

# Meeting Agenda



City of Guelph

## **Environmental Advisory Committee**

July 11, 2018

City Hall, Meeting Room C

From 7:00 to 9:00 p.m.

Meeting Chair: Colin Oaks

## **Agenda Items**

Welcome to all

### **Item 1, 2 and 3**

Item 1, Roll call and certification of quorum

Item 2, Declaration of conflict of interest

Item 3, Approval of minutes of June 13, 2018

### **Item 4**

#### **Guelph Turf Grass Institute EIR**

- Review of Staff Report
- Information from Dougan and Associates
- Hearing of delegations
- In Committee discussion – motion

### **Item 5**

#### **300 Water Street EIS**

- Review of Staff Report
- Information from NRSI
- Hearing of delegations
- In Committee discussion – motion

## **Item 6**

Other business

### **Next Meeting:**

Joint meeting with the River Systems Advisory Committee August 8, 2018 from 7:00 to 9:00 p.m. City Hall, Meeting Room C

**Item 1** Guelph Turf grass Institute Relocation EIR – College Avenue East

**Proposal**

The Guelph Turf grass Institute (GTI) relocation project consists of construction of new headquarters for GTI, renovations to Harrison House and the Hilton Centre to accommodate some Arboretum programs and upgