ware, blue	1		flat			40
H2 East	100	90		Electric light fitting	1					39
H2 East	100	100		Burnt bone	15		unidentified small fragments			38
H2 East	100	100		Butchered bones	2		Sus			37
H2 East	100	100		Bottle glass, blue	1					36
H2 East	100	100		Window glass	23					35
H2 East	100	100		Bottle glass, clear	2			aqua		34
H2 East	100	100		Bottle glass, clear	3					33
H2 East	100	100		Wire nails	32					32
H2 East	100	100		Cut Nail	17					31
H2 East	100	100		Stoneware	1		hollow		salt	30
H2 East	100	100		Red earthenware	3		hollow			29
H2 East	100	100		RWE	1		flat			28
H2 East	100	100		RWE	24					27
H2 East	100	100		Semi-porcelain	1		hollow			26
H2 East	100	100		Lustre ware (embossed and painted)	1		flat			25
H2 East	100	100		Banded ware	1	RWE	Hollow			24
H2 East	100	100		Transfer ware, polychrome	3		hollow			23
H2 East	100	100		Transfer ware, black	1					22
H2 East	100	100		Transfer ware, green	1		flat			21
H2 East	100	100		Transfer ware, green	2		flat			20
H2 East	100	100		Transfer ware, blue	2					19
H2 East	100	100		Metals, misc.	3					18
H2 East	90	100	Test unit	Burnt bone	5		unidentified small fragments			17
H2 East	90	100	Test unit	Window glass	26					16
H2 East	90	100	Test unit	Bottle glass, frosted	1					15
H2 East	90	100	Test unit	Bottle glass, clear	1			aqua		14
H2 East	90	100	Test unit	Bottle base, clear, embossed "AYER"	1			aqua		13
H2 East	90	100	Test unit	Wire nails	10					12
H2 East	90	100	Test unit	Cut Nail	3					11
H2 East	90	100	Test unit	Red earthenware	4					10
H2 East	90	100	Test unit	RWE	12					9
H2 East	90	100	Test unit	Semi-porcelain	3		hollow			8
H2 East	90	100	Test unit	Metals, misc.	3					7
H2 East			FS 5	RWE	1		flat			6

Note: All artifacts are from same layer.

Appendix

From Malcolm Horne, MTCS
To: Garth Grimes, Detritus Consulting Ltd.
March 1, 2016

Hi, Garth. Responses below.

Re: "Item 15 asks for GPS coordinates but they are in the Supp Doc - (at least the one I have) can you check to make sure they really aren't there?" There are GPS coordinates for the site datum, permanent datum and back site. The readings for the site centre and the site limits are not there.

Re: "Item 10 asks that I identify which layer artifacts came from. There was more than one layer at each site but in both cases artifacts only came from one layer - the lowest one immediately above subsoil. I am hoping that an explanation in the text that clearly explains this will suffice rather than editing the catalogue." That is acceptable. Perhaps add a further note in the catalogue (on each page or in the legend for the catalogue) that all artifacts came from one layer.

The definition of middens, their interpretation and their excavation strategies are a complex question. I will provide some further comment below, including a response we provided to another licensee who wanted more clarity.

On the determination of middens, there are certain characteristics that may suggest a midden. It is up to you as the licensee to present a clear and detailed argument for the presence or absence of a midden based on all the available evidence, your experience with middens and the typical characteristics of middens for sites of a given type. There is a definition of 'midden' in the Glossary for the S&Gs which focuses on 'concentration of artifacts and other remains' and on 'focussed intentional discard'. Clearly, there is an interpretive element to this - however, your goal should be to address any areas of concentration and either identify the area as a midden or provide a clear line of reasoning as to why it is not a midden. If a definitive argument does not seem possible, then it is certainly acceptable (as you have done in this instance) to propose a compromise strategy of some hand excavation but not the entire area that may (or may not) be interpreted as midden.

The below are some factors that argue for the presence of a midden. This should be viewed as a whole – any one factor by itself will not be sufficient to support the argument for or against:

- Much higher yields than other parts of the site. Example: where a site has high yields in the centre and there is a gradual drop-off to the periphery, this does not necessarily suggest the presence of a midden. Example: where there is a central area of generally higher yields (higher than the periphery) and one area stands out with much higher yields than the rest of the central area, this may suggest a midden. Example: where there is a general lower yield across the site area, but a 'focused' area stands out with higher yields, this could be a midden.
- Substantially higher densities of organic remains
- Substantially different proportions of artifact classes
- Soils. Organic midden soils may often be blacker or greasier than other soils at the site. But there may be other kinds of middens.
- Stratigraphy. There may often be strata that are not present elsewhere in the site or complex stratigraphy that is not present elsewhere.

We have also provided the advice below which provides a somewhat different perspective, including an attempt at a differing definition (though it does not replace the 'official' definition in the S&Gs).

"An area of an archaeological site that has a concentration and high density of artifacts largely characterized as foodways class (artifacts related to the preparation, storage, distribution and consumption of food and beverages), occasionally faunal class and other materials accumulated through the intentional discard of household waste. Refuse deposits at most Euro-Canadian farmstead sites occur primarily in surface middens located around structures and secondarily in pits or other features."

Further to the definition, the archaeologist should identify and assess the possible midden in Stage 3, and then provide a detailed argument in the report as to why it is a midden and the probable extent of the midden, with that argument based on clear distinctions between artifact density, artifact types, soil characteristics, etc. within the midden versus those same characteristics outside the midden. That argument should not only support their interpretation of a specific location as being a midden but should also, using the same criteria, support the argument against any other artifact concentrations, etc., as not being middens.

Note the use of functional classification in the above definition. This is the standard for historic artifact analysis and it is also a much more useful approach to describing the kinds of objects one would expect from a midden. This is a better approach to interpreting the function of a feature or deposit, as opposed to listing more specific artifacts or artifact classes, like tools and ceramics.

Artifact density and functional class should be balanced when interpreting a possible midden. A report that gives a good analysis and rationale for a smaller amount of artifacts being a midden (e.g., short occupation, other landscaping activities that may have altered or removed it, specific cultural practices that would differ from the Anglo Saxon Stanley South artifact patterns) is likely to be accepted as an identification of a midden. Likewise, if there was a huge amount of artifacts but relatively few food related items, this should be discussed in terms of site activities related to this deposition and the site interpretation as a whole – as this would be highly unusual for a "normal" 19th century midden.

The possibility of other or different types/intents of middens should be considered, as characterized by the classes of artifacts. For example, the presence of a large amount of building debris in what is otherwise interpreted as a midden may be indicative of other activities on a site beyond normal refuse deposits. A midden assemblage that differs from the above definition (e.g., large amounts of building debris) should be specifically addressed in the analysis and conclusions.

I think you can see from the above that our focus is on a clear and detailed argument for the presence or absence of a midden, and on making that argument where there is a possibility for a midden.

In regard to your specific question, I am not going to fault you if you provide a clear and detailed argument that takes all the evidence into consideration. From the wording of the question, I was not specifically doubting or arguing against your analysis and recommendation but rather looking for more detail and clarity. For this report, add more detail and clarity and don't change the recommendations, or it will create issues when the previous recommendations don't match the excavations that were done. Hopefully, the above will help with an enhanced argument and more so with future analysis and reporting.

Please include a PDF copy of this advice as supplementary documentation to your project report package.

As a standard part of all advice provided to licensees, please note that this advice has been provided by MTCS under the assumption that the information submitted by the licensed archaeologist is complete and accurate. The advice provided applies only to the project in question and is not to be used as a precedent for future projects. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or if the information provided by the licensed archaeologist is otherwise found to be inaccurate, incomplete, misleading, or fraudulent.

Sincerely,

Malcolm Horne
Archaeology Review Officer
Archaeology Programs Unit
Ministry of Tourism, Culture and Sport
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel. 416-314-7146
Fax 416-314-7175
Email: Malcolm.Horne@ontario.ca

CONSENT APPLICATION - CULTURAL HERITAGE RESOURCES IMPACT ASSESSMENT

Homewood Health Centre, 146-160 & 147-155 Delhi Street, Guelph

City File Number B19.14

Project # 09-069-04

Prepared by MM / BS / JS / EM

ERA

PREPARED FOR:
Schlegel Health Care Inc.
325 Max Becker Drive, Suite 201
Kitchener, ON, N2E 4H5

PREPARED BY:
ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416-963-4497

Revised: 2018-01-25

Cover image: West elevation of the Homewood Manor Building (Source: ERA).

CONTENTS

EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment (CHRIA), prepared by ERA Architects, assesses the proposed Consent Application (City File No. B19.14) for the Homewood Health Centre campus (the "Homewood campus") which requests:

1. That the land on the southern portion of the campus be severed to create a new legal lot; and,

2. That a right-of-way for the purposes of access from Delhi Street to the southern portion of the severed parcel be created through the retained parcel; this right of way will be created via an easement over an existing driveway within the campus.

The purpose of the proposed severance is to facilitate the financing required for the redevelopment of the Homewood campus, including construction of the New Manor and rehabilitation of the Nurses' Residence (discussed in detail in the revised Homewood Cultural Heritage Resource Impact Assessment [CHRIA], dated November 2017).

The Homewood Campus includes a number of buildings listed on the City of Guelph Register of Cultural Heritage Properties. Furthermore, a revised Cultural Heritage Resource Evaluation Report (CHRER, dated November 2017) prepared by ERA Architects and submitted concurrently as part of Site Plan Application SP13C039 outlines three separate yet related Cultural Heritage Landscapes (CHLs) within the Homewood campus.

The proposed severance generally re-establishes the historical boundaries of park lot 11, which was incorporated into the Homewood Campus in the 1940s. As a result, the proposed severance line follows the boundary between CHL1 and CHL2, as established in the revised Homewood CHRER (dated November 2017), and as generally accepted by Heritage Guelph and City Staff. The proposed severance will not affect any built heritage resources within the Homewood campus, or have a direct impact on the three proposed cultural heritage landscapes. Further, as the proposed right-of-way runs along an existing driveway within the Homewood campus, this intervention is not anticipated to have any adverse impacts on the property's cultural heritage value.

No development or site alteration is currently proposed as part of this application. Should any future changes of use, alterations or developments be proposed for the retained or severed parcels in the

future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs, and would require approval by the City of Guelph.

In order to assist in evaluating future development potential within the Homewood campus, a set of three Potential Development Areas and associated development guidelines have also been established within this report. The intention for these areas and guidelines is to steer future development within the campus, and ensure that the cultural heritage values and attributes of the Homewood CHLs are conserved. Any future CHRIAs for the severed and retained parcels would also need to consider these guidelines.

1 INTRODUCTION

1.1 Scope of the Report

Schlegel Healthcare Inc., owner of Homewood Health Centre (Homewood), has retained ERA Architects Inc. (ERA) as heritage consultant for a Consent Application related to the Homewood Health Centre Campus at 148-160 Delhi Avenue, Guelph (City File No. B19.14).

This Cultural Heritage Resource Impact Assessment (CHRIA) has been prepared in accordance with the City of Guelph Cultural Heritage Resource Impact Assessment Guidelines. It is to be read alongside the revised Homewood Health Centre Cultural Heritage Resource Evaluation Report (CHRER, dated November 2017), and the revised Homewood Cultural Heritage Resource Impact Assessment (CHRIA, dated November, 2017), both prepared by ERA.

This report was prepared with reference to key documents including:

- The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines, updated January 2010 (reproduced in the appendices of this report);
- Ontario Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties (1997);
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Ed. (2010);
- Ontario Ministry of Culture's Ontario Heritage Toolkit (2006);
- The Province of Ontario's 2014 Provincial Policy Statement for the regulation of development and use of land;
- The Ontario Heritage Act; and,
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest.

A list of these and other key references are included at the end of this report.

1.2 Present Owner Contact

Schlegel Health Care Inc.
c/o Brad Schlegel
325 Max Becker Drive, Suite 201
Kitchener, ON, N2E 4H5

1.3 Site Location and Description

The Homewood Health Centre is located about 1.5 kilometers north east of Guelph's city centre at 148-160 Delhi Street. It sits on a site of approximately 80 acres, herein referred to as the Homewood campus.

Generally, the Homewood campus is bounded by Emma Street to the north, Delhi Street to the east, the Speed River to the west, and the rear of lots facing Spring Street to the south (see Figure 1).

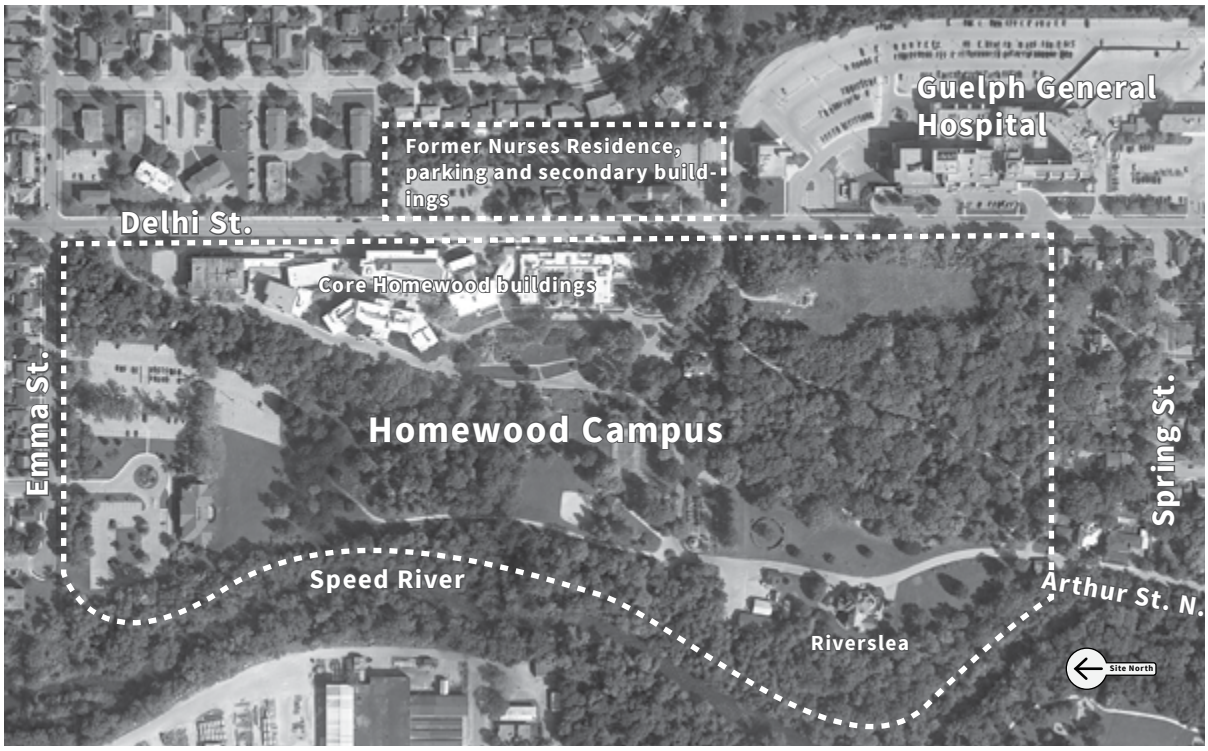
Homewood operates mainly from a core cluster of interconnected buildings on the west side of Delhi Street. However, the campus also includes the Riverslea Estate and outbuildings at the southwestern corner of the property, and a cluster of ancillary service buildings, including the Nurses' Residence, on the east side of Delhi Street. Riverslea is now used as a conference and research centre, while the Nurses' Residence is currently vacant. The Homewood site also includes a house-form building at 112 Delhi Street, at the southern edge of the property.

The Homewood campus buildings are located within a picturesque landscape on the banks of the Speed River. This landscape contains features such as paths, terraces, a gazebo, tennis courts, gardens, and wooded areas, many of which are used for therapeutic purposes.

The campus also includes a private driveway that provides access from Delhi Street just north of the core cluster of Homewood buildings. This driveway skirts the western edge of the core Homewood buildings, runs east of Riverslea, and terminates adjacent to Arthur Street North.

Note regarding directions: The site is not oriented directly on cardinal directions. For the sake of clarity, in this report Delhi Street is regarded as running north-south, with the Speed River to the west.

Homewood Health Centre Campus



1. Location of Homewood Health Centre and surrounding context (Google Maps, annotated by ERA)

2 SITE HISTORY

For an in-depth overview of Homewood's history and an analysis of the site's landscape and built form patterns, please see the revised Homewood CHRER (ERA, November 2017). The below text is adapted from the revised Homewood CHRER, and provides an overview of the evolution of the Homewood Campus over time.

The Homewood campus can be read as three distinct yet related cultural heritage landscapes (CHLs) that have been shaped by historical layers and patterns of development over time. These layers, visible in the interrelationship between built form and landscape, are revealing of both the growth of Guelph and evolving approaches to healthcare delivery. Originally established in 1883 within park lot 12, Homewood expanded to incorporate portions of park lot 13 and park lot 11 in the 1920s and 1940s respectively (see Figures 4-6). As a result of this gradual expansion, the Homewood campus now contains both purpose-built institutional buildings within former park lot 12, and fragments of earlier residential development in former park lot 11. These residential remnants include James Goldie's Riverslea Estate (1889) (Figure 2), along with a gatehouse located along Arthur Street North. The gatehouse dates to c. 1860, and likely originally marked the entrance to Rosehurst (Figure 3), an earlier estate built by Dr. William Clark in park lot 11, which was demolished in 1925 following a fire.

2. Riverslea Estate c. 1915 (Source: Guelph Public Library)

While most of the early riverside estate houses on park lots 11 and 12 have long been demolished, Homewood has transformed these original expansive lots into both programmed and non-programmed landscapes for therapeutic purposes. In keeping with the prevailing nineteenth century view that naturalized settings had curative qualities, the first purpose-built medical buildings within the Homewood campus, designed by architect George Miller, were oriented toward the valley ridge and the Speed River below, engaging patients with the landscape.

While these original Homewood buildings form the core of the present day campus, a program of incremental expansion has maintained the legibility of these structures and their relationship to the landscape, while offering new facilities for patient care. This gradual expansion process modernized and reoriented Homewood towards Delhi Street. As Homewood expanded, a second Nurses' Residence and other service buildings were built east of Delhi Street, and the campus was better incorporated into the transportation system of the growing city.

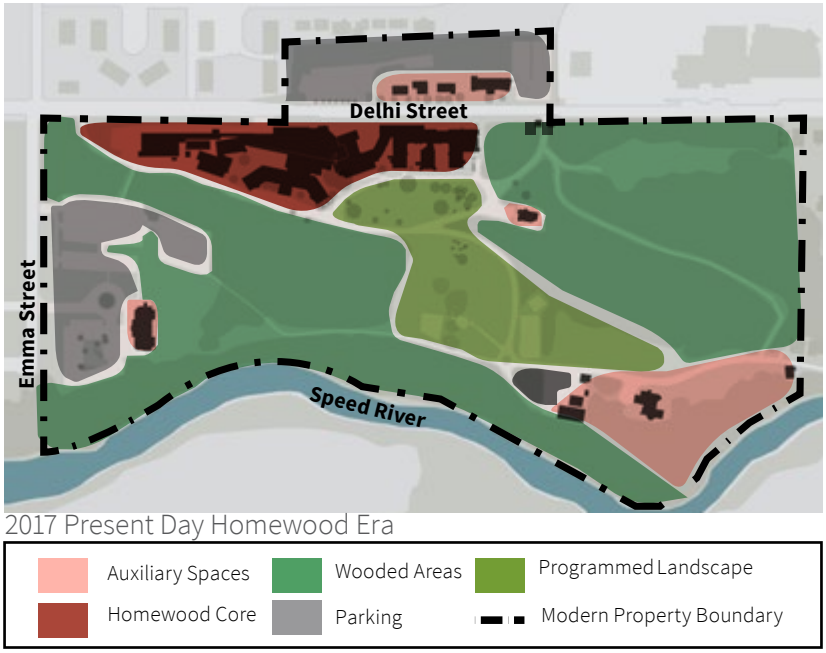
3. Rosehurst c. 1900 (Source: Guelph Public Library)

4. Map of Homewood Campus pre-1883, showing approximate original ownership (source: ERA)

The landscape has evolved in tandem with built form, adapting to suit new programmatic requirements of the hospital, while maintaining components linked to each era of development. Through an approach of adaptation and augmentation, rather than demolition, the Homewood campus has retained a complexity that speaks to each era of its evolution. Together, these different yet complementary layers form the Homewood campus.

1920s Early Homewood Era

5. Map of Homewood campus, c. 1920 (Source: ERA.)



2017 Present Day Homewood Era

6. Map of Homewood campus, c. 2017 (Source: ERA.)

3 HOMEWOOD CULTURAL HERITAGE LANDSCAPES - STATEMENTS OF SIGNIFICANCE

Research and analysis of the Homewood campus reveals that three distinct yet related component landscapes exist within the broader campus: the Homewood Therapeutic Landscape (CHL1), the Riverslea Estate Landscape (CHL2), and the Homewood Ancillary Landscape (CHL3). While these three areas are historically linked and physically connected by Delhi Street, they reflect specific attributes and planning intentions, and merit recognition as distinct cultural heritage landscapes within the larger campus.

The Homewood Therapeutic Landscape is intrinsically linked to the Homewood Health Centre and in addition to the core buildings described in the following section, contains associated campus lands which provide an organized therapeutic landscape for the treatment of patients that includes terraces, viewscapes, and programming.

To the south, the Riverslea Estate Landscape reflects a distinctly residential character, and incorporates the picturesque arrival sequence from Arthur Street North, and the land around the Riverslea building, including outbuildings, as well as canopy trees, large shrubs, woodlots, and walking trails.

To the east of Delhi Street lies the Homewood Ancillary Landscape. This landscape was originally developed as a group of buildings that contained a variety of supporting uses, such as the Nurses' Residence, which serviced the Homewood campus. Due to the auxiliary nature of this area, the Nurses' Residence does not feature the same level of architectural detailing as the buildings in the other CHLs, but is nevertheless contextually linked with the wider Homewood campus.

These three Homewood CHLs were identified within the revised Homewood CHRER (dated November 2017), and have been generally accepted by Heritage Guelph and City staff.

7. Homewood Cultural Heritage Landscapes (Source: ERA).

3.1 Homewood Therapeutic Landscape (CHL1) Statement of Significance

The Homewood Therapeutic Landscape Statement of Significance, as presented in the Homewood CHRER, is reproduced below.

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Therapeutic Landscape, whose heritage themes and attributes are described below.

Design Themes

The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes towards the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections between old and new building forms and landscape features.

Historical Themes

Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent practice within the field of mental healthcare. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of

George Miller, a highly accomplished architect in Toronto whose projects include Toronto's Massey Hall and the University of Toronto's Annesley Hall.

Contextual Themes

The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Forming the eastern edge of the Therapeutic Landscape, Delhi Street is also a contextual feature of CHL1, which connects and frames the public experience of this landscape.

Heritage Attributes for the Homewood Therapeutic Landscape:

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;
- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and
- Location and orientation of the early 20th century institutional buildings towards the river.

Heritage Attributes of significant buildings and structures include:

Superintendent's Residence*:

- Queen Anne Revival style and detailing including the steeply pitched roof with irregular profile, prominent front bay and picturesque massing;
- Brick and stone construction;
- Original window & door openings and surrounds featuring smooth cut red sandstone lug sills in sill courses;
- Paneled and glazed front doorway with leaded transom.
- Open front/corner porch;
- Hip and gable roofline, with a conical roof over the building's front bay and a dentilated cornice; and
- Sash windows.

Colonial Building*:

- Neoclassical Revival style and detailing, representative of George Miller's work, including the verandas (now enclosed) supported by Tuscan columns at the end of each wing;
- Symmetrical C-shaped plan;
- Stone construction using locally quarried limestone;
- Dentilated soffits;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Flat roofline, featuring a wide cornice on console brackets; and
- Sash windows.

Vista Building*:

- Neoclassical Revival style and detailing including the enclosed veranda with Tuscan columns;
- Stone construction using locally quarried limestone;
- Original window & door openings and surrounds with rusticated stone sills and lintels, including the corner bay windows;
- Flat roofline, featuring a wide cornice on console brackets and dentilated soffits; and
- Sash windows.

Manor Building*:

- Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture;
- Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;
- Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony;
- Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;
- Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and
- Sash windows.

Mackinnon Building*:

- Georgian Revival style and detailing representative of George Miller's work including the symmetrical plan, classical detailing such as the triangular pediment with tympanum and the pilastered entranceway on the building's west (primary) elevation;
- Brick and stone construction;
- Original window and door openings and surrounds, including rusticated stone sills and segmental arches as well as the semi-elliptical fanlight, sidelights and double-leaf paneled and glazed doors along the building's west elevation;
- Triangular oriel windows on brackets;
- Flat roofline, featuring wide eaves with console brackets, and a deep frieze with moulded band; and
- Sash windows.

Cameron Gates**:

- Profile of the stone piers with separate vehicular and pedestrian entrances;
- Stone and concrete construction of the piers;
- Original light fixtures on top of the piers; and
- Ironwork of the gates.

The following buildings are *not* considered character-defining elements of the Homewood Therapeutic Landscape. As such, no heritage attributes have been described:

- Activity Therapy Building (1966)
- Hamilton Building (1991)
- Riverwood Building (1990), surrounding surface parking lots and stone gates at the Emma Street entrance
- Gazebo (1995) (although listed on City of Guelph's Municipal Register of Cultural Heritage Properties, the Gazebo is a modern-day structure that does not have significant design, historic, or contextual value)
- Manor Building's Trillium Wing (1996), basement level addition (1940), and infill additions along Delhi Street

*Please note that interior spaces of these structures have been highly altered over time, and do *not* contain heritage attributes that require retention.

**Please also note that the Therapeutic Landscape's Statement of Significance will need to be amended if the relocation of the Cameron Gates is approved through the Site Plan Review process.

CHL1 Documentation Photographs

8. Cameron Gates, looking west from Delhi Street (Source: ERA).

9. View of the Manor building's east elevation, looking north along Delhi Street (Source: ERA).

10. View towards the Manor building's west elevation, from the river valley terrace (Source: ERA).

11. Partial view of the Manor building's west elevation (Source: ERA).

12. View of Homewood's river terrace landscape (Source: ERA).

13. View of the Colonial's south wing, looking north from the river valley terrace (Source: ERA).

14. View of the Vista's north and south elevations, looking south (Source: ERA).

15. View of the Vista's east elevation, looking west from Delhi Street (Source: ERA).

3.2 Riverslea Estate Landscape (CHL2) Statement of Significance

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Riverslea Estate Landscape, whose heritage themes and attributes are described below.

Design Themes

The landscaped setting of the Riverslea Estate in Guelph is located along the Speed River, west of Delhi Street and south of the core campus of the Homewood Health Centre, at the north end of Arthur Street North. The Richardsonian Romanesque estate building was built facing away from the river on low-lying flatlands within an open space that features carefully placed trees and shrubs, framed and enclosed by wooded areas and the river valley slope to the east. Current conditions suggest the original design of a winding driveway, leading towards the house and interacting with the landscape to create controlled views. A series of extant support buildings originally associated with the functioning of the estate are located to the north of the house, and obscured from the main approach views from the south. This composition is representative of country estates from the mid to late-nineteenth century and reflective of the English garden tradition.

Historical Themes

This property is associated with two notable Guelph residents: William Clark, a politician who owned the lot in the 1850s, and James Goldie, a member of a successful milling family who constructed Riverslea. The site was acquired by the Homewood Health Centre in 1949 and has been owned by the prominent mental health institution ever since.

Contextual Themes

The Riverslea Estate is visually, historically, and functionally connected with the Homewood Health Centre's therapeutic landscape, the termination of Arthur Street North, and the Speed River, all of which contribute to views and accessibility to the estate. A stone structure at the termination of Arthur Street North, marking the southern access to the property, is thought to have operated as a gatehouse. Some evidence suggests that this building predates the construction of

Riverslea, and may have originally been constructed as a gatehouse structure associated with the earlier Rosehurst estate house, which had been situated higher up the valley slope on the eastern portion of the property.

Heritage Attributes of the Estate Landscape include:

- Open lawn in which Riverslea is situated, featuring plantings positioned in a picturesque and park like manner;
- Curving driveway through an expansive lawn with plantings, integrated with the land's contours and edged by woodlands, that creates controlled views of Riverslea and the landscape as one approaches from the south; and
- Walking trails through the woodlands traversing the river valley slope.

Heritage Attributes of significant estate-era buildings and structures include:

Riverslea Building:

- Richardsonian Romanesque style and detailing indicative of estate development within Guelph including the decorative stone banding, rounded towers with conical roofs and the rough surface texture of the masonry;
- Stone construction;
- Varied elevations and irregular massing that indicate the distinct programmatic elements of the original composition;
- Original door and window openings and surrounds including segmental arches and pillars;
- Hip and gable roof with slate tiles and decorative terractotta hip and ridge tiles;
- Dentilated corrnice; and
- Warm material palette of the interior indicative of its original use as a residence, which includes marble, stone, woodwork and the use of stained glass.*

Gatehouse**:

- Italianate style building with projecting bay containing triple round headed windows;
- Stone construction using locally quarried limestone;
- Gable and hipped roofline; and
- Gate to the east of the gatehouse, which features cone-capped square gate posts and wing walls (the iron gate itself is not original and is not considered a heritage attribute).

*Further research and cataloguing of the interior heritage attributes of Riverslea to be completed prior to designation of the property under Part IV of the OHA.

**Note that the interior spaces of the gatehouse are *not* considered to contain heritage attributes.

***Also note that while the Riverslea outbuildings have been listed on the City of Guelph's Municipal Register of Cultural Heritage Properties, further research is required to determine the extent of the buildings' cultural heritage value and any heritage attributes.

CHL2 Documentation Photographs

16. View of the south elevation of the gatehouse along Arthur Street North (Source: ERA).

17. View of the gatehouse's east elevation (Source: ERA).

18. View of Riverslea's south elevation, with its curving driveway and open lawn, looking north (Source: ERA).

19. View of Riverslea's east elevation (Source: ERA).

20. View of Riverslea's north elevation (Source: ERA).

21. View of one of the Riverslea outbuildings, looking north(Source: ERA).

22. View of one of the Riverslea outbuildings, looking south (Source: ERA).

3.3 Homewood Ancillary Landscape (CHL3) Statement of Significance

The Homewood Ancillary Landscape Statement of Significance, as presented in the Homewood CHRER, is reproduced below.

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Ancillary Landscape, whose heritage themes and attributes are described below.

Contextual Themes

The Homewood Ancillary Landscape is functionally, visually, and historically connected with the Homewood Health Centre's Therapeutic Landscape, as it originally provided supportive functions for Homewood's primary care facilities located on the west side of Delhi Street. Originally located at the back of the Homewood campus, these support buildings include the Nurses' Residence, which provides insight into the historical operations of Homewood beyond primary patient care.

Forming the western edge of the Homewood Ancillary Landscape, Delhi Street is also a contextual feature of CHL3, which connects to the Therapeutic Landscape and frames the public experience of this landscape.

Heritage Attributes of the Nurses' Residence include:

- Symmetrical plan composed of a central block flanked by two small wings;
- Brick construction featuring decorative brick banding below the third storey;
- Original window and door openings and surrounds including semi-circular bays;
- Gable roof with central shed roof dormer featuring eaves with exposed projecting rafters;
- Sash windows;
- Coloured glass windows in the northern and southern stair-wells, where extant;
- Interior metal staircases and railings in the northern and southern stairwells; and
- Three interior fireplaces.

The following properties are *not* considered significant character-defining elements of the Homewood Ancillary Landscape. As such, no heritage attributes have been described:

- 151, 153, 155 & 157 Delhi Street

CHL3 Documentation Photographs

23. View of the auxiliary buildings on the east side of Delhi Street, looking southeast (Source: ERA).

24. View of the Nurses' Residence's west elevation, looking southeast from Delhi Street (Source: ERA).

25. View of the Nurses' Residence's east elevation (Source: ERA).

26. View of the Nurses' Residence's south elevation (Source: ERA).

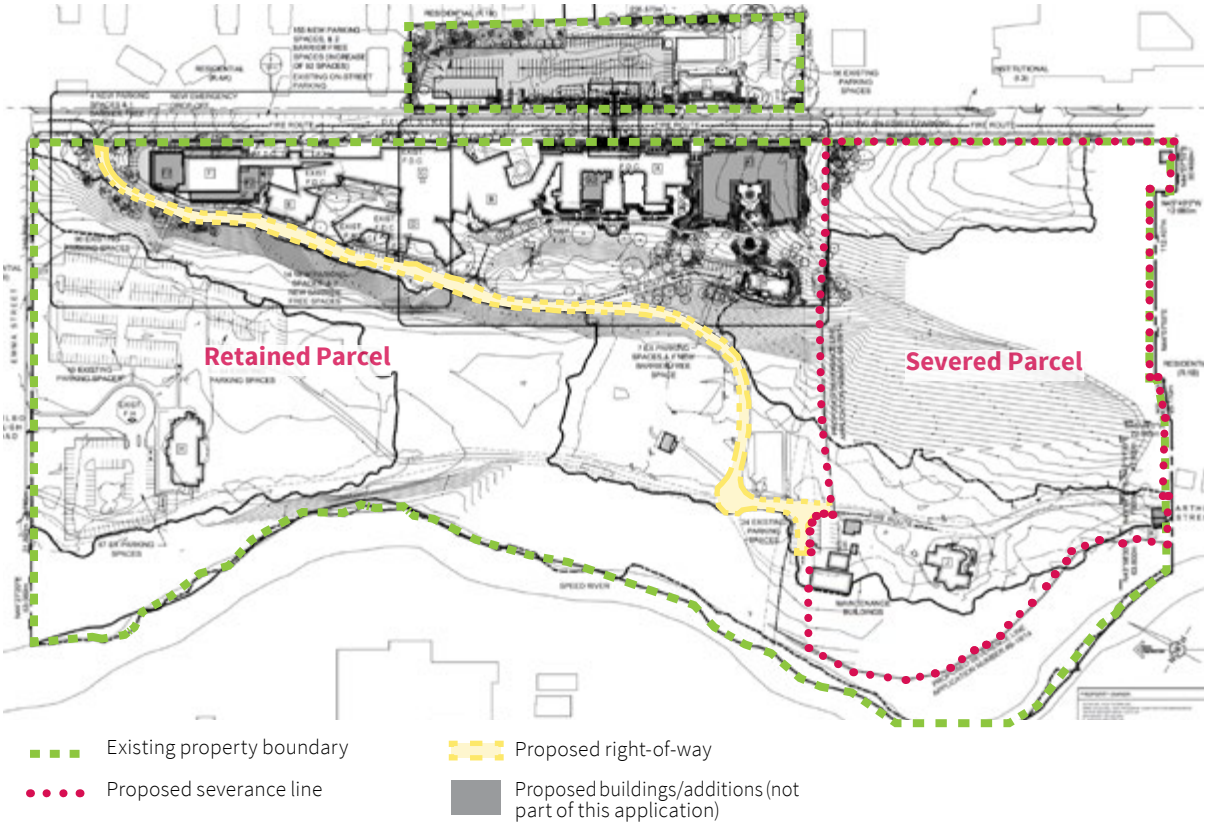
27. View of the Nurses' Residence's north elevation (Source: ERA).

4 CONSENT PROPOSAL

Proposed Severance

The Consent Application proposes that approximately 5.92 hectares of land on the southern portion of the Site be severed to create a new legal lot. See Appendix D for the proposed Plan of Severance.

The proposed severance line is located immediately south of where the proposed New Manor will be located (for an assessment of the heritage impacts of this proposal, please see the revised Homewood CHRIA, dated November 2017), and follows the southern edge of existing storm and sanitary easements within the Homewood campus. The severed parcel, which contains Riverslea (and its outbuildings), the gatehouse on Arthur Street North, and a house-form building at 112 Delhi Street, will have frontage on Delhi Street and Arthur Street North.



28. Proposed Homewood campus site plan, showing the proposed severance line and right of way (Source: ERA.)

The proposed retained parcel is approximately 13.35 hectares in size and contains the core cluster of Homewood buildings along the west side of Delhi Street, along with the Riverwood building on Emma Street. The retained parcel also includes lands within the Speed River's floodplain area, as defined by the Grand River Conservation Authority.

The proposed severance line generally follows the historic boundary between park lot 11 and park lot 12, and subsequently the boundary between CHL1 and CHL2, as established in the revised Homewood CHRER (dated November, 2017).

No development or site alteration is currently proposed within the severed parcel. Should any future changes of use, alterations or developments be proposed for the retained or severed parcels in the future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs.

The purpose of the severance is to facilitate the structuring of the financing required for the redevelopment of the Homewood campus, including construction of the New Manor and rehabilitation of the Nurses' Residence. No new development is planned on the Severed Parcel. Any new development on the Severed Parcel would require Site Plan Approval from the City of Guelph and a separate CHRIA.

It is important to note that both the retained and severed parcels will remain under the ownership of Homewood Health Care Inc., and will continue to function as one property.

Proposed Right-of-way

The Consent Application is also seeking approval for a new public right-of-way within the retained parcel, as well as reciprocal blanket easements for hydro, gas and telecommunications. The proposed right-of-way will provide vehicular access from Delhi Street to Riverslea and the western portion of the severed parcel along an existing driveway. While the severed parcel will have access to Arthur Street North, this is a low-traffic residential street unsuitable for service and/or higher-volume access, and is generally not used for this purpose.

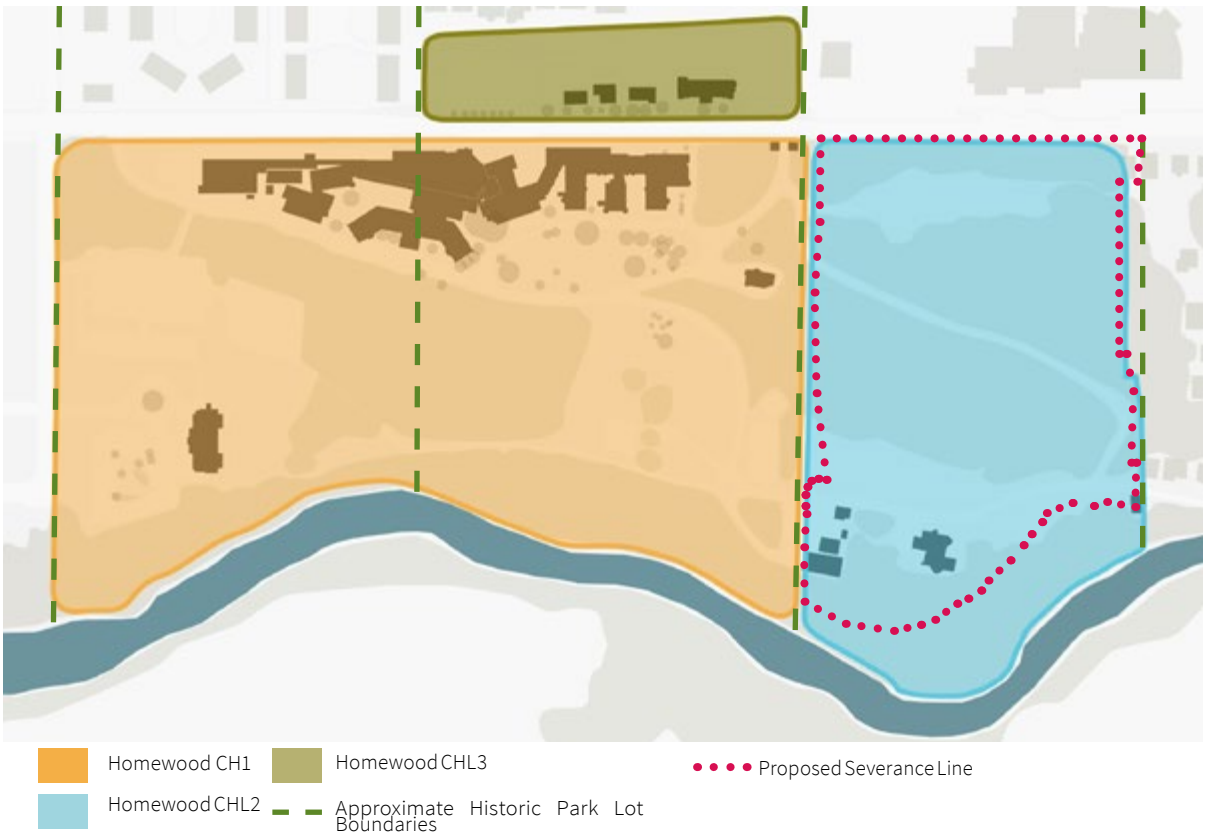
5 IMPACTS AND GUIDELINES

5.1 Impacts on Cultural Heritage Value

The severance line proposed as part of the Homewood consent application generally follows the historic boundary between park lot 11 and park lot 12, along with that between CHL1 and CHL2 (see Figure 29). As a result of following pre-established historical and thematic boundaries, the impact that the proposed severance will have on the cultural heritage value of the Homewood campus and its three component CHLs is minimal.

Further, the proposed severance will not significantly impact any of the landscape or built heritage features or attributes described in the CHL Statements of Significance, presented in Section 3 of this report.

Note that there is a slight discrepancy between the CHL boundaries and the line of severance in the image below. However, the CHL boundaries (as established in the Homewood CHRER) are thematic, and hence somewhat flexible. The intention is that, following severance, the retained parcel will be designated as CHL1, while the severed parcel will be designated as CHL2.



29. Homewood campus, showing proposed severance line, approximate historic park lot boundaries, and Homewood CHLs (Source: ERA.)

The public right-of-way proposed within the retained parcel will occupy an existing private driveway through the campus. As such, the impacts that this proposal will have on the cultural heritage value an attributes of CHL1 or CHL2 are minimal.

While the current proposal does not contemplate any changes of use, alterations to existing built form, or new development within the retained and severed parcels, should any of these be proposed in the future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs.

5.2 Conservation Options

The proposed Consent Application does not require the conservation of any built heritage or cultural heritage landscapes. Future proposed alterations, additions or developments on the Retained and Severed Parcels will require separate CHRIAs to examine any potential heritage impacts and subsequent conservation work.

5.3 Potential Development Areas and Guidelines

Potential Development Areas

Given the potential for future development following the severance of the Homewood campus, several Potential Development Areas have been identified within both the retained and severed parcels, as shown in Figure 30. However, future development within the Homewood campus could occur regardless of the current severance application.

See Appendix C for a full-sized version of the Homewood Master Plan, showing these areas in greater detail.

Development Guidelines

A set of development guidelines has also been created for the three Potential Development Areas, in order to ensure that the identified cultural heritage values and attributes of the Homewood CHLs are conserved. The guidelines for each Potential Development Area are presented below:

Potential Development Area 1

- Any future development within Potential Development Area 1 is not likely to significantly impact the built form or landscape heritage attributes of CHL1.
- The Natural Heritage System Boundary should be conserved as shown in the Homewood Master Plan, including a buffer zone between this boundary and new development.

Potential Development Area 2

- Potential Development Area 2 will have a significant presence within the Delhi Street streetscape, and should have regard for both the character of Delhi Street and the institutional character of Homewood;
- The Natural Heritage System Boundary should be conserved as shown in the Homewood Master Plan, including a buffer zone between this boundary and new development.

30. Homewood Master Plan, showing Potential Development Areas (Source: Cornerstone Architecture)

Potential Development Area 3

- Any future development within Potential Development Area 3 should conserve the heritage value and attributes of identified heritage buildings in CHL2, particularly Riverslea;
- Any future development within Potential Development Area 3 should be complimentary to yet distinguishable from the character and attributes of identified heritage buildings in CHL2, through measures such as location, form, massing, articulation, and materials;
- Any future development within Potential Development Area 3 should conserve the legibility of the Riverslea arrival landscape, which includes a visual sequence of gatehouse, round driveway with flanking open lawn, and terminates with Riverslea;
- Any future development within Potential Development Area 3 should conserve and enhance existing visual and physical connections within and between CHL1 and CHL2.

6 CONCLUSION

The proposed consent application continues a pattern of institutional evolution within the Homewood campus. The severance line proposed as part of the Homewood consent application generally follows the boundary between park lot 11 and park lot 12, along with that between CHL1 and CHL2 (see Figure 29). As a result of following pre-established historical and thematic boundaries, the impact that the proposed severance will have on the cultural heritage value of the Homewood campus and its three component CHLs is minimal.

Further, the public right-of-way proposed within the retained parcel will occupy an existing private driveway through the campus. As such, the impacts that this proposal will have on the cultural heritage value and attributes of CHL1 or CHL2 are minimal.

While the current proposal does not contemplate any changes of use, alterations to existing built form, or new development within the retained and severed parcels, should any of these be proposed in the future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs.

In order to assist in evaluating future development proposals within the Homewood campus, a set of three Potential Development Areas and associated development guidelines have also been established within this report. The intention for these areas and guidelines is to steer future development within the campus, and ensure that the cultural heritage values and attributes of the Homewood CHLs are conserved.

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Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Brendan Stewart, Associate, MLA, OALA

Brendan Stewart is a landscape architect and urban designer at ERA. He was educated at the University of Guelph where he received his Bachelor of Landscape Architecture and attended the Edinburgh College of Art through an exchange program. He also received a Masters of Landscape Architecture from the University of California, Berkeley, where he was a graduate student instructor for four semesters, and won several awards including a prestigious travel-research fellowship. Prior to joining ERA, Brendan worked in a full service landscape architectural consulting firm in Toronto, where he was involved in the design and construction management of numerous park, school, campus, plaza, and green-roof projects.

At ERA, Brendan is involved with a number of landscape and urban design projects and initiatives in and around Toronto, as well as projects in Newfoundland, Gothenberg, Sweden, and Edmonton, Alberta. Often working on significant cultural heritage and post-industrial sites, Brendan brings a keen knowledge and understanding of cultural and design history, and cultural landscape theory to his work. His projects range from the creation of new designs for public and private landscapes and the creation of heritage interpretation plans, to the preparation of cultural landscape assessments and

conservation plans. Many of Brendan's projects involve community and stakeholder engagement processes, and collaboration with other landscape architects, architects, urban designers, and planners.

He is an editorial board member of GROUND: Landscape Architect Quarterly, the journal of the OALA, a director of the not-for profit Friends of Allan Gardens, and regular guest lecturer, critic, and instructor at the University of Toronto and Ryerson University.

Julia Smith, M.A., M.Pl.

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

Evan Manning, M.Pl.

Evan Manning holds a Master's of Planning in Urban Development from Ryerson University. His work with the preservation organization Dominion Modern imparted a respect for our modern built heritage that guided the direction of his graduate studies with particular focus on Toronto's post-industrial landscapes and post-war suburbs.

8 APPENDICES

APPENDIX A:

City of Guelph Cultural Heritage Resources Impact Assessment

The City of Guelph
Cultural Heritage Resource Impact Assessment Guidelines

Introduction

A *Cultural Heritage Resource Impact Assessment* is a process involving the investigation of possible impacts to known and potential cultural heritage resources caused by specific proposed development or site alteration. This assessment includes an inventory and evaluation of cultural heritage resources within a study area established by a Planning Application or a significant Building Permit Application. The term "cultural heritage resource" is defined in the City of Guelph *Official Plan* and includes buildings, structures, landscapes, monuments, or visible remains of same which meet the designation criteria adopted by Heritage Guelph, the City's Municipal Heritage Committee – specifically *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.*

A *Cultural Heritage Resource Impact Assessment* report outlines the significance of the identified resources and makes recommendations regarding mitigating measures that would minimize adverse or negative impacts to the cultural heritage resource. A *Cultural Heritage Resource Impact Assessment* is intended to establish an overall approach to the conservation of a heritage property and identify practical options in sufficient detail to inform decisions and directions for the development of a *Conservation Plan.* A *Conservation Plan* may be supplemental to a *Cultural Heritage Resource Impact Assessment* but it is typically a separate document.

All buildings, structures, landscapes, monuments or visible remains constructed prior to 1930 are considered to be built heritage resources until considered otherwise by Heritage Guelph. In compliance with the City of Guelph's *Official Plan,* development or site alteration proposals which may affect a cultural heritage resource, listed or not listed on the City's Municipal Register of Cultural Heritage Properties, are subject to the provision of Cultural *Heritage Resource Impact Assessment.*

* For archaeological assessments, fieldwork must be undertaken by licensed professional archaeologists in accordance with the Ontario Heritage Act and its regulations.

For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone: (519) 837-5616, extension 2496, Fax: (519) 837-5640.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Requirements

The authority to request a *Cultural Heritage Resource Impact Assessment* arises from the Ontario Heritage Act, Section 2(d) of the Planning Act, and Sections 3.5.12-3.5.14 of the City of Guelph Official Plan.

The requirement of a *Cultural Heritage Resource Impact Assessment* shall be triggered by a development or site alteration proposal which requires any of the following applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan Control
- Consent and/or Minor Variance Application

The requirement of a *Cultural Heritage Resource Impact Assessment* may also be triggered by a significant Building Permit Application including, but not limited to, a Demolition Permit.

The requirement of a *Cultural Heritage Resource Impact Assessment* may be triggered by the proposed development or site alteration of lands adjacent to a *protected heritage property*. According to the Provincial Policy Statement 2005, *protected heritage property* means real property designated under Parts IV, V, or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

The proponent shall undertake to ascertain, from the City of Guelph's *Municipal Register of Cultural Heritage Properties*, the presence of cultural heritage resources on the subject property. Notwithstanding any lack of evidence contained in the *Municipal Register of Cultural Heritage Properties*, cultural heritage resources may exist on a given property. In such instances, the property owner and/or his representative will be notified by the City as early as possible in the development review or site alteration review process.

In the instance of a Plan of Subdivision or Site Plan Application, notice of the requirement for a *Cultural Heritage Resource Impact Assessment* shall typically be made at a pre-consultation meeting, to be followed by formal written notification.

Generally, written notification will identify the cultural heritage resource(s) of interest and the extent of lands on which the *Cultural Heritage Resource Impact Assessment* should be focused. In addition, a description of the requirements of the *Cultural Heritage Resource Impact Assessment*, specific to the subject property and applications, shall also be provided in the written notification.

Where the proponent can indicate to the satisfaction of the City that the proposed development or

site alteration should not require a full heritage assessment, a *Scoped Cultural Heritage Resource Impact Assessment* may be provided. A *Scoped Cultural Heritage Resource Impact Assessment* is a reduced scope of study conducted prior to development or site alteration to investigate the potential impact of development or site alteration on cultural heritage resources and it shall address items and requirements as agreed upon between the proponent and the City after prior consultation with Heritage Guelph.

Content

InfoSheet #5 of "Heritage Resources in the Land Use Planning Process" contained in the Ontario Ministry of Culture's *Ontario Heritage Toolkit* describes the typical content of a *Heritage Impact Assessment* and a *Conservation Plan.* The minimum required components of a *Cultural Heritage Resource Impact Assessment* in the City of Guelph are as follows:

- Identification and evaluation* **(**with elaboration on the City's Heritage Register where necessary) of the significance of all cultural heritage resources within the established study boundary including the completion of a detailed occupational and/or site biography.

- Documentation of the cultural heritage resources by way of photographs and/or measured drawings, and by mapping the context and setting of the cultural heritage resources identified.

- An outline of the context of the development or site alteration proposal as submitted, including identification of the potential impact the proposal would have on the cultural heritage resources identified.

- Identification of several **conservation options (for conservation options refer to Attachment 2)**. Conservation options should be based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community, and should take into consideration existing Federal, Provincial and Municipal policies and standards as appropriate. The 'pros' and 'cons' of each conservation option **in favour of preserving the integrity and value of the resource** and **integrating the cultural heritage resource into the proposed development** shall be clearly identified and a preferred option recommended. Examples of conservation options are discussed below.

A *Cultural Heritage Resource Impact Assessment* or *Conservation Plan* should include appropriate conservation principles presented in the following:

- Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997)
- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (October 2004)

Cultural Heritage Resource Impact Assessments and *Scoped Cultural Heritage Resource Impact Assessments* shall be completed by individuals who are qualified to comment on the various issues to be addressed in

* For evaluation criteria refer to Attachment 1.

the assessment. Some of the information to be included in the assessment may be available from the City's Community Design and Development Services, the Senior Heritage Planner and Heritage Guelph. Aspects of the assessment may require the services of a member of the Canadian Association of Heritage Professionals.

Review Process

Five copies of the *Cultural Heritage Resource Impact Assessment* or *Scoped Cultural Heritage Resource Impact Assessment* shall be submitted to the Senior Heritage Planner at Community Design and Development Services. The report will be reviewed by City Staff and Heritage Guelph to determine whether the requirements of the assessment have been met and to evaluate the identified preferred conservation options. Recommendations shall be made by Heritage Guelph to City Council and should the owner/applicant disagree with the Heritage Guelph recommendation(s), the proponent may address City Council on the issue.

The recommendations of the approved *Cultural Heritage Resource Impact Assessment* or *Scoped Cultural Heritage Resource Impact Assessment* will serve to guide the further processing of the application respecting the cultural heritage resource. Where an assessment recommends the retention of all or part of the cultural heritage resource, consideration may also be given to formal designation the cultural heritage resource under the provisions of the *Ontario Heritage Act*.

For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone: (519) 837-5616, extension 2496, Fax: (519) 837-5640.

Primary Evaluation Criteria

(Based on the Ontario Regulation 9/06 - *Criteria for Determining Cultural Heritage Value or Interest* made under the Ontario Heritage Act)

A property is considered to be of cultural heritage value or interest if it meets one or more of the following criteria:

1. The property has **design value or physical value** because it,
    i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    ii. displays a high degree of craftsmanship or artistic merit, or
    iii. demonstrates a high degree of technical or scientific achievement.

2. The property has **historical value or associative value** because it,
    i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has **contextual value** because it,
    i. is important in defining, maintaining or supporting the character of an area,
    ii. is physically, functionally, visually or historically linked to its surroundings, or
    iii. is a landmark.

Conservation Options

Avoidance Mitigation

The avoidance mitigation process may allow development or site alteration to proceed while retaining cultural heritage resources and serving to preserve the resources intact. Avoidance strategies for cultural heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource, to ensure it does not become structurally unsound or otherwise compromised, and ensure that it is integrated with the proposed development or site alteration. Avoidance mitigation strategies for cultural heritage resources listed in order of preference include:

- **preservation/conservation** - referring to the maintenance of the cultural heritage resource without altering it or its setting with whatever degree of restoration and/or rehabilitation work as may be required to properly preserve the resource;

- **adaptive re-use** - used when a cultural heritage resource can be rehabilitated, often for a new function with possible restoration and with consideration being given to whether the new use of the cultural heritage resource renders its significance invalid;

- **alteration** - an adaptive re-use strategy that typically requires significant alteration such as an addition that may be incorporated into the cultural heritage resource to provide more living space or accommodate a new function; or the built heritage resource may itself be incorporated into a much larger building, leaving all or part of the original exterior and interior.

Where any of the above strategies are considered, development or site alteration occurring around the cultural heritage resource should be done in a fashion that creates a sympathetic context for the cultural heritage resource.

Salvage Mitigation

Where it is not possible to retain the cultural heritage resource intact, other less preferable options may be considered such as salvage mitigation, recognizing however, that such options should be regarded as "last resorts", acceptable only after all other options have been considered and demonstrated not to be viable. These include:

- **relocation -** includes relocating a built heritage resource within or away from the development or site alteration to another setting with consideration being given to whether the new location of the resource renders its significance invalid;
- **"ruinification" -** allows the exterior of a built heritage resource to stand as a monument;
- **symbolic conservation -** includes recovering unique or important components of a cultural heritage resource and incorporating those components into the construction of new buildings, or copying distinctive elements of the lost resource into the subsequent development.

For cultural heritage resources where impacts cannot be avoided or otherwise mitigated, demolition may be considered. A detailed explanation why the application of conservation options is not possible **must** be provided.

Supporting Documentation

- **Photographs –** archival and current.
- **Architectural drawings –** archival and current, and may include floor plans, elevations, details, etc.
- **Key Plan –** current.
- **Maps / Aerial Photos** – archival, where available.

- **Deeds and Title Searches** – land registry, municipal records, building department records.
- **Other -** newspaper articles, institutional records, mortgage papers, bills of sale, credible anecdotal information.

	Small Report (10 to 15 pages)	Intermediate Report (15 to 25 pages)	Comprehensive Report (25 to 40 pages)
Design or Physical Value			
Aesthetic Design	√	√	√
Functional Design			√
Craftmanship and Material		√	√
Designer	√	√	√
Historical or Associative Value			
Thematic		√	√
Person/Event			√
Local Development	√	√	√
Contextual Value			
Site	√	√	√
Setting		√	√
Landmark			√
Supporting Documentation			
Photographs	√	√	√
Architectural Drawings		√	√
Key Plan	√	√	√
Maps / Aerial Photos			√
Deeds / Title Searches	√	√	√
Other			√

Prepared by Guelph LACAC, June 1999.
Updated: September 2004
Updated November 2004 LH
Updated: January 2010

P:\Planning&DevelopmentServices\Planning\HERITAGE\GENERAL FILES\Heritage Resource\Cultural Heritage Resource Impact Assessment\CHRIA Guidelines - updated Jan 2010.docx

APPENDIX B:

148 Delhi Street, Guelph Register of Cultural Heritage Properties, excerpts

Buildings within the Homewood Campus included on the City of Guelph Register of Cultural Heritage Properties:

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built 1903

Romanesque Revival, irregular shape, 2 storey with 1 storey wings, hip and gable roofs, very elaborate composition with extravagant and varied bold detail in tower forms, roof silhouettes, chimneys, fenestration, stonework, parapets, slate roofs, a most notable landmark enhanced by a splendid landscape setting of lawn and deciduous and coniferous specimens.

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots
25 and 26, Part Perth and King closed, Plan 221
Built c. 1905

Storage - neo-Classic Functional, 1 storey, L-shape, gable roofs with boxed-in eaves returns, rusticated stone sills, segmental arches, panelled and glazed doors, 2/2 sash.

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1905

Storage - neo-Classic Functional, 1 storey, 1 bay (2-bay side with triangular dormer), gable roof with boxed-in returns, slate roof, vertical V-joint boarded door, 6 pane sash, wood sills, segmental arches.

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1995

Gazebo - Modern frame garden shelter with decagon conical roof; lattice balustrade and frieze accompanying formal planting in raised weeping ash alleys.

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built 1904-8, 1911

Georgian Revival, 2 storey + basement (+ attic centre section), irregular shape basically symmetrical E-shape plan, centre entrance block with circular corner towers with dome, finial and band windows, cross plan pilastered columns to entrance porch, balcony above, pilastered entrance, rusticated sills, head courses, console brackets to entablature with open balustrade above, tower brickwork in English bond, windows mainly 6/1, some refenestration, decorative stone-banded and capped South end chimney. North and South end wings: tetrastyle Ionic portico, upper balcony section glazed in as sunroom, lower section with pilastered entrance, sidelights, vertical oval hall window, double window (bricked in on North wing), console brackets to cornice of centre pediment with decorative feature to tympanum, open balustrade above.

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1920

Georgian Revival, 2 storey + basement, 9 bay, flat roof, wide eaves with console brackets, deep frieze with moulded band, rusticated stone sills, gentle segmental arches, lower windows 8/1, upper 8/8, pilastered centre entrance section with pediment doorcase with semi-elliptical fanlight, sidelights and double leaf panelled and glazed doors, triangular orioles on bracket at ends, tuck-pointed stone base.

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1910

Late Neo-Classic Vernacular, 2 and 3 storey + basement, irregular shape with symmetrical c-shaped plan with angled end sections, flat roof, wide cornice on console brackets, rusticated sills, in sill course to bays and lintels, multi-storey bays, glazed sunrooms with 2-storey Tuscan columns at ends, refenestration, (modern split concrete block 3-storey centre entrance addition).

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1910

Late neo-Classic, 3 storey + basement, irregular shape, flat roof, wide cornice on console brackets, later enclosed heavy Tuscan second floor verandah, South addition modern, refenestration.

280 Arthur St N

Pt Broken Front Lot 2, Division F, Pt Lots 10-13,Concession 1, Lot 1, Plan 221, Lot 1, Lots 25 and 26, Plan 40
Built c. 1855-1860

Italianate; 1 storey, 1 bay to south, 2 to east gable roof, projecting south front rectangular bay with hip roof, triple round-head windows; internal "white" brick corbel-capped stone chimney; bush-hammered, cone-capped square gate posts and wing walls; replacement iron gates to east side; hip-roofed, 1 storey plus basement west wing; with verandah.

APPENDIX C:

Homewood Master Plan (Cornerstone Architecture, dated January 17, 2018)

DELHI STREET

SPEED RIVER

0 10 25 50 100m

0 25' 50' 100' 200'

TRUE NORTH

PROJECT NORTH

LEGEND

HEALTH CENTRE

- A EXISTING MANOR
- A1 NEW MANOR
- A2 ATRIUM
- B MACKINNON
- C HAMILTON
- D COLONIAL
- E VISTA
- F ACTIVITY BUILDING
- G RIVERVIEW
- H RIVERWOOD
- L NURSES' RESIDENCE
- M CAMERON GATES

RESEARCH & EDUCATION

- J RIVERSLEA
- J1 RIVERSLEA OUTBUILDINGS
- K GATEHOUSE

POTENTIAL DEVELOPMENT AREAS

- 1 MEDICAL TREATMENT
- 2 MEDICAL OFFICE
- 3 MEDICAL RESEARCH & EDUCATION

- PROPOSED SEVERANCE LINE
- SIGNIFICANT WOODLAND BUFFER
- RIVER BUFFER
- REVISED EASEMENT

Homewood Health Centre de Santé

HOMEWOOD HEALTH GUELPH CAMPUS

MASTER PLAN - 17 JAN 2018

GUELPH, ON

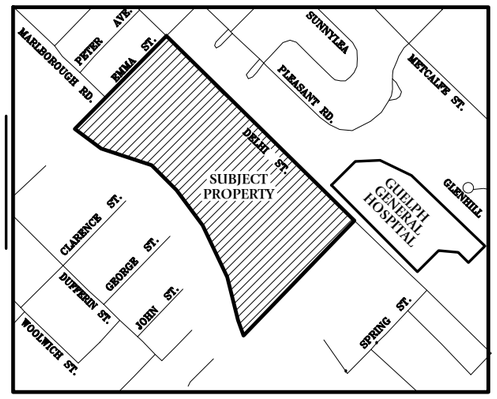
CORNERSTONE ARCHITECTURE

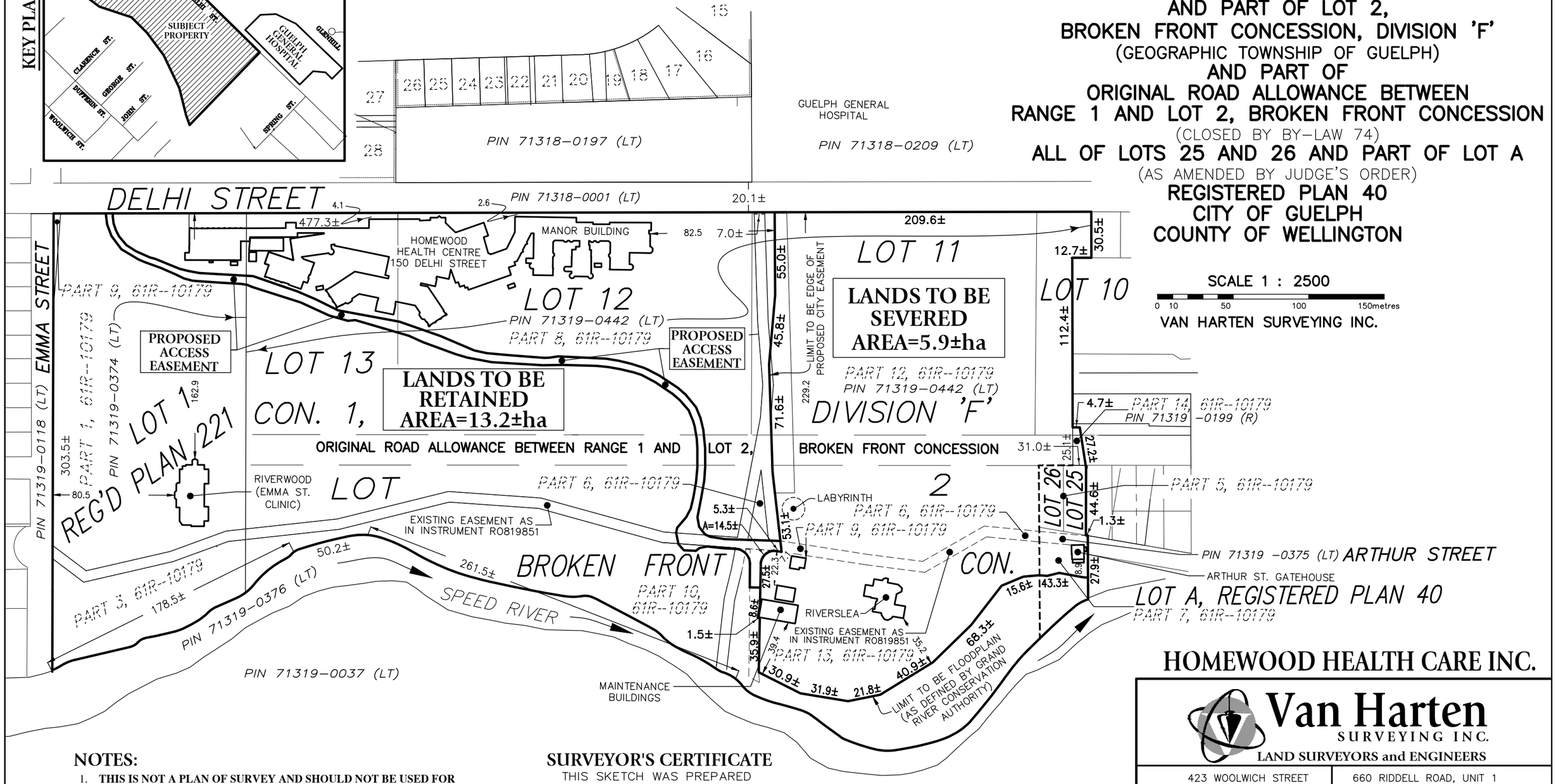
APPENDIX D:

Homewood Severance Sketch (Van Harten Surveying Inc., dated January 24, 2018)

SEVERANCE SKETCH OF
ALL OF LOT 1, REGISTERED PLAN 221, PART OF LOTS 10, 11, 12 & 13, RANGE 1, DIVISION 'F' AND PART OF LOT 2, BROKEN FRONT CONCESSION, DIVISION 'F'
(GEOGRAPHIC TOWNSHIP OF GUELPH)
AND PART OF ORIGINAL ROAD ALLOWANCE BETWEEN RANGE 1 AND LOT 2, BROKEN FRONT CONCESSION
(CLOSED BY BY-LAW 74)
ALL OF LOTS 25 AND 26 AND PART OF LOT A
(AS AMENDED BY JUDGE'S ORDER)
REGISTERED PLAN 40
CITY OF GUELPH
COUNTY OF WELLINGTON

KEY PLAN





SCALE 1 : 2500

0 10 50 100 150metres

VAN HARTEN SURVEYING INC.

HOMEWOOD HEALTH CARE INC.

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED INSTITIONAL (I.3).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MAJOR INSTITUTIONAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE 12th DAY OF MAY, 2014

REVISED: JANUARY 22, 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH – ONTARIO, NIH 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE – ONTARIO, L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: SAP | CHECKED BY: JEB | PROJECT No. 22059-14

Jan 24,2018-4:09pm
G:\GUELPHT\DivF\HOMEWOOD\acad\SEV SKETCH (HOMEWOOD)-2018.dwg

EBA

RETAINED PARCEL

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Feb. 1, 2018	Folder #:
	Application deemed complete: ☑ Yes ☐ No	Application #: A-58/14

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ■ **No**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 148-160 Delhi Street

Legal description of property (registered plan number and lot number or other legal description):

Part of Lots 10, 11, 12 and 13, Range 1 and Park of Lot 2, Broken Front Concession, Division 'F' (Geographic Township of Guelph) and Part of King Street (Closed by Unregistered By-law 74, dated July 12, 1858) and Part of Lots A (as Amended by Judge's Order, Inst. No. 8E-3514) and 25 and all of Lot 26, Registered Plan 40 and Lot 1, Registered Plan 221, City of Guelph, County of Wellington

OWNER(S) INFORMATION:

Name:	Schlegel Home Health Care Inc.		
Mailing Address:	325 Max Becker Drive, Suite 201		
City:	Kitchener	Postal Code:	N2E 4H5
Home Phone:		Work Phone:	519-571-1873 ext. 106
Fax:	519-571-0947	Email:	bschlegel@rbjschlegel.com

AGENT INFORMATION (If Any)

Company:	GSP Group Inc.		
Name:	Hugh Handy		
Mailing Address:	201-72 Victoria Street South		
City:	Kitchener	Postal Code	N2G 4Y9
Home Phone:		Work Phone:	519-569-8883
Fax:	519-569-8643	Email:	hhandy@gspgroup.ca

Official Plan Designation: Major Institutional & Core Greenlands with Non-Core Greenlands Overlay	**Current Zoning Designation: I3 and FL**

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

Retained Parcel:

1. To permit an exterior side yard setback of 4.7 metres (Delhi Street);
2. To remove the required exterior side yard setback (Delhi Street) for all existing buildings and structures; and,
3. To permit the off-street parking area provided on the Adjacent Property, located on the east side of Delhi Street, to count towards th required off-street parking for the Retained Parcel.

Why is it not possible to comply with the provision of the by-law? (your explanation)

To recognize existing legal non-conforming setbacks that are required to be addressed through a concurrent Consent Application and to permit the comprehensive redevelopment of the Homewood Health Campus. Please see attached covering letter for further Information.

PROPERTY INFORMATION

Date property was purchased:	**2012**	Date property was first built on:	**1883**
Date of proposed construction on property:	**N/A**	Length of time the existing uses of the subject property have continued:	**135 years**

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):: Institutional

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):: Institutional

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: **303.5m** Depth: **varies** Area:13.2 hectares

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY

EXISTING (DWELLINGS & BUILDINGS)-	PROPOSED – N/A

See attached Survey					
Main Building			**Main Building**		
Gross Floor Area:	**27,171.7 sq.m.**		Gross Floor Area:	**7202.5 sq.m.**	
Number of Storeys:	**3 storeys**		Number of Storeys:	**4 storeys**	
Garage/Carport (if applicable) – N/A			**Garage/Carport (if applicable) – N/A**		
Attached □	Detached □		Attached □	Detached □	
Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck) –			**Accessory Structures (Shed, Gazebo, Pool, Deck)**		
Describe: Maintenance Buildings			**Describe:**		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			**PROPOSED – N/A**		
Front Yard Setback:	Emma Street - 80.5M		Front Yard Setback:	Emma Street - 80.5M	
Exterior Side Yard (corner lots only)	Delhi Street – 3.26 metres M		Exterior Side Yard (corner lots only)	Delhi Street – 3.26 metres M	
Side Yard Setback:	N/A	West: 65 M	Side Yard Setback:	N/A	Right: M
Rear Yard Setback	90.7M		Rear Yard Setback	90.7M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway | Municipal Road ■ | Private Road | Water | Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

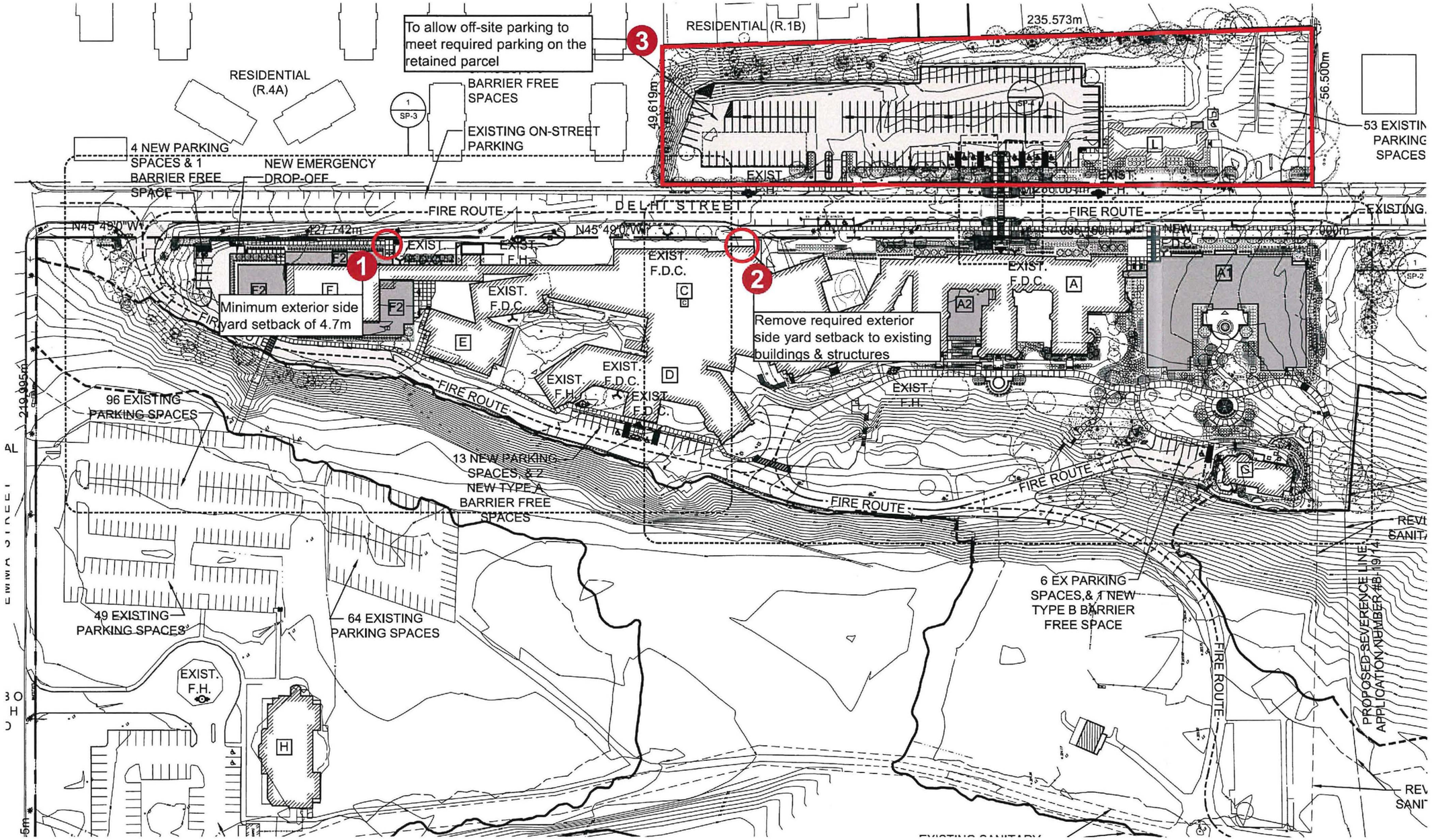
Water ■ Sanitary Sewer ■ Storm Sewer ■

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	√		
Zoning By-law Amendment	√		
Plan of Subdivision	√		
Site Plan	√		SP13CO39
Building Permit	√		
Consent		√	Concurrent Application
Previous Minor Variance Application	√		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION



GSP group

Minor Variance Sketch - Retained Parcel

Source: Cornerstone Architecture

Figure 4b

COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 13, 2018	Application #:
	Application deemed complete: ☑ Yes ☐ No	B-8/18

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes ■** **No ☐**

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: **230 Hanlon Creek Boulevard, Guelph, ON**

Legal description of property (registered plan number and lot number or other legal description):
Part of Block 14, Registered Plan 61M-169, Part 4, 61R-20204, City of Guelph

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? ☐ No ■ Yes
If yes, describe: **Easement as in Instrument WC389752, along Part 2, 61R-20204 in favour of PIN 71219-0521 (southerly parcel).**

Are the lands subject to any mortgages, easements, right-of-ways or other charges: ■ No ☐ Yes
If yes, explain: **None**

OWNER(S) INFORMATION:

Name:	**TOARMS PROPERTIES INC. & ORMSBY PROPERTIES INC. c/o Tony Verdone**		
Mailing Address:	**290 Southgate Drive**		
City:	**Guelph**	Postal Code:	**N1G 4P5**
Home Phone:		Work Phone:	**519-220-8111**
Fax:		Email:	**tverdone@spartanelectric.ca**

AGENT INFORMATION (If Any)

Name:	**Jeff Buisman**		
Company:	**Van Harten Surveying Inc.**		
Mailing Address:	**423 Woolwich Street**		
City:	**Guelph**	Postal Code:	**N1H 3X3**
Home Phone:		Work Phone:	**519-821-2763 x 225**
Fax:	**519-821-2770**	Email:	**Jeff.Buisman@vanharten.com**

PURPOSE OF APPLICATION (please check appropriate space):

[ ] Creation of a New Lot | [X] Easement | [ ] Right-of-Way

[ ] Charge / Discharge | [ ] Correction of Title | [ ] Lease

[X] Addition to a Lot (submit deed for the lands to which the parcel will be added) | [ ] Other: Explain

Lot line adjustment. To sever 900m² of land from the vacant parcel (PIN 71219-0521) and merge it with the adjacent parcel to the north at 230 Hanlon Creek Blvd. (PIN 71219-0525) to incorporate the existing parking lot . The easement in the front of 230 Hanlon Creek is to be extended to the new property line.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
TOARMS PROPERTIES INC.

DESCRIPTION OF LAND INTENDED TO BE SEVERED

Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:
8.0m / 8.2m	110m	900m²	Vacant Land	Parking lot

Existing Buildings/Structures:	Proposed Buildings / Structures:
None	None
Use of Existing Buildings/Structures (specify):	Proposed Use of Buildings/Structures (specify):
N/A	N/A

DESCRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m)	Depth (m)	Area: (m²)	Existing Use:	Proposed Use:
50.5m / 50.8m	115.5m	0.58ha	Vacant Land	Possible development in future

Existing Buildings/Structures:	Proposed Buildings / Structures:
None	None
Use of Existing Buildings/Structures (specify):	Proposed Use of Buildings/Structures (specify):
N/A	N/A

TYPE OF ACCESS TO THE RETAINED LANDS

☐ Provincial Highway | ■ Municipal Road - **Proposed**

☐ Private Road | ☐ Right-of-Way

☐ Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

☐ Provincial Highway | ■ Municipal Road – **Existing on lands to be added to**

☐ Private Road | ☐ Right-of-Way

☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

■ Municipally owned and operated | ☐ Privately Owned Well

☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

■ Municipally owned and operated – **Existing on lands to be added to** | ☐ Privately Owned Well

☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
■ Municipally owned and operated ☐ Septic Tank ☐ Other (Explain)	■ Municipally owned and operated – **Existing on lands to be added to** ☐ Septic Tank ☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
■ No ☐ Yes	■ No ☐ Yes

LAND USE

What is the land use designation of the site in the Official Plan? **Corporate Business Park**

Does the proposal conform? ■ YES ☐ NO

If No, has a separate application for an Official Plan Amendment been made?

☐ Yes ☐ No FILE No.: _____ Status: _____

What is the current zoning of the subject lands? **Corporate Business Park (B.5)**

Does the proposed plan conform to the existing zoning? ■ YES ☐ NO

If No, have you made a concurrent application for Minor Variance?

☐ Yes ☐ No FILE No.: _____ Status: _____

HISTORY OF SUBJECT LANDS

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ■ NO

If yes, provide the following:
FILE No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ■ NO

If yes, provide the following:
FILE No.: _____ Status: _____

Please indicate the previous severance(s) and supply the following information for each parcel severed: Transferee's name, date of the transfer and use of the parcel transferred; and attach the information to this application.

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application on a separate page.

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment	X		
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Minor Variance	X		
Previous Minor Variance Application	X		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/~~We~~, Jeff Buisman of Van Harten Surveying Inc., of the City of
(town, city)

Guelph in County/~~Regional Municipality~~ of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City of Guelph in the County/~~Regional Municipality~~ of
(city or town)
Wellington this 13 day of March, 2018.

Commissioner of Oaths

James Michael Laws,
A Commissioner, etc.,
Province of Ontario,
For Van Harten Surveying Inc.
Expires May 11, 2018.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

TOARMS PROPERTIES INC. & ORMSBY PROPERTIES INC. c/o Tony Verdone
[Organization name / property owner's name(s)]

of **Part Block 14, Plan 61M-169, Part 4, 61R-20204 / Hanlon Creek Boulevard, Guelph**
(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 8TH day of MARCH 20 18.

(Signature of the property owner) (Signature of the property owner)

NOTES: I TONY VERDONE HAVE AUTHORIZATION TO BIND THE CORPORATION

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

March 13, 2018
25395-17
Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Ms. Lindsay Cline

Dear Ms. Cline,

Re: Lot Line Adjustment Application & Sketch
230 Hanlon Creek Boulevard
All of Block 14, Plan 61M-169
PIN 71219-0525 & PIN 71219-0521
City of Guelph

Please find enclosed an application for a lot line adjustment severance on the above-mentioned properties. Included with this submission is a copy of the sketch, completed application form, the required deed, PIN Report and Map and a cheque to the City of Guelph for $1,586 for the application fee.

Proposal:

The proposal is to increase the width of the property owned by Toarms Properties Inc. at 230 Hanlon Creek Boulevard (PIN 71219-0525) by acquiring a 8.0m wide strip of land from the parcel to the south (PIN 71219-0521). The applicant owns both parcels and expanded the parking lot for 230 Hanlon Creek onto the southerly parcel. Now the owner would like to adjust the property line so that this additional parking can be part of the 230 Hanlon Creek property.

There is an existing easement along the frontage of 230 Hanlon Creek that benefits the property to the south. This application also requests that the existing easement be extended southerly to the new property line.

The parcel to the south is vacant and there are no plans at this time for the development of this site.

The Corporate Business Park (P.5) Zoning By-law requirements have been met.

Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

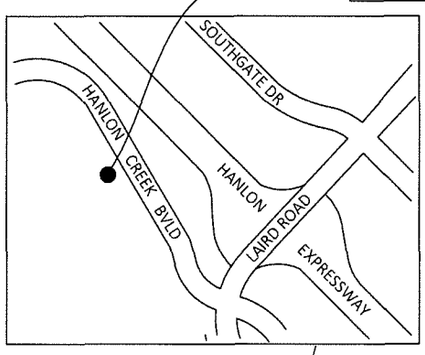
Please call me if you or the Planning Staff have any questions.

Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Tony Verdone, Toarms Properties Inc.

KEYMAP

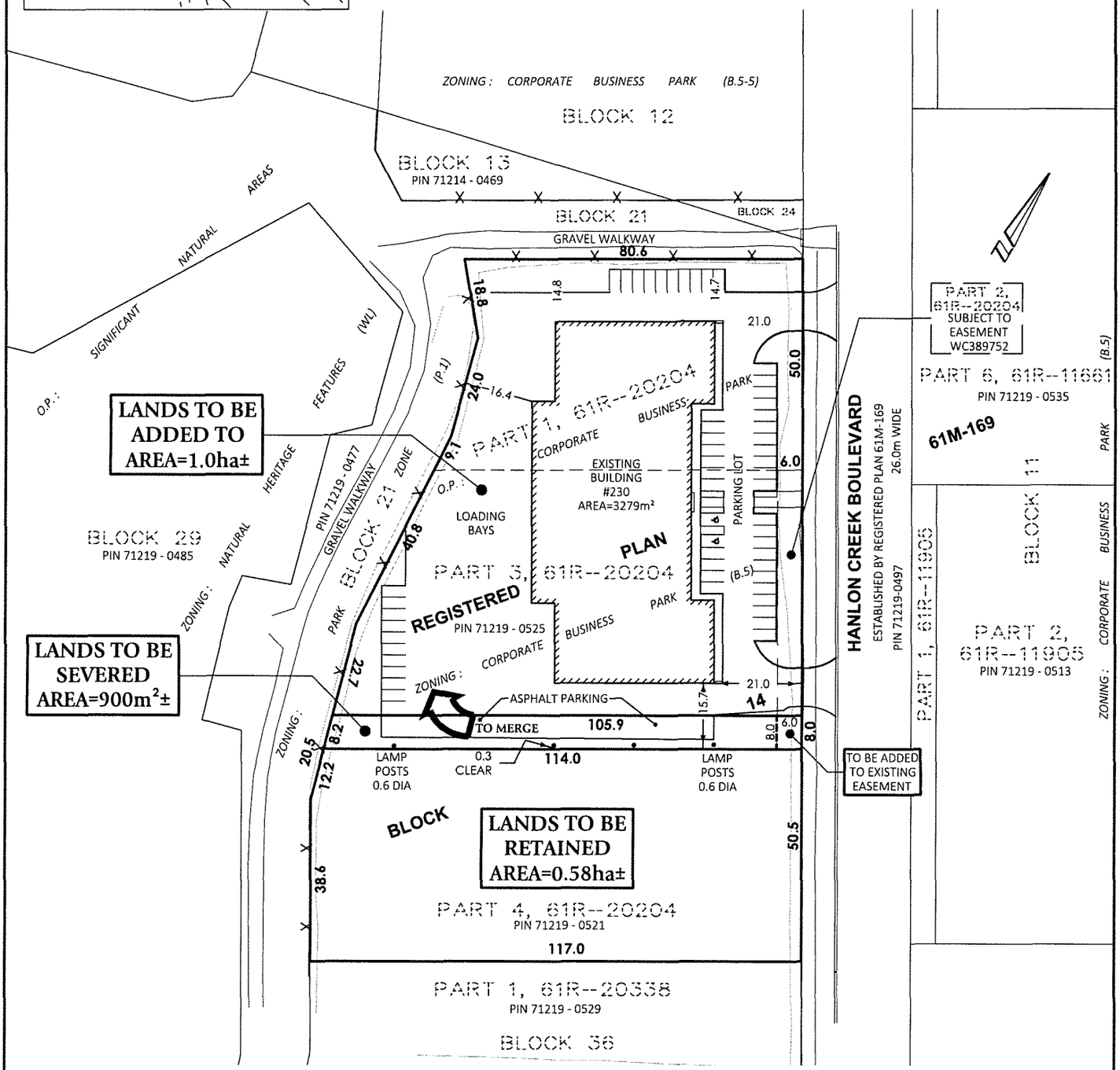


SEVERANCE SKETCH
PART OF BLOCK 14, REGISTERED PLAN 61M-169
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 meters

VAN HARTEN SURVEYING INC.



SURVEYORS CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 13rd DAY OF MARCH 2018.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED CORPORATE BUSINESS PARK (B.5).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORPORATE BUSINESS PARK.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 25395-17

Mar 13,2018–2:32pm
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Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

March 13, 2018
23587-16
Jeff.Buisman@vanharten.com

Committee of Adjustment
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Ms. Lindsay Cline

Dear Ms. Cline:

Re: Severance & Minor Variance Applications & Sketch
Previous Zoning By-law Amendment Application ZC1613 and
Previous Draft Plan of Vacant Land Condominium Application 23DCM16509
1 & 15 Stevenson Street North & 8 William Street
Part of Lot 38, Plan 230
PIN 71332-0206
City of Guelph

Please find enclosed two applications for severances and one minor variance application on the above-mentioned property. Included with this submission are copies of the sketch, completed application forms, the required deed, PIN Report and Map, Site Plan, and a cheque to the City of Guelph for $3,966 for the application fees.

Proposal:

The proposal is to separate out parcels for two existing houses on this property so that they can be retained by the current owner and the condo lands and new lots are to be sold to Jennark Homes for the ongoing Condominium development of the retained lands. The retained parcel received a Zone Change (ZC1613) and Draft Condominium (23DCM16509) approval in late 2017; however the Zone Change application has been appealed by a neighbour to the OMB, but the Condo Plan is in effect. The desire is to continue to move forward with development procedures including a Site Plan Application and these severances in the interim.

Severance Number 1:

Severance Number 1 is for the existing residence known as 1 Stevenson Street. This parcel has been configured in accordance with the ongoing development and in compliance with the lot frontage and area requirements of the R.1B zone. This application also requests a required easement on the retained parcel to provide vehicular access to 1 Stevenson. This easement will be within the proposed entrance of the Condominium development.

Severance Number 1 will also have an easement over the front southern corner for an existing sanitary sewer located in an east-west direction just south of the property line. This easement was requested as a condition of the approved Condominium.

The proposal also includes a 3m wide road widening along the front of Stevenson Street.

In previous pre-consultation meetings with City staff, the severances were anticipated through the Zone Change and Condominium Plan and the following conditions were proposed and reviewed for the severance:

1. The developer shall provide the City with a 3 metre road widening across the Stevenson Street frontage. The road widening shall be conveyed clear of encumbrance to the satisfaction of the City Solicitor.
2. The developer shall pay to the City the actual cost of removal and/or construction of driveways, curb cuts and/or curb fills, sidewalk. Prior to approval of the plans, the developer shall pay to the City the estimated cost of the construction of municipal services as determined by the General Manager/City Engineer.
3. That prior to the endorsation of deeds and prior to undertaking activities which may injure or destroy City owned trees, and where it is determined through the preparation of the TIPP that removal or harm of a City owned tree is required; a certified Arborist must provide a written analysis of the reasons for the City tree's removal to the satisfaction of the Manager of Parks Operations and Forestry.
4. That prior to undertaking activities which may injure or destroy regulated trees the applicant erect tree protection fencing at one (1) metre from the dripline of any existing trees to be retained on the property, or on adjacent properties, which may be impacted in accordance with the approved TIPP and to satisfaction of the General Manager of Planning, Urban Design and Building Services;
5. That prior to the issuance of building permits and prior to undertaking activities which may injure or destroy regulated trees, the applicant submit a Landscaping, Compensation and Replacement Plan (LCRP) in accordance with the Private Tree Protection By-law (2010-19058) for approval to the satisfaction of the General Manager of Planning, Urban Design and Building Services, and the LCRP must be implemented;

6. That prior to the issuance of building permits and prior to undertaking activities which may injure or destroy trees, the applicant will provide securities covering a portion of the cost of the approved Landscaping, Compensation and Replacement Plan (LCRP) based on a cost estimate provided by a qualified professional and to the satisfaction of the General Manager of Planning, Urban Design and Building Services. Securities will be held until implementation of the LCRP;
7. That prior to the issuance of building permits and prior to undertaking activities which may injure or destroy regulated trees, and where replacement plantings are not achievable on the subject lands, the **owner will provide cash in lieu payment** in accordance with the Private Tree Protection By-law (2010-19058), to the satisfaction of the General Manager of Planning, Urban Design and Building Services;
8. That the applicant contacts the City to inspect the tree protection fence prior to undertaking activities which may injure or destroy regulated trees.
9. That the undertaking of activities which may injure or destroy regulated trees occur outside of the breeding bird season (approximately April 1 to July 31) or include appropriate mitigation measures.
10. The developer shall provide an access easement for the new driveway access across the retained lands. The easements dimensions must be to the satisfaction of the City and the easements must be created and registered at no cost to the City. All easements shall be transferred clear of encumbrance to the satisfaction of the City Solicitor.

Severance Number 2:

Severance No. 2 is for the existing dwelling known as 8 William Street. The parcel has been configured in accordance with the approved Condominium. A minor variance is required for the lot width due to the existing R.1B zone. This parcel will also have an easement to reflect the existing Sanitary Sewer in the rear yard – a condition of the Condominium approval.

In previous pre-consultation meetings with City staff, the severances were anticipated through the Zone Change and Condominium Plan and the following conditions were proposed and reviewed for the severance:

1. The developer shall provide the City with easements for the existing sewer mains that cross the site. The easements dimensions must be to the satisfaction of the City and the easements must be created and registered at no cost to the City. All easements shall be transferred clear of encumbrance to the satisfaction of the City Solicitor.

Minor Variance:

The Minor Variance for Severance No. 2 specifically requests the following:

A. **To permit a minimum lot frontage of 13.6m instead of 15.0m as required in Table 5.1.2, Row 4 of the Zoning By-law.**

The Minor Variance is consistent with the specialized zoning supported by City staff and approved by Council. The Zone Change has been appealed to the OMB and is not in effect, making the minor variance application necessary.

Retained Lands:

The retained parcel currently contains an existing dwelling at 15 Stevenson Street and various accessory buildings, all of which are being removed. The parcel will have an area of 5,742m^2 where a Condominium Development of 7 units and 3 separate lots for dwelling units are proposed.

In conclusion, these severance proposals provide an opportunity for the current owner to retain ownership of the two existing homes and the Developer to acquire and move forward with Planning Applications on the Retained lands.

Please call me if you or the Planning Staff have any questions.

Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Taylor McDaniel
cc Vince Starratt, Smith Valeriote Law Firm
cc Astrid Clos
cc Paul Leombruni

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED RESIDENTIAL R.1B.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GENERAL RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SCALE 1 : 500

0 5 10 20 30 meters

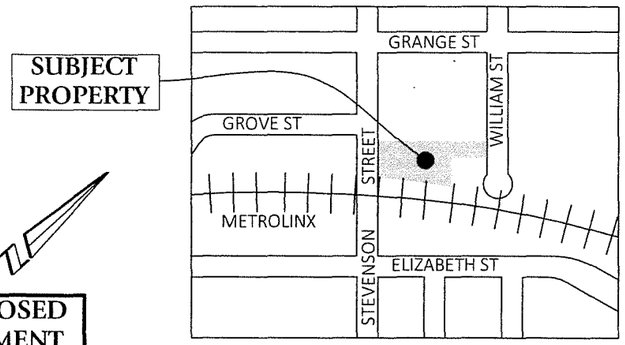
VAN HARTEN SURVEYING INC.

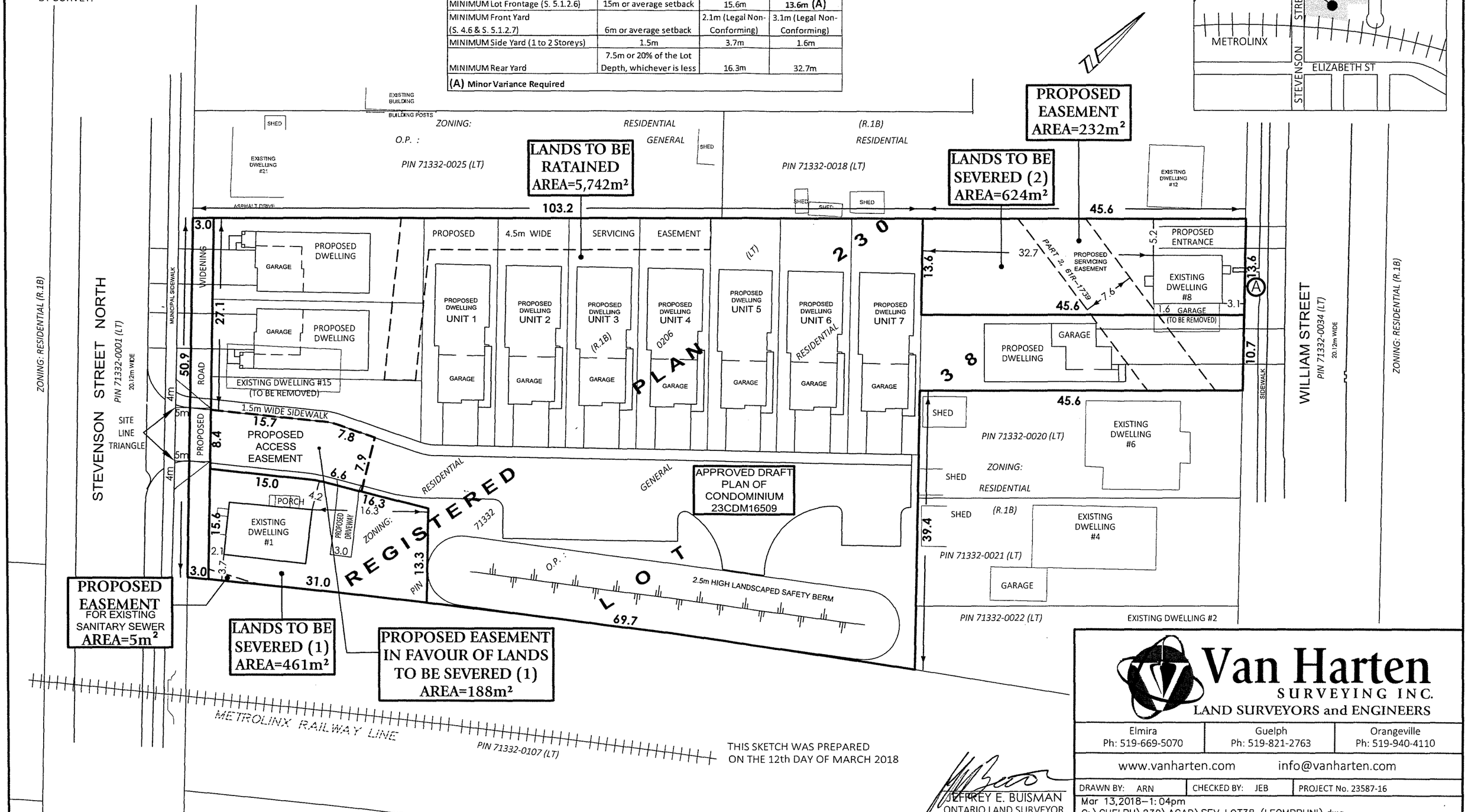
SEVERANCE SKETCH

PART OF LOT 38, REGISTERED PLAN 230
CITY OF GUELPH
COUNTY OF WELLINGTON

TABLE 5.1.2 - ZONING DESIGNATION: RESIDENTIAL R.1B SINGLE-DETACHED DWELLINGS			
ITEM	REQUIRED	SEVERED #1	SEVERED #2
MINIMUM Lot Area	460m²	461m²	624m²
MINIMUM Lot Frontage (S. 5.1.2.6)	15m or average setback	15.6m	13.6m (A)
MINIMUM Front Yard (S. 4.6 & S. 5.1.2.7)	6m or average setback	2.1m (Legal Non-Conforming)	3.1m (Legal Non-Conforming)
MINIMUM Side Yard (1 to 2 Storeys)	1.5m	3.7m	1.6m
MINIMUM Rear Yard	7.5m or 20% of the Lot Depth, whichever is less	16.3m	32.7m
(A) Minor Variance Required			

KEYMAP





THIS SKETCH WAS PREPARED ON THE 12th DAY OF MARCH 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 23587-16

Mar 13,2018–1:04pm
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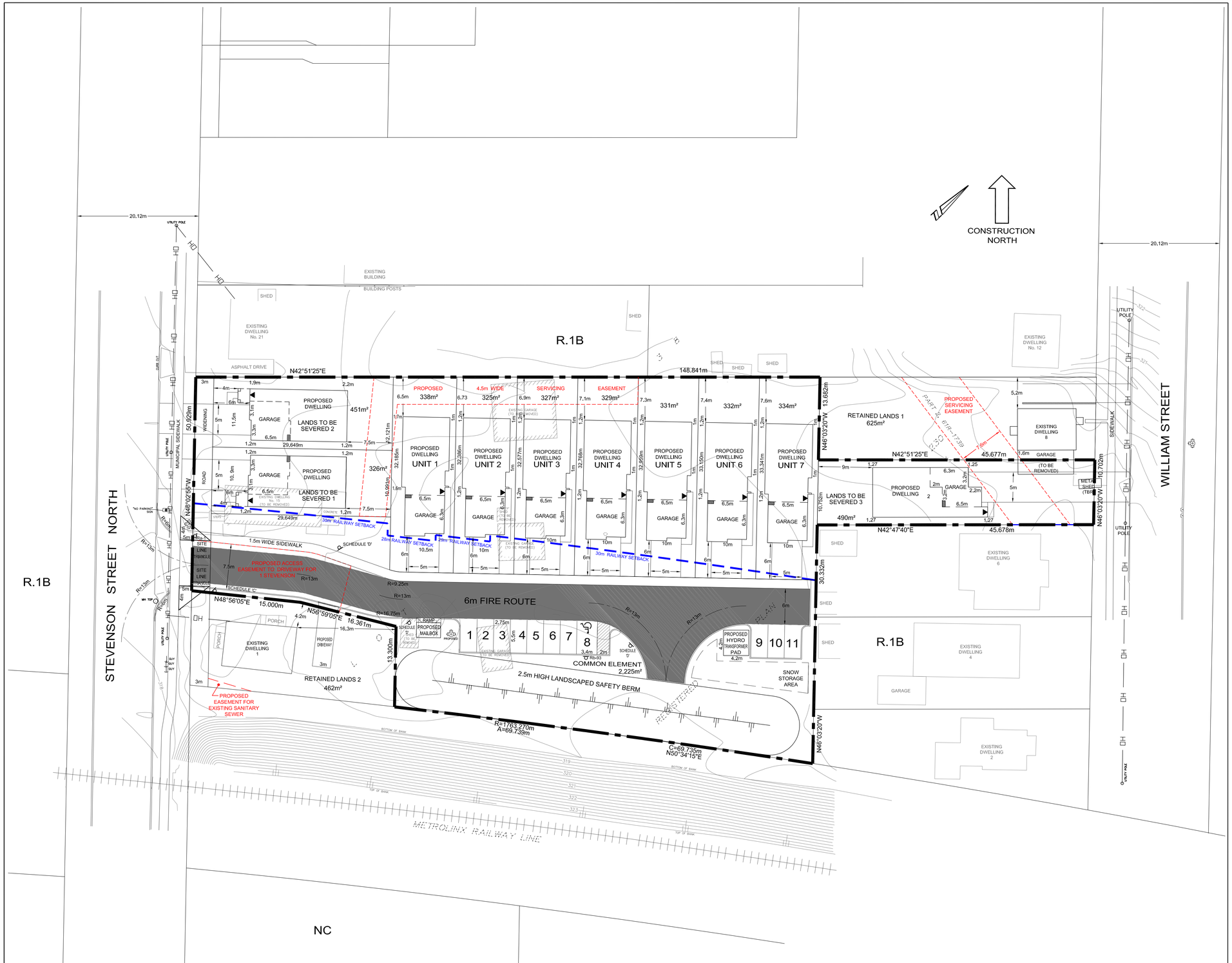


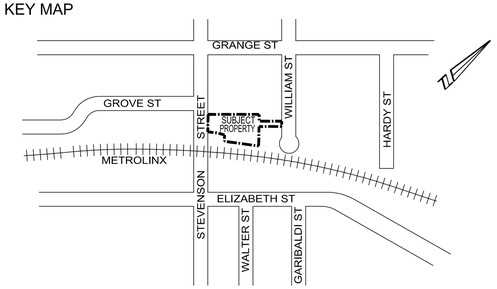
ASTRID J. CLOS
PLANNING CONSULTANTS

423 Woolwich Street, Suite 201
Guelph , Ontario N1H 3X3
Email: astrid.clos@ajcplanning.ca
Phone: (519) 836-7526 (836-PLAN)

SITE PLAN PRE18-004S
15 STEVENSON STREET NORTH

DATE: FEBRUARY 23, 2018	SCALE 1:300
PROJECT No. 1801	DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION
PART OF LOT 38, REGISTERED PLAN 230, CITY OF GUELPH

NOTES
1. MUNICIPAL GARBAGE PICK UP TO BE PROVIDED.
2. 1.5m² GARBAGE BIN STORAGE AREA IN GARAGE.

Specialized R.1D-51 Zone

*Definition of a Lot – Despite section 3, for the purposes of this Zone, a condominium unit shall be considered a Lot as defined by this Zoning By-law.

Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	275 m²	325 m² (Unit 2)	Yes
Minimum Lot Frontage	9 m	10 m	Yes
Maximum Building Height	3 storeys	2 storeys	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard	0.6 m	1m	Yes
Minimum Rear Yard	6.43 m 7.5 m or 20% of the lot depth, whichever is less	6.54 m (Unit 1)	Yes
*Fences	Despite Table 5.1.2, Row 10 and Section 4.20 of the Zoning By-law, fences shall not be located in the yard between dwelling units.		Yes
Off-Street Parking 4.13.4.3	Single Detached Dwelling 1 per unit	2 garage p.s. 2 driveway p.s. 11 visitor p.s.	Yes
In a R.1 Zone, required Parking Space shall be a minimum 6 metres from the Street Line and to the rear of the front wall of the main Building. 4.13.2.1	6 m	6 m	Yes
Minimum Parking Space is 3 metres by 6 metres within a Garage. Minimum exterior Parking Space is 2.5 metres by 5.5 metres. 4.13.3.2.2			Yes
Driveway shall have a maximum width of 5 metres 4.13.7.2.1			Yes
A surfaced walk within 1.5 metres of the nearest foundation wall is permitted providing that it is not Used for parking. 4.13.7.2.2			Yes
Garages - Defined Area Map Number 66, attached garages shall not project beyond the main front wall of the Building.	The main front wall is created by the habitable space located on the second floor of the dwelling.	The garage does not project beyond this second floor habitable space.	Yes
Table 4.7 Permitted Required Yard Projections Row 3 Open, Roofed Porch not exceeding 1 Storey in height may encroach 2.4 m into a required front yard			Yes

* Specialized Regulations in the R.1D-51 Zone.

TAYLOR MCDANIEL
JENNARK HOMES
66 WELLINGTON ROAD 7
ELORA, ONTARIO
N0B 1S0
519-846-5959

SP-1

Mar 29,2018–2:44pm (25490-18)
H:\18-254\25490-18\ACAD\Stevenson Site Plan (D).dwg

COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 13, 2018	Application #: B-9/18.
	Application deemed complete: ☑ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ■ **No** □

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: **1 Stevenson Street, Guelph, ON**

Legal description of property (registered plan number and lot number or other legal description):
Part of Lot 38, Registered Plan 230, City of Guelph

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? □ No ■ Yes

If yes, describe: **Proposed access easement on Retained Parcel in favour of Lands to be Severed (1)**

Are the lands subject to any mortgages, easements, right-of-ways or other charges: □ No ■ Yes

If yes, explain: **Mortgage as in Instrument No. RO757748 with the Toronto-Dominion Bank, located at 375 Eramosa Road, Guelph, ON, N1H 6S9**

OWNER(S) INFORMATION:

Name:	**Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI**		
Mailing Address:	**6945 Forestell Road, RR#6**		
City:	**Guelph**	Postal Code:	**N1H 6J3**
Home Phone:		Work Phone:	**519-824-9460**
Fax:		Email:	**panfilo52@hotmail.com**

AGENT INFORMATION (If Any)

Name:	**Jeff Buisman**		
Company:	**Van Harten Surveying Inc.**		
Mailing Address:	**423 Woolwich Street**		
City:	**Guelph**	Postal Code:	**N1H 3X3**
Home Phone:		Work Phone:	**519-821-2763 x 225**
Fax:	**519-821-2770**	Email:	**Jeff.Buisman@vanharten.com**

PURPOSE OF APPLICATION (please check appropriate space):

[X] Creation of a New Lot | [X] Easement | [ ] Right-of-Way

[ ] Charge / Discharge | [ ] Correction of Title | [ ] Lease

[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added) | [ ] Other: Explain

To create a new lot for urban residential purposes.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
Future owner is not known.

DESCRIPTION OF LAND INTENDED TO BE SEVERED

Frontage / Width: (m)	Depth (m)	Area: (m^2)	Existing Use:	Proposed Use:
15.6 / 13.3m	**31.0m**	**461m^2**	**Residential**	**Residential (No Change)**

Existing Buildings/Structures: **Existing dwelling (to remain)**	Proposed Buildings / Structures: **None**
Use of Existing Buildings/Structures (specify): **Residential**	Proposed Use of Buildings/Structures (specify): **Residential (No Change)**

DESCRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m)	Depth (m)	Area: (m^2)	Existing Use:	Proposed Use:
35.3m	**103.2m**	**5,742m^2**	**Residential**	**Residential**

Existing Buildings/Structures: **Dwelling, garages and sheds (all to be removed)**	Proposed Buildings / Structures: **10 single detached dwellings in accordance with Approved Draft Plan of Condominium (23CDM16509)**
Use of Existing Buildings/Structures (specify): **Residential**	Proposed Use of Buildings/Structures (specify): **Residential**

TYPE OF ACCESS TO THE RETAINED LANDS

☐ Provincial Highway | ■ Municipal Road **(Existing)**

☐ Private Road | ☐ Right-of-Way

☐ Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

☐ Provincial Highway | ☐ Municipal Road

☐ Private Road | ☐ Right-of-Way

■ Other (Specify)

Proposed Access Easement on Retained parcel in favour of Severed parcel

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

■ Municipally owned and operated **(Proposed)** | ☐ Privately Owned Well

☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

■ Municipally owned and operated **(Existing)** | ☐ Privately Owned Well

☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
■ Municipally owned and operated ☐ Septic Tank **(Proposed)** ☐ Other (Explain)	■ Municipally owned and operated ☐ Septic Tank **(Existing)** ☐ Other (Explain)
Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands? ■ No ☐ Yes	Is any portion of the land to be severed or retained located within a floodplain? ■ No ☐ Yes

LAND USE

What is the land use designation of the site in the Official Plan? **General Residential**

Does the proposal conform? ■ YES ☐ NO

If No, has a separate application for an Official Plan Amendment been made?

☐ Yes ☐ No FILE No.: _____ Status: _____

What is the current zoning of the subject lands? **Residential R.1B Zone (Single Detached Dwellings)**

Does the proposed plan conform to the existing zoning? ■ YES ☐ NO

If No, have you made a concurrent application for Minor Variance?

☐ Yes ☐ No FILE No.: _____ Status: _____

HISTORY OF SUBJECT LANDS

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ■ NO

If yes, provide the following:

FILE No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ■ NO

If yes, provide the following:

FILE No.: _____ Status: _____

Please indicate the previous severance(s) and supply the following information for each parcel severed: Transferee's name, date of the transfer and use of the parcel transferred; and attach the information to this application.

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application on a separate page.

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment		X	**File No. ZC1613 – Approved but currently being appealed at OMB**
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Minor Variance		X	**Submitting simultaneously with Severance Application #2**
Previous Minor Variance Application	X		

Other - Approved Draft Plan of Condominium (23CDM16509)

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/~~We~~, **Jeff Buisman of Van Harten Surveying Inc.**, of the **City** of
(town, city)

Guelph in County/~~Regional Municipality~~ of **Wellington**, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City of **Guelph** in the County/~~Regional Municipality~~ of
(city or town)

Wellington this 13 day of March, 2018.

Commissioner of Oaths

James Michael Laws,
A Commissioner, etc.,
Province of Ontario,
For Van Harten Surveying Inc.
Expires May 11, 2018.

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI
[Organization name / property owner's name(s)]

being the registered property owner(s) of

Part of Lot 38, Registered Plan 230 / 1 Stevenson Street, Guelph, ON
(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 9th day of MARCH 2018.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

COMMITTEE OF ADJUSTMENT
APPLICATION FOR CONSENT

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 13, 2018.	Application #: B-10/18
	Application deemed complete: ☑ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ■ **No** □

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 53 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: **8 William Street, Guelph, ON, N1E 5C9**

Legal description of property (registered plan number and lot number or other legal description):
Part of Lot 38, Registered Plan 230, City of Guelph

Are there any easements, rights-of-ways or restrictive covenants affecting the subject land? □ No ■ Yes

If yes, describe: **Proposed service easement on Retained & Severed (2) Parcel**

Are the lands subject to any mortgages, easements, right-of-ways or other charges: □ No ■ Yes

If yes, explain: **Mortgage as in Instrument No. RO757748 with the Toronto-Dominion Bank, located at 375 Eramosa Road, Guelph, ON, N1H 6S9**

OWNER(S) INFORMATION:

Name:	**Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI**		
Mailing Address:	**6945 Forestell Road, RR#6**		
City:	**Guelph**	Postal Code:	**N1H 6J3**
Home Phone:		Work Phone:	**519-824-9460**
Fax:		Email:	**panfilo52@hotmail.com**

AGENT INFORMATION (If Any)

Name:	**Jeff Buisman**		
Company:	**Van Harten Surveying Inc.**		
Mailing Address:	**423 Woolwich Street**		
City:	**Guelph**	Postal Code:	**N1H 3X3**
Home Phone:		Work Phone:	**519-821-2763 x 225**
Fax:	**519-821-2770**	Email:	**Jeff.Buisman@vanharten.com**

PURPOSE OF APPLICATION (please check appropriate space):

[X] Creation of a New Lot | [X] Easement | [ ] Right-of-Way

[ ] Charge / Discharge | [ ] Correction of Title | [ ] Lease

[ ] Addition to a Lot (submit deed for the lands to which the parcel will be added) | [ ] Other: Explain

To create a new lot for urban residential purposes.

Name of person(s) [purchaser, lessee, mortgagee etc.] to whom land or interest in land is intended to be conveyed, leased or mortgaged:
Future owner is not known.

DESCRIPTION OF LAND INTENDED TO BE SEVERED

Frontage / Width: (m)	Depth (m)	Area: (m^2)	Existing Use:	Proposed Use:
13.6m	45.6m	624m^2	Residential	Residential (No Change)

Existing Buildings/Structures: **Existing dwelling (to remain); Existing garage (to be removed)**	Proposed Buildings / Structures: **None**
Use of Existing Buildings/Structures (specify): **Residential**	Proposed Use of Buildings/Structures (specify): **Residential (No Change)**

DESCRIPTION OF LAND INTENDED TO BE RETAINED

Frontage / Width: (m)	Depth (m)	Area: (m^2)	Existing Use:	Proposed Use:
35.3m	103.2m	5,742m^2	Residential	Residential

Existing Buildings/Structures: **Dwelling, garages and sheds (all to be removed)**	Proposed Buildings / Structures: **10 single detached dwellings in accordance with Approved Draft Plan of Condominium (23CDM16509)**
Use of Existing Buildings/Structures (specify): **Residential**	Proposed Use of Buildings/Structures (specify): **Residential**

TYPE OF ACCESS TO THE RETAINED LANDS

☐ Provincial Highway | ■ Municipal Road **(Existing)**

☐ Private Road | ☐ Right-of-Way

☐ Other (Specify)

TYPE OF ACCESS TO THE SEVERED LANDS

☐ Provincial Highway | ■ Municipal Road **(Proposed)**

☐ Private Road | ☐ Right-of-Way

☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE RETAINED LANDS

■ Municipally owned and operated **(Proposed)** | ☐ Privately Owned Well

☐ Other (Specify)

TYPE OF WATER SUPPLY TO THE SEVERED LANDS

■ Municipally owned and operated **(Existing)** | ☐ Privately Owned Well

☐ Other (Specify)

TYPE OF SEWAGE DISPOSAL PROPOSED TO THE RETAINED LANDS	TYPE OF SEWAGE DISPOSAL PROPOSED TO THE SEVERED LANDS
■ Municipally owned and operated ☐ Septic Tank **(Proposed)** ☐ Other (Explain)	■ Municipally owned and operated ☐ Septic Tank **(Existing)** ☐ Other (Explain)

Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the subject lands?	Is any portion of the land to be severed or retained located within a floodplain?
■ No ☐ Yes	■ No ☐ Yes

LAND USE

What is the land use designation of the site in the Official Plan? **General Residential**

Does the proposal conform? ■ YES ☐ NO

If No, has a separate application for an Official Plan Amendment been made?

☐ Yes ☐ No FILE No.: _____ Status: _____

What is the current zoning of the subject lands? **Residential R.1B Zone (Single Detached Dwellings)**

Does the proposed plan conform to the existing zoning? ☐ YES ■ NO

If No, have you made a concurrent application for Minor Variance?

Submitting Minor Variance application simultaneously with this severance application

■ Yes ☐ No FILE No.: _____ Status: _____

HISTORY OF SUBJECT LANDS

Has the subject land ever been the subject of:

a) An application for approval of a Plan of Subdivision under section 51 of the *Planning Act*? ☐ YES ■ NO

If yes, provide the following:
FILE No.: _____ Status: _____

b) An application for Consent under section 53 of the *Planning Act*? ☐ YES ■ NO

If yes, provide the following:
FILE No.: _____ Status: _____

Please indicate the previous severance(s) and supply the following information for each parcel severed: Transferee's name, date of the transfer and use of the parcel transferred; and attach the information to this application.

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application on a separate page.

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment	X	X	**File No. ZC1613 – Approved but currently being appealed at OMB**
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Minor Variance		X	**Submitting simultaneously with this severance application**
Previous Minor Variance Application	X		

Other - Approved Draft Plan of Condominium (23CDM16509)

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent), hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/~~We~~, **Jeff Buisman of Van Harten Surveying Inc.**, of the **City** of
(town, city)

Guelph in County/~~Regional Municipality~~ of **Wellington**, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City of **Guelph** in the County/~~Regional Municipality~~ of
(city or town)

Wellington this 13 day of March, 2018.

Commissioner of Oaths

James Michael Laws,
A Commissioner, etc.,
Province of Ontario,
For Van Harten Surveying Inc.
Expires May 11, 2018.

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned,

Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI
[Organization name / property owner's name(s)]

being the registered property owner(s) of

Part of Lot 38, Registered Plan 230 / 8 William Street, Guelph, ON
(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 9th day of MARCH 20 18.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 13, 2018.	Folder #: A-34/18
	Application deemed complete: ☑ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ■ **No** □

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: **8 William Street, Guelph, ON, N1E 5C9**

Legal description of property (registered plan number and lot number or other legal description):
Part of Lot 38, Registered Plan 230, City of Guelph

OWNER(S) INFORMATION:

Name:	**Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI**		
Mailing Address:	**6945 Forestell Road, RR#6**		
City:	**Guelph**	Postal Code:	**N1H 6J3**
Home Phone:		Work Phone:	**519-824-9460**
Fax:		Email:	**panfilo52@hotmail.com**

AGENT INFORMATION (If Any)

Company:	**Van Harten Surveying Inc.**		
Name:	**Jeff Buisman**		
Mailing Address:	**423 Woolwich Street**		
City:	**Guelph**	Postal Code	**N1H 3X3**
Work Phone:	**519-821-2763 x.225**	Mobile Phone:	
Fax:	**519-821-2770**	Email:	**Jeff.Buisman@vanharten.com**

Official Plan Designation: **General Residential**	Current Zoning Designation: **Residential R.1B**

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
A Minor Variance is being requested for the following item: **A. To allow for a minimum lot frontage of 13.6m instead of 15.0m as required in Table 5.1.2 of the Zoning By-law**

Why is it not possible to comply with the provision of the by-law? (your explanation)
Currently, there is an existing dwelling and garage located on the lands to be severed (2) at #8 William Street. A severance application is being submitted simultaneously and a minor variance is required as a result of the severance. Due to the configuration of the Approved Draft Plan of Condominium (23CDM16509), the parcel has a frontage of 13.6m instead of the required 15m. The remaining R.1B zoning requirements have been met.

PROPERTY INFORMATION			
Date property was purchased:	**August 1996**	Date property was first built on:	**Many years ago**
Date of proposed construction on property:	**Removal of garage pending severance/minor variance approval**	Length of time the existing uses of the subject property have continued:	**Many years**
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): **Residential**			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): **Residential (No Change)**			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: **13.6m** Depth: **45.6m** Area: **624m²**

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

EXISTING (DWELLINGS & BUILDINGS) – Dwelling		**PROPOSED – N/A**	
Main Building		**Main Building**	
Gross Floor Area:		Gross Floor Area:	
Height of building:	**2 Storey**	Height of building:	
Garage/Carport (if applicable) – Garage & Driveway (to be removed)		**Garage/Carport (if applicable)**	
Attached ☒	Detached ☐	Attached ☐	Detached ☐

Width:			Width:		
Length:			Length:		
Driveway Width:			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck) – N/A			**Accessory Structures (Shed, Gazebo, Pool, Deck) N/A**		
Describe details, including height:			**Describe details, including height:**		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING DWELLING			**PROPOSED – N/A**		
Front Yard Setback:	**3.1M**		Front Yard Setback:		
Exterior Side Yard (corner lots only)	**N/A**		Exterior Side Yard (corner lots only)		
Side Yard Setback:	Left: **1.6M**	Right: **5.2M**	Side Yard Setback:	Left:	Right:
Rear Yard Setback	**32.7M**		Rear Yard Setback		

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway ☐ Municipal Road ■ Private Road ☐ Water ☐ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water ■ **- Existing** Sanitary Sewer ■ **- Existing** Storm Sewer ■ **- Existing**

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment		X	**File No. ZC1613 – Approved but currently being appealed at OMB**
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Consent		X	**Two severance applications being submitted simultaneously with Minor Variance application**
Previous Minor Variance Application	X		

Other - Approved Draft Plan of Condominium (23CDM16509)

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

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PERMISSION TO ENTER

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POSTING OF ADVISORY SIGN

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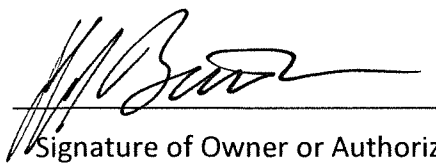
I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.



Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/~~We~~, **Jeff Buisman of Van Harten Surveying Inc.**, of the City/~~Town~~ of **Guelph** in County/~~Regional Municipality~~ of **Wellington**, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/~~Town~~ of **Guelph** in the County/~~Regional Municipality~~ of

Wellington this 13 day of March, 20 18.

Commissioner of Oaths

James Michael Laws,
A Commissioner, etc.,
Province of Ontario,
For Van Harten Surveying Inc.
Expires May 1, 2018.
(~~official stamp~~ of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

Paul Santino LEOMBRUNI & Maria Concetta LEOMBRUNI
[Organization name / property owner's name(s)]

of **Part of Lot 38, Registered Plan 230 / 8 William Street, Guelph, ON**
(Legal description and/or municipal address)

hereby authorize **Jeff Buisman of Van Harten Surveying Inc.**
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 9th day of MARCH. 20 18.

(Signature of the property owner)

(Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).

2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 26/18	Folder #: A-33/18
	Application deemed complete: ☑ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? Yes ☑ No ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 25 ZECCA DRIVE, GUELPH, ONT, N1L 1T1

Legal description of property (registered plan number and lot number or other legal description):

PLAN 61M108 LOT 66

OWNER(S) INFORMATION:

Name: NIRANCHALA ELAVALAKANAR
Mailing Address: 25 ZECCA DR,
City: GUELPH Postal Code: N1L 1T1
Home Phone: (437)-580-4756 Work Phone:
Fax: Email: niranchi_e@yahoo.ca.

AGENT INFORMATION (If Any)

Company:
Name: ELAVALAKANAR KANAKARATNAM
Mailing Address: 25 ZECCA DR
City: GUELPH Postal Code N1L 1T1
Work Phone: Mobile Phone: 519-803-3766
Fax: Email: DR.MYKE@hotmail.com.

Official Plan Designation: Low Density Residential.	Current Zoning Designation: R.1C

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

(1) THIS APPLICATION IS FOR EXISTING BASEMENT APT. THE AREA OF 2 BEDROOMS BASEMENT APT (PROPOSED) IS 89.2 m^2 WHICH IS EXCEEDING BY 9.2 m^2 FROM 80 m^2 WHICH IS THE MAXIMUM AREA ALLOWED. THEREFORE I AM APPLYING FOR THE COMMITTE OF ADJUSTMENT TO ALLOW THE BASEMENT APT TO HAVE 89.2 m^2.

(2) I AM ALSO SEEKING RELIEF FOR THE WIDTH OF DRIVEWAY WHICH IS 7.76 m including 0.61 m EACH SIDE OF CONCRETE WALKWAY OF ASPHALT. MAXIMUM ALLOWED WIDTH IS 6.00m. (GARAGE WIDTH IS 6.25m)

Why is it not possible to comply with the provision of the by-law? (your explanation)

(1) THE BASEMENT APT HAS BEEN BUILT BY THE SAME BUILDER WHO BUILT THE REST OF THE HOUSE. IT SEEMS VERY DIFFICULT TO MOVE OR ADJUST ALL WALLS. ALSO IT WOULD BE LOOK GOOD THE WAY ITS LAYOUT ~~LOOK~~ ~~IS~~ NOW.

(2) THE CONCRETE WALKWAY HAS BEEN PUT FOR THE PURPOSE OF WALKWAY TO BASEMENT AND TO MATCH WITH THAT IN THE OTHESIDE.

PROPERTY INFORMATION

Date property was purchased:	oct 2005	Date property was first built on:	OCT 2005
Date of proposed construction on property:	END OF DEC 2005	Length of time the existing uses of the subject property have continued:	12.5 YEARS

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

RESIDENTIAL

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

RESIDENTIAL

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 12.243 m Depth: 33.500 m Area: 410.14 m^2

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			**PROPOSED**		
Main Building			**Main Building**		
Gross Floor Area:	ALL THREE FLOOR = 346.45m²		Gross Floor Area:	BASEMENT APT = 89.2m²	
Height of building:	TWO STOREY HOUSE		Height of building:	BASEMENT APT 2.6924 m	
Garage/Carport (if applicable)			**Garage/Carport (if applicable)**		
Attached ☒	Detached ☐		Attached ☐	Detached ☐	
Width: 6.25m			Width:		
Length: 7.56 m			Length:		
Driveway Width: 7.76m			Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			**Accessory Structures (Shed, Gazebo, Pool, Deck)**		
Describe details, including height: THERE IS A SIDE DECK, FACILITATE FOR THE ENTRY INTO BASEMENT.			**Describe details, including height:**		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND					
EXISTING			**PROPOSED**		
Front Yard Setback:	6.26 m M		Front Yard Setback:	M	
Exterior Side Yard (corner lots only)	— M		Exterior Side Yard (corner lots only)	M	
Side Yard Setback:	Left: 0.43 m M	Right: 1.32 m M	Side Yard Setback:	Left: M	Right: M
Rear Yard Setback	8.72 m M		Rear Yard Setback	M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway ☐ Municipal Road ☒ Private Road ☐ Water ☐ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water ☒ Sanitary Sewer ☒ Storm Sewer ☐

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment			
Zoning By-law Amendment			
Plan of Subdivision			
Site Plan			
Building Permit			
Consent			
Previous Minor Variance Application		X	A-17/08 FOR SIDE DECK.

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

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I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, ELAVALAKANAR KANAKARATNAM, of the City/Town of GUELPH in County/Regional Municipality of WELLINGTON, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

K. Elavalakanar
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph in the County/Regional Municipality of Wellington this 26th day of March, 2018.

TRISTALYN JISELLE DI LULLO,
A Commissioner, etc., Province of Ontario, for
The Corporation of the City of Guelph,
Expires January 8, 2019.

Commissioner of Oaths

(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

NIRANCHALA ELAVALAKANAR
[Organization name / property owner's name(s)]

of PLAN 61M108 LOT 66, 25 ZECCA DR, GUELPH, ON
(Legal description and/or municipal address)

hereby authorize ELAVALAKANAR KANAKARATNAM
(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this 25 day of MARCH 2018.

N. Elavalakanar
(Signature of the property owner)

(Signature of the property owner)

NOTES:

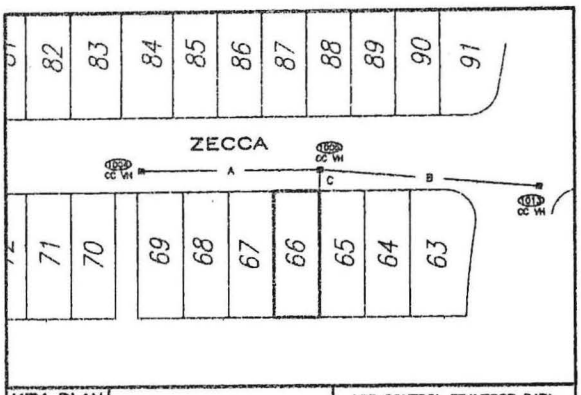
1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
LOT 66
REGISTERED PLAN 61M–108
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE: 1 – 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.



LOT CONTROL TRAVERSE DATA

A	:	N45°57'46"W	48.129
B	:	N41°16'55"W	59.331
C	:	N46°25'06"E	5.671

DRIVEWAY

ZECCA DRIVE
(Established By Reg'd Plan 61M–108) (20.0 Metres Wide)

7.76m

(Reference Bearing)
N46°01'20"W 12.243

IB IB 375

LOT 67 | LOT 66 | LOT 65

PIN 71186–2017 (LT)

6.25

6.26 6.29

1.35 1.29

33.500 33.500

1.32 1.25

TOP OF FOUND. ELEV.= 339.24

PORCH

GARAGE

REG'D PLAN 61M–108

EXISTING DWELLING

EXISTING DWELLING

0.46m

1.26

SIDE DECK

1.40 N43°58'40"E 2.91 N43°58'40"E

1.32

8.73 8.72

IB 375

0.49 CM N46°01'20"W 12.243 IB 375

BLOCK 108

SUMMARY REPORT:

CLIENT: HIRA CUSTOM HOMES
VAN HARTEN SURVEYING INC. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

EASEMENTS:
NONE FOUND IN REGISTRY OFFICE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1576203

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

Sep 20, 2005–11:40am
O:\Guelph\61M–108\acad\R66.dwg

METRIC : DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE : ALL MEASUREMENTS SHOWN TO BUILDING ARE TO THE CONCRETE FOUNDATION UNLESS INDICATED OTHERWISE

NOTE : ALL MEASUREMENTS SHOWN ON THIS PLAN ARE BY VAN HARTEN SURVEYING INC. UNLESS INDICATED OTHERWISE.

LEGEND:

–□–	SURVEY MONUMENT SET	(100)	CONTROL POINT
–⊞–	SURVEY MONUMENT FOUND		
SIB	STANDARD IRON BAR		
SSIB	SHORT STANDARD IRON BAR	CM	CONCRETE MONUMENT
IB	IRON BAR	375	BLACK, SHOEMAKER ET AL, O.L.S.
CC	CUT CROSS	1155 & VH	VAN HARTEN SURVEYING INC., O.L.S.'s

NOTE:
BEARINGS ARE REFERRED TO PART OF THE SOUTHWESTERLY LIMIT OF ZECCA DRIVE HAVING AN ASTRONOMIC COURSE OF N46°01'20"W AS SHOWN ON REGISTERED PLAN 61M–108.

PROJ. NO. 16479–05
CHECKED BY J.M.L.
DRAWN BY N.C.C.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS
423 WOOLWICH STREET – GUELPH, ONTARIO
PHONE (519) 821–2763 FAX 821–2770
www.vanharten.com

SURVEYOR'S CERTIFICATE:

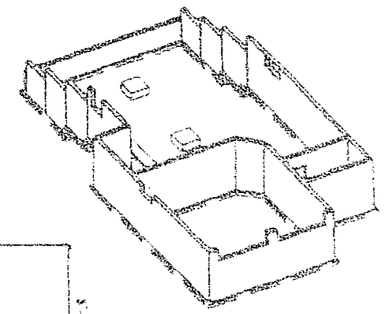
I CERTIFY THAT:

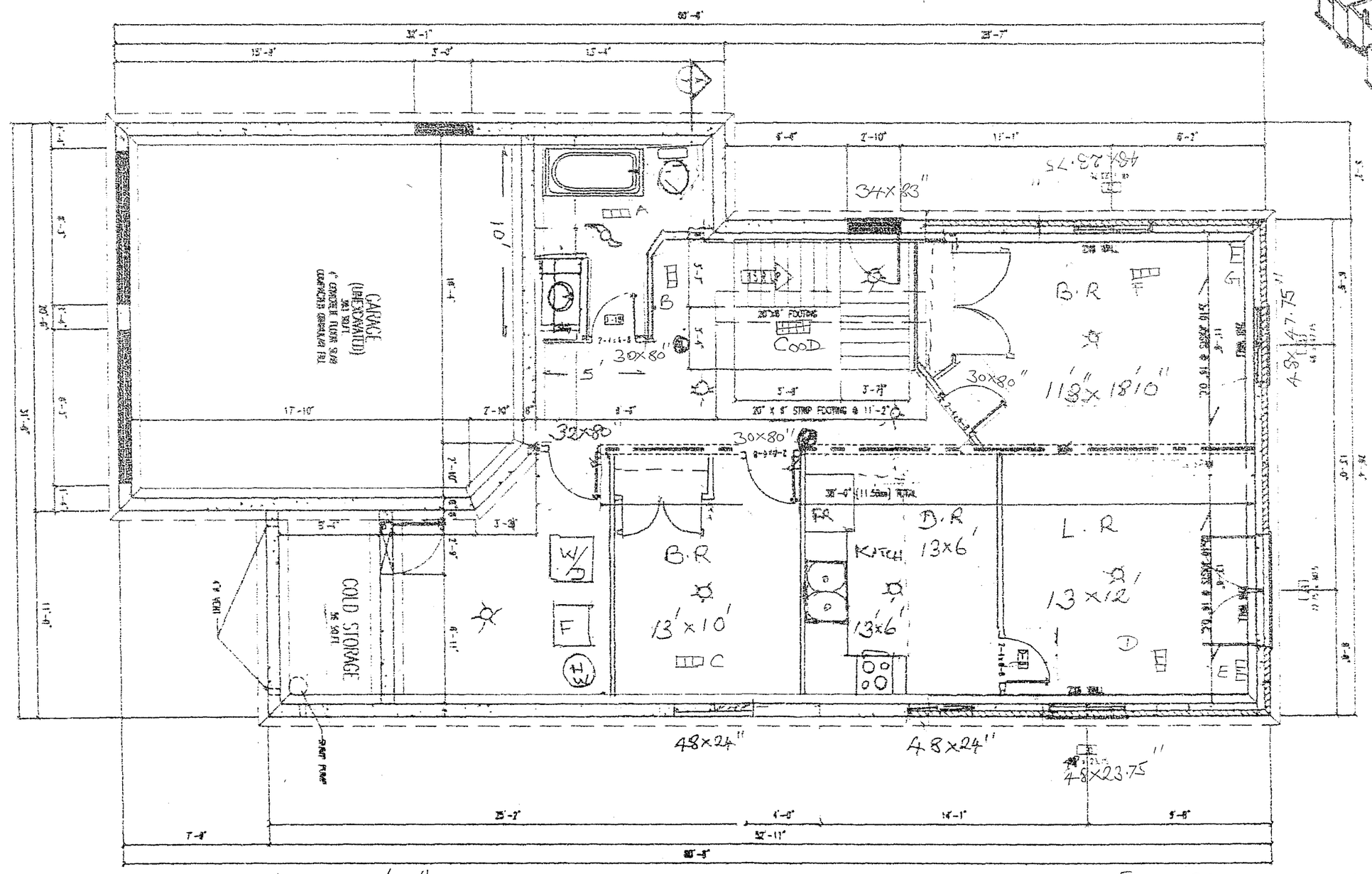
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 31st DAY OF AUGUST, 2005

JAMES M. LAWS, O.L.S.

DATE: SEPTEMBER 20, 2005

ISOMETRIC VIEW





CEILING HEIGHT = 8'10"

CEILING - Under the HEATING DUCT = 7'10"

ATOG = HEATING VENTS

COOD = COLD AIR RETURN

BASEMENT PLAN

- LIGHT FIXTURES
- SMOKE AND CO HARD WIRED
- FAN 70 CFM

ISSUED FOR CONSTRUCTION
JULY 28/05

FOUNDATION NOTES

GENERAL NOTES

Ducharme Designed

:04-553 | :05-08-03

RESIDENCE
LOT 66 ZECCA DRIVE
HIRA HOMES

3

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 27, 2018	Folder #: A-35/18
	Application deemed complete: ☑ Yes ☐ No	

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** × **No** ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 54 Forbes Avenue, Guelph, ON, N1G 1G4

Legal description of property (registered plan number and lot number or other legal description):
Lot 5, Registered Plan 367, City of Guelph, County of Wellington

OWNER(S) INFORMATION:

Name:	Leisha Burley & Eric Pool		
Mailing Address:	54 Forbes Ave.		
City:	Guelph	Postal Code:	N1G 1G4
Home Phone:	519-841-4511 (Leisha)	Work Phone:	519-820-7664 (Eric)
Fax:		Email:	eric.alan.pool@gmail.com

AGENT INFORMATION (If Any)

Company:			
Name:			
Mailing Address:			
City:		Postal Code	
Work Phone:		Mobile Phone:	
Fax:		Email:	

Official Plan Designation: Low Density Residential	Current Zoning Designation: R1b

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):
- Table 5.1.2 Row 7, to permit a right side yard of 1.18m
- Table 4.7, Row 3, to permit an open roofed porch not exceeding 1 storey to be set back 1.2m from the exterior side lot line
- Table 4.7, Row 12 to permit exterior stairs to be setback 0m
- Section 4.6.1 (i) to permit an uncovered porch to be located within a Sightline (corner)
- Section 4.6.1 (i) to permit exterior stairs to be located within a Sightline (corner)

Why is it not possible to comply with the provision of the by-law? (your explanation)
The proposed 2nd storey addition is being built on the existing footprint of the house, which does not meet current building setbacks. Similarly, the proposed covered porch at the rear of the house is being built in line with the width of the existing house, which does not meet current building setbacks. Efforts were made through the design process to propose a modest second storey addition that stays on or within the existing structure, in order to have as minimal an impact as possible on building setbacks and sightlines.
The front deck (uncovered, exterior) and stairs are existing, but were noted to require a setback and sightline variance upon preliminary zoning review. The house is located on a hill with a fairly significant grade at the front (pictures attached), and the grade of the hill would impact sightlines regardless of the deck and stairs.

PROPERTY INFORMATION			
Date property was purchased:	August 2013	Date property was first built on:	Approx. 1930s
Date of proposed construction on property:	July 1, 2018	Length of time the existing uses of the subject property have continued:	Approx. 1930s
EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.): Residential (Family home)			
PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.): Residential (Family home)			

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 10.62m Depth: 30.42m Area: 323.78 sq.m.

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)

EXISTING (DWELLINGS & BUILDINGS)			PROPOSED		
Main Building			**Main Building**		
Gross Floor Area:	**93.46 sq. m.**		Gross Floor Area:	**175.03 sq. m.**	
Height of building:	**4.9403 m**		Height of building:	**7.75m**	
Garage/Carport (if applicable)			**Garage/Carport (if applicable)**		
Attached X	Detached □		Attached X	Detached □	
Width:	**2.8448 m**		Width:	**2.8448 m**	
Length:	**7.722 m**		Length:	**7.722 m**	
Driveway Width:	**5.79m**		Driveway Width:	**5.79m**	
Accessory Structures (Shed, Gazebo, Pool, Deck) Front Deck			**Accessory Structures (Shed, Gazebo, Pool, Deck) Front Deck**		
Describe details, including height: **3.64 m (d) X 4.21 m (w) X 1.3 m (avg finished grade)**			**Describe details, including height:** **3.64 m (d) X 4.21 m (w) X 1.3 m (avg finished grade)**		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND

EXISTING			PROPOSED		
Front Yard Setback:	6M		Front Yard Setback:	6M	
Exterior Side Yard (corner lots only)	1.21M		Exterior Side Yard (corner lots only)	1.21M	
Side Yard Setback:	Left: 1.21 M	Right: 1.08 M	Side Yard Setback:	Left: 1.21 M	Right: 1.18M
Rear Yard Setback	1.5M		Rear Yard Setback	1.5M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway □ Municipal Road × Private Road □ Water □ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water × Sanitary Sewer × Storm Sewer ×

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment	X		
Plan of Subdivision	X		
Site Plan	X		

Building Permit	X		
Consent	X		
Previous Minor Variance Application	X		

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

X _____ _____

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Leisha Burley & Eric Pool, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph. in the County/Regional Municipality of Wellington this 27th day of March, 2018.

Commissioner of Oaths

LINDSAY ALEXANDRA CLINE
a Commissioner, etc., Province of Ont.
for THE CORPORATION OF THE
CITY OF GUELPH.
Expires March 6, 2020.
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

_____

[Organization name / property owner's name(s)]

of _____

(Legal description and/or municipal address)

hereby authorize _____

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this _____ day of _____ 20____.

_____ _____

(Signature of the property owner) (Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

ZONING DATA:

PROPERTY ZONING:
RIB AS PER DEFINED AREA MAP 26,
CITY OF GUELPH BY-LAW (1995) - 14864
AS LAST AMENDED BY BY-LAW (2016) -20065

PROJECT DATA:

STREET ADDRESS: 54 FORBES AVENUE

EXISTING HOUSE AREA:	95.52 sqm
EXISTING DECK & PORCH AREA:	45.99 sqm
TOTAL LOT AREA:	323.78 sqm

SITE DATA:

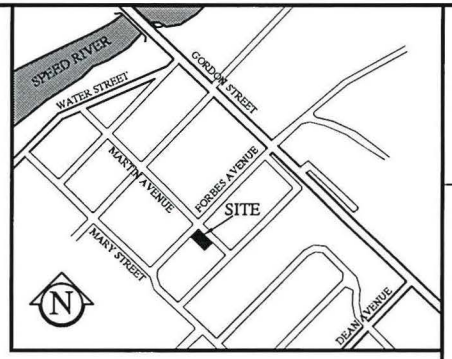
REFERENCE: SURVEYOR'S REAL PROPERTY REPORT PLAN OF LOT 5, REGISTERED PLAN 367, CITY OF GUELPH, COUNTY OF WELLINGTON

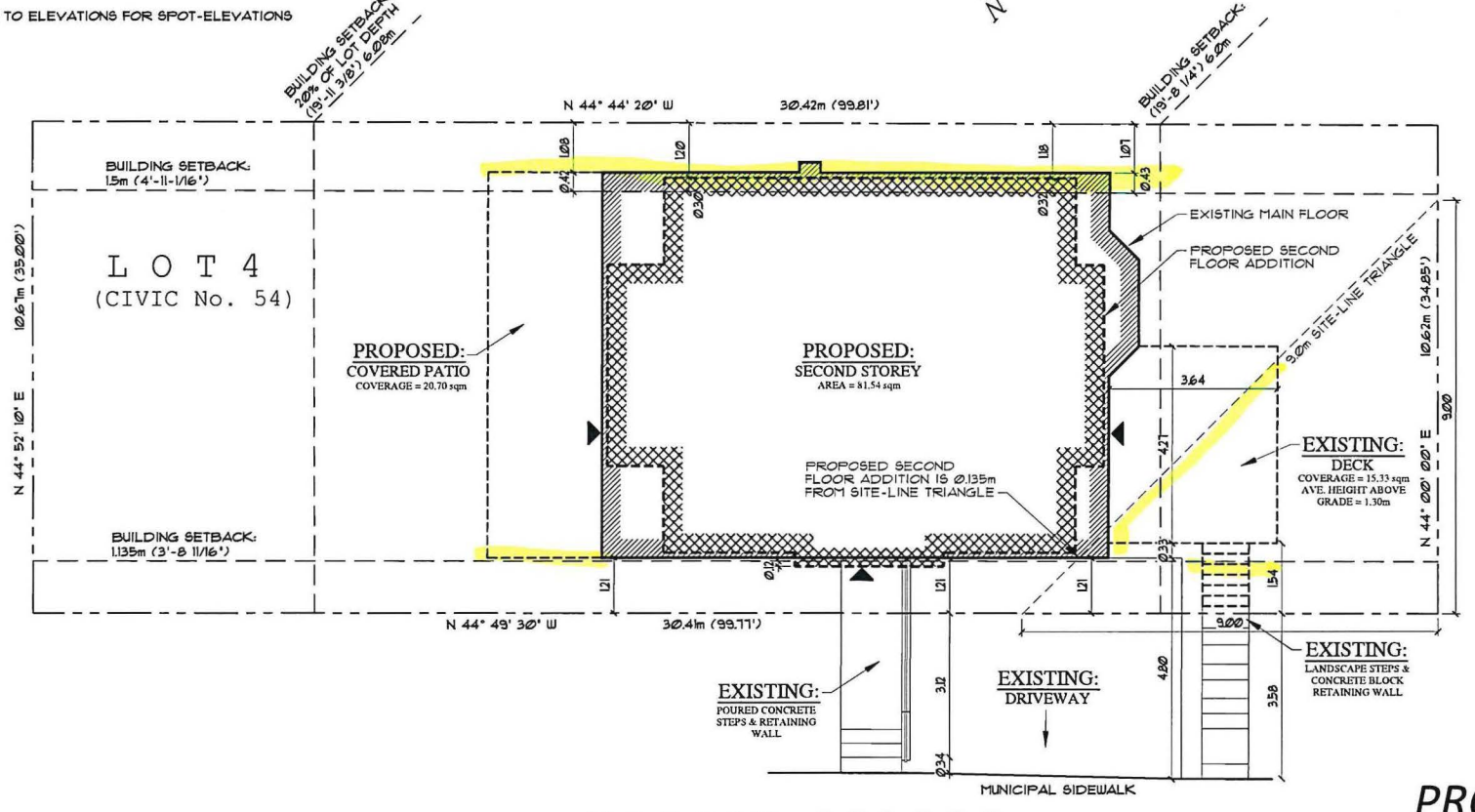
DISTANCES SHOWN ON THIS PLAN ARE IN FEET

REFER TO ELEVATIONS FOR SPOT-ELEVATIONS

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	BUILDING SETBACK
	ENTRY LOCATION
	EXTENT OF EXISTING STRUCTURE
	EXTENT OF PROPOSED STRUCTURE





PROPOSED

BLR DRAFTING&DESIGN
P) 519-590-4620

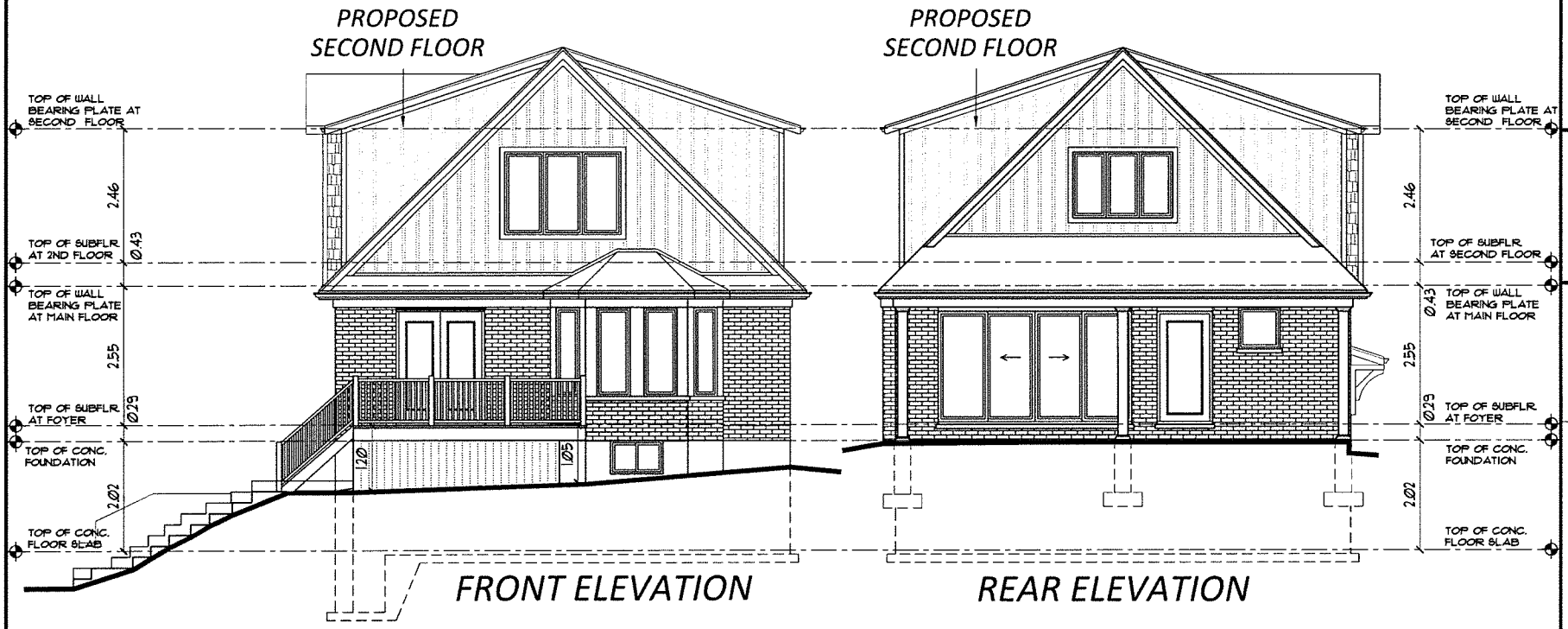
REVISION: MAR. 16/2018
REVISION: MAR. 27/2018

STATUS: MINOR VARIANCE
PLOTTED: DEC. 12, 2017
SCALE: 1:100
DRWN BY: KE
DATE: SEP. 12/2017
LAST REV: DEC. 12, 2017

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: SITE PLAN
PROPOSED

SHEET No: 1 OF 6



PROPOSED

BLR DRAFTING&DESIGN
P) 519-590-4620

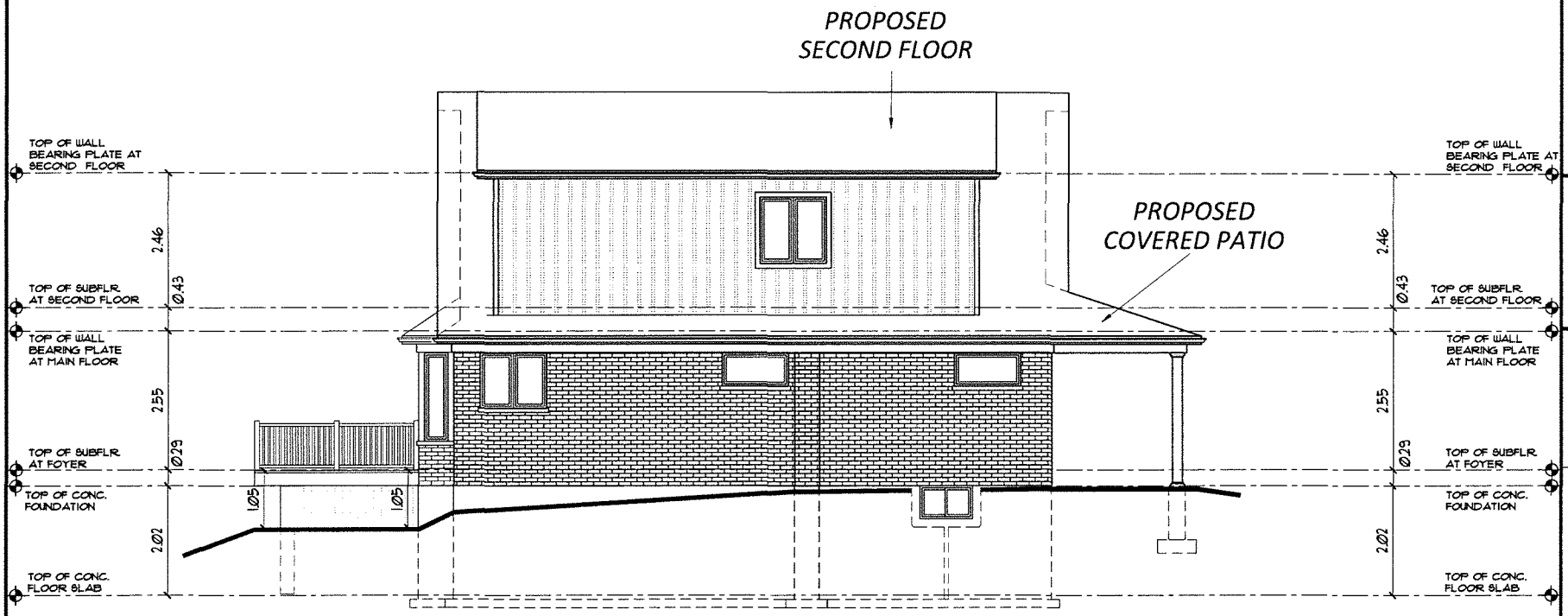
REVISION: MAR. 16/2018

STATUS: MINOR VARIANCE
PLOTTED: DEC. 12, 2017
SCALE: 1:75
DRWN BY: KE
DATE: AUG. 24/2017
LAST REV: DEC. 12, 2017

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: FRONT & REAR ELEVATIONS

SHEET No: 2 OF 6



RIGHT SIDE ELEVATION

PROPOSED

BLR DESIGN & DRAFTING
DRAFTING&DESIGN
PJ 519-590-4620

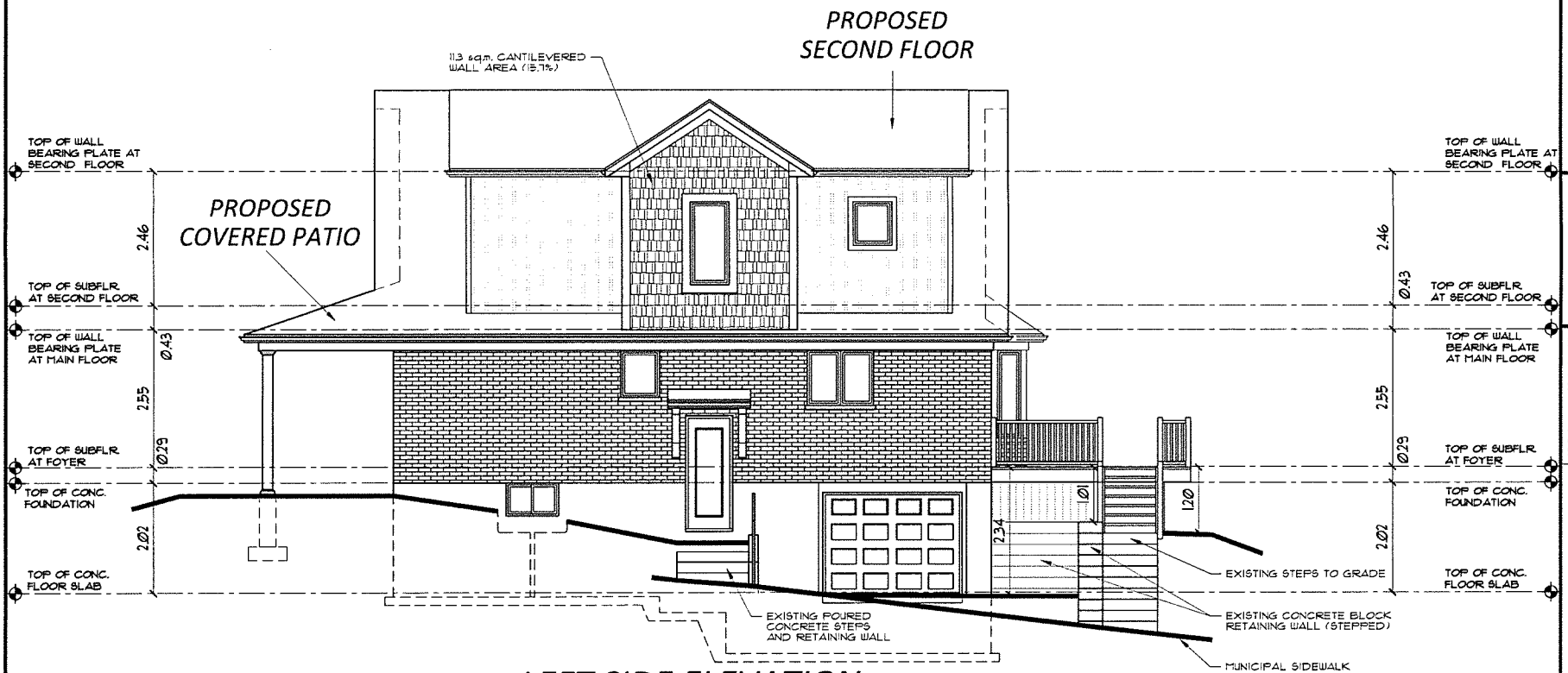
REVISION: MAR. 16/2018

STATUS:	MINOR VARIANCE
PLOTTED:	DEC. 12, 2017
SCALE:	1:75
DRWN BY:	KE
DATE:	AUG. 24/2017
LAST REV:	DEC. 12, 2017

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: RIGHT SIDE ELEVATION

SHEET No: 3 OF 6



LEFT SIDE ELEVATION

PROPOSED

BLR DRAFTING&DESIGN
P: 519-590-4620

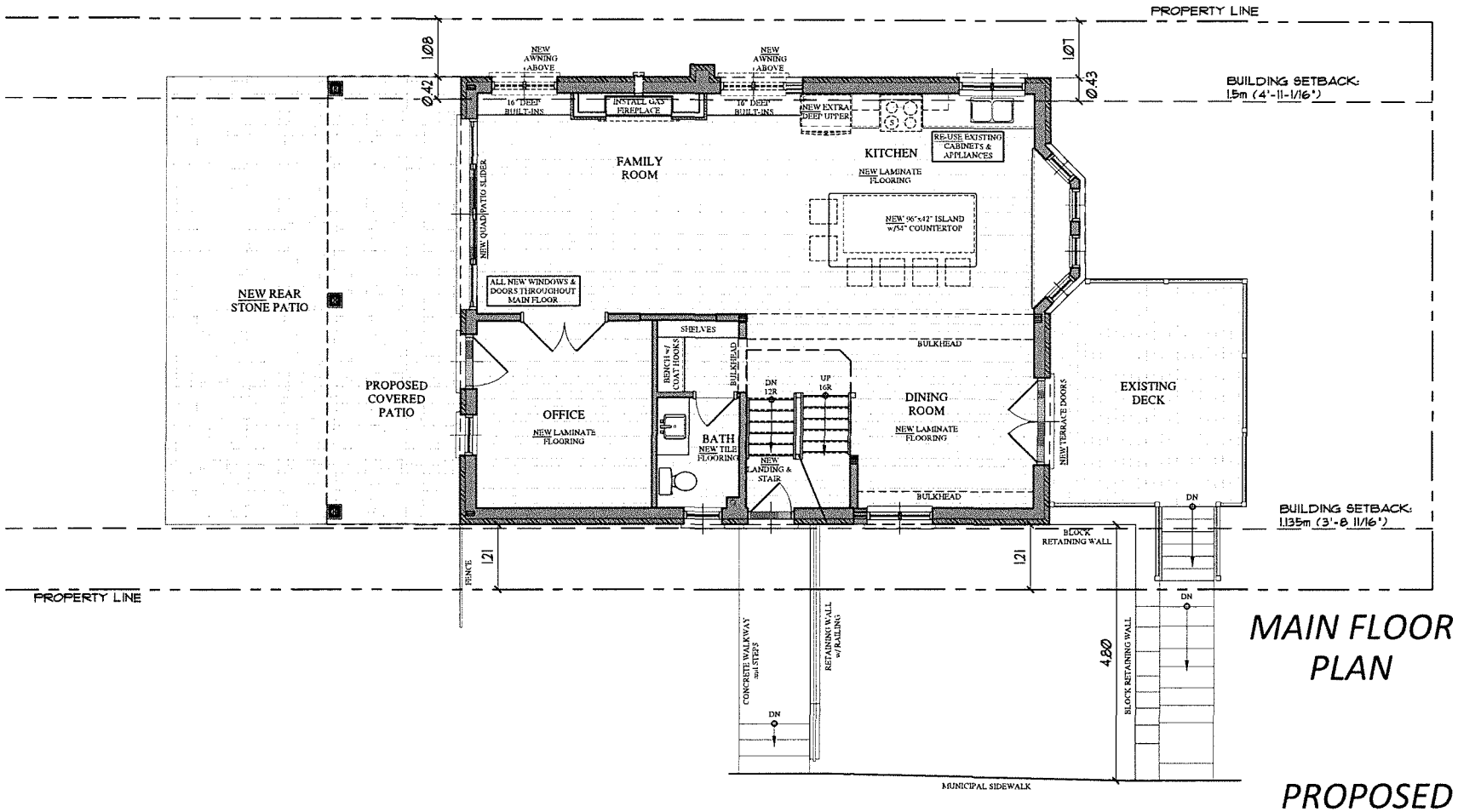
REVISION: FEB. 2/2018
MAR. 16/2018

STATUS: MINOR VARIANCE
PLOTTED: DEC. 12, 2017
SCALE: 1:75
DRAWN BY: KE
DATE: AUG. 24/2017
LAST REV: DEC. 12, 2017

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: LEFT SIDE ELEVATION

SHEET No: 4 OF 6



MAIN FLOOR PLAN

PROPOSED

BLP DRAFTING&DESIGN
P: 519-590-4620

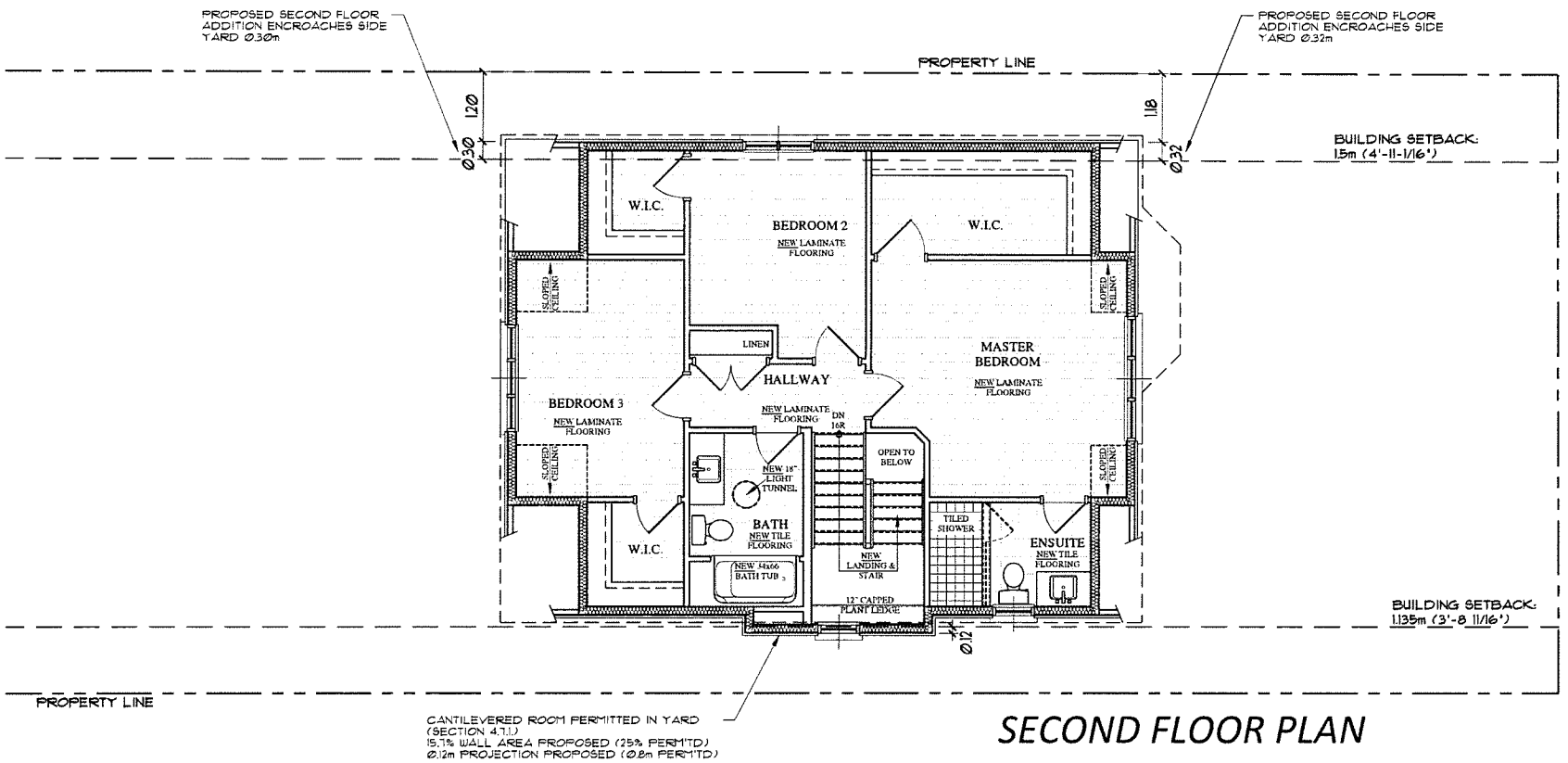
REVISION: MAR. 16/2018

STATUS:	MINOR VARIANCE
PLOTTED:	DEC. 12, 2017
SCALE:	1:75
DRWN BY:	KE
DATE:	AUG. 24/2017
LAST REV:	DEC. 12, 2017

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: PROPOSED MAIN FLOOR PLAN

SHEET No: 5 OF 6



SECOND FLOOR PLAN

PROPOSED

BLR DRAFTING & DESIGN
PH 519-590-4620

PROJECT: RENOVATION/ADDITION:
54 FORBES AVENUE
GUELPH, ONTARIO

TITLE: PROPOSED SECOND FLOOR PLAN

STATUS:	MINOR VARIANCE
PLOTTED:	DEC. 12, 2017
SCALE:	1:75
DRWN BY:	KE
DATE:	AUG. 24/2017
LAST REV:	DEC. 12, 2017

SHEET No: 6 OF 6

COMMITTEE OF ADJUSTMENT
APPLICATION FOR MINOR VARIANCE

CITY OF Guelph
Making a Difference

Consultation with City staff is encouraged prior to submission of this application.	OFFICE USE ONLY	
	Date Received: Mar. 12, 2018	Folder #:
	Application deemed complete: ☑ Yes ☐ No	A-28/18

TO BE COMPLETED BY APPLICANT

Was there pre-consultation with Planning Services staff? **Yes** ☒ **No** ☐

THE UNDERSIGNED HEREBY APPLIES TO THE COMMITTEE OF ADJUSTMENT FOR THE CITY OF GUELPH UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, C.P.13, AS DESCRIBED IN THIS APPLICATION, FROM BY-LAW NO. (1995)-14864, AS AMENDED.

PROPERTY INFORMATION:

Address of Property: 9, Elizabeth St / Guelph ON N1E 2X1
17+19

Legal description of property (registered plan number and lot number or other legal description):

PLAN 161 PT LOT 28

OWNER(S) INFORMATION:

Name: Tony Wong + Laura King
Mailing Address: 9 Elizabeth St
City: Guelph Postal Code: N1E 2X1
Home Phone: 519-658-3806 Work Phone: 519-831-5012
Fax: Ø Email: wongtony88@sympatico.ca

AGENT INFORMATION (If Any)

Company:
Name:
Mailing Address:
City: Postal Code
Work Phone: Mobile Phone:
Fax: Email:

Official Plan Designation: CR	Current Zoning Designation: Commercial/Residential

NATURE AND EXTENT OF RELIEF APPLIED FOR (variances required):

The CR zoning allows for residential units with permitted commercial units.. If there is no commercial unit, then a variance is required to permit 4 residential units without a commercial unit..

Why is it not possible to comply with the provision of the by-law? (your explanation)

Commercial Bicycle shop no longer open.. Want to convert 3 residential and one commercial to 4 residential only..

PROPERTY INFORMATION

Date property was purchased:	Aug 1 1998	Date property was first built on:	est 1900
Date of proposed construction on property:	ASAP	Length of time the existing uses of the subject property have continued:	since built

EXISTING USE OF THE SUBJECT PROPERTY (Residential/Commercial/Industrial etc.):

Commercial/Residential

PROPOSED USE OF LAND (Residential/Commercial/Industrial etc.):

Residential Only

DIMENSIONS OF PROPERTY: (please refer to your survey plan or site plan)

Frontage: 40.24 M Depth: 20.12 M Area: 0.20 AC

PARTICULARS OF ALL BUILDINGS AND STRUCTURES ON THE PROPERTY (in metric)					
EXISTING (DWELLINGS & BUILDINGS)			**PROPOSED - N/A**		
Main Building			**Main Building**		
Gross Floor Area:	511.35 ^{2} meters		Gross Floor Area:		
Height of building:	2 stories		Height of building:		
Garage/Carport (if applicable)	N/A		**Garage/Carport (if applicable)**		
Attached ☐	Detached ☐		Attached ☐	Detached ☐	
Width:	—		Width:		
Length:	—		Length:		
Driveway Width:	—		Driveway Width:		
Accessory Structures (Shed, Gazebo, Pool, Deck)			**Accessory Structures (Shed, Gazebo, Pool, Deck)**		
Describe details, including height: 2 sheds .. Total area = 28.96 ^{2} meters Height = 3.68 meters			**Describe details, including height:**		

LOCATION OF ALL BUILDINGS AND STRUCTURES ON OR PROPOSED FOR THE SUBJECT LAND							
EXISTING				**PROPOSED - N/A**			
Front Yard Setback:	—	M		Front Yard Setback:		M	
Exterior Side Yard (corner lots only)	—	M		Exterior Side Yard (corner lots only)		M	
Side Yard Setback:	Left: — M	Right: .38	M	Side Yard Setback:	Left: M	Right:	M
Rear Yard Setback	3.09	M		Rear Yard Setback		M	

TYPE OF ACCESS TO THE SUBJECT LANDS (please check the appropriate boxes)

Provincial Highway ☐ Municipal Road ☒ Private Road ☐ Water ☐ Other (Specify)

MUNICIPAL SERVICES PROVIDED (please check the appropriate boxes)

Water ☒ Sanitary Sewer ☒ Storm Sewer ☒

If not available, by what means is it provided:

IS THE SUBJECT LAND THE SUBJECT OF ANY OF THE FOLLOWING DEVELOPMENT TYPE APPLICATIONS?

	No	Yes	File Number and File Status
Official Plan Amendment	X		
Zoning By-law Amendment	X		
Plan of Subdivision	X		
Site Plan	X		
Building Permit	X		
Consent	X		
Previous Minor Variance Application		X	A-3/99

MUNICIPAL FREEDOM OF INFORMATION DECLARATION:

In submitting this development application and supporting document, the owner/authorized agent, hereby acknowledge the City of Guelph will provide public access to all development applications and supporting documentation, and provide my consent, that personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of MFIPPA. Information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

Questions regarding the collection, use, and disclosure of this information may be directed to the Access, Privacy and Records Specialist, City Clerk's Department, 1 Carden Street, Guelph, Ontario, N1H 3A1

PERMISSION TO ENTER

The owner or authorized agent hereby authorizes the Committee of Adjustment members and City of Guelph staff to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

POSTING OF ADVISORY SIGN

This will confirm the requirement of the Committee of Adjustment for a sign to be posted by all applicants or authorized agents on each property under application.

A sign will be made available to you upon once the application has been processed and hearing time set. You are directed to post the sign in a prominent location that will enable the public to observe the sign. The location of each sign will depend on the lot and location of structures on it; however, the sign should be placed so as to be legible from the roadway in order that the public can see the sign and make note of the telephone number should they wish to make inquiries. In most cases, please post the sign on a stake as you would a real estate sign.

For commercial or industrial buildings, it may be appropriate to post the sign on the front wall of the building or at its entrance.

Each sign must be posted a minimum of ten (10) days prior to the scheduled hearing, until the day following the hearing. Please fill in the information below indicating your agreement to post the sign(s) as required. This form must be submitted with the application in order that it may be placed in the file as evidence that you have met with the Planning Act requirements. Failure to post the sign as required may result in a deferral of the application.

I, THE UNDERSIGNED, UNDERSTAND THAT EACH SIGN MUST BE POSTED AT LEAST TEN (10) DAYS BEFORE THE SCHEDULED HEARING OF MY APPLICATION AND BE REPLACED, IF NECESSARY, UNTIL THE DAY FOLLOWING THE HEARING.

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

AFFIDAVIT

I/We, Tony Wong, of the City/Town of Guelph in County/Regional Municipality of Wellington, solemnly declare that all of the above statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

NOTE: The signature of applicant or authorized agent must be witnessed by a Commissioner. A Commissioner is available when submitting the application to Committee of Adjustment staff.

Declared before me at the

City/Town of Guelph. in the County/Regional Municipality of Wellington this 12th day of March., 2018.

Commissioner of Oaths

LINDSAY ALEXANDRA CLINT
a Commissioner, etc., Province of Ontario
for THE CORPORATION OF THE
CITY OF GUELPH.
Expires March 6, 2020
(official stamp of Commissioner of Oaths)

APPOINTMENT AND AUTHORIZATION

I / We, the undersigned, being the registered property owner(s)

_____

[Organization name / property owner's name(s)]

of _____

(Legal description and/or municipal address)

hereby authorize _____

(Authorized agent's name)

as my/our agent for the purpose of submitting an application(s) to the Committee of Adjustment and acting on my/our behalf in relation to the application.

Dated this _____ day of _____ 20____.

_____ _____

(Signature of the property owner) (Signature of the property owner)

NOTES:

1. If the owner is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation (or alternatively, the corporate seal shall be affixed hereto).
2. If the agent or representative is a firm or corporation, specify whether all members of the firm or corporation are appointed or, if not, specify by name(s) the person(s) of the firm or corporation that are appointed.

Scale 1 inch = 10 feet

CC WIT — (14.00') — BUILDING CORNER 0.36'SW, 0.11'NW EAVE 2.0'SW, 1.0'NW

(5.00') — N64°00'20"E 14.88'

0.50' WIDE METAL SIGN 6.3'NW

N44°19'15"E (MEAS)

132.00' (PI & MEAS)

N44°31'00"E (PI)

1.1'NW — FRAME VERANDA — 1.1'NW — 4.86' — RIB

FENCE 0.5'SW — 10.15' — INST. No. BY-LAW (INST. No. WIDENING

0.36' (375 & SET)

CORNER SET BY INTERSECTION

BUILDING .019'SE

4.99' (375 & SET)

BUILDING 2.06'SW EAVE 3.7'SW

2 STOREY BRICK BUILDING

No. 9 ELIZABETH ST.

1 x Residential

1 x Commercial

P.I.N. 71338-0024 (LT)

4 Parking Spots - Each 5.56m x 3m

2 STOREY BRICK BUILDING

No. 17 Residential Only

No. 19 Residential Only

3.09m

FENCE

66.00' (PI & SET)

4941 0023(LT)

STREET

3m — 3m — 3m — 3m

W 95.9

LOT 28

NORTH SIDE OF DUKE STREET

LINK

RAILWAY TIE WALL

Proposal

2 x Residential Only

10.27'

shed

B F

FRAME SHED

10.34'

SEE ENCROACHMENT AGREEMENT INST. No. 738142

11.1'

FRAME PORCH & STEPS

11.3'

1 STOREY CONCRETE BLOCK BUILDING

FENCE 0.7'SW

CHAIN

N45°50'00"W

PLAN 6IR P.I.N. 71338

ELIZABETH

BUILDING 2.57'SW EAVE 4.2'SW

1.38'

IB

0.5' WOOD WALL 1.7' NW

SET SPIKE RAILWAY T

C L F

FENCE 0.9'SE

N44°19'15"E (MEAS)

0.38m

132.00' (PI & MEAS)

1.26'

B F 1.4'NW

VINYL CLAD GARAGE 0.0

FENCE 0.7'SE

0.8' WIDE CONCRETE WALL 1.4'NW

N45°50'00"W (BEARING REFERENCE)

REGISTERED PLAN 161

KING INSPECTION & ENVIRONMENTAL PLUS (Guelph)

83 King Street, Guelph, Ontario N1E 4P5
Tel: (519) 837-2422 • Fax: (519) 824-2304 • Web: www.kinginspection.com

Building Inspectors and Environmental Specialists

HEAD OFFICE

83 King St.,
Guelph, Ontario
N1E 4P5
Tel:(519)837-2422
Fax:(519)824-2304

BRANCH OFFICES

Plaza 7-15, Hwy. #7
P.O.Box 128
Carleton Place,Ontario
K7C 3P3
Tel:(613)257-4720
Fax:(613)253-1099

P.O. Box 583
16 Pellister Street West
Harriston,Ontario
N0G 1Z0
Tel:(519)338-5585
Fax:(519)338-2643

P.O. 35099
Westgate Post Office,
Ottawa, Ontario
K1Z 1A2
Tel:(613)828-2544

907-700 Constellation Dr.,
Mississauga, Ontario
L5R 3G8
Tel:(905)501-9081

INSPECTION REPORT

#23598104
9, 17 & 19 Elizabeth
Guelph, Ontario
N1E 2X1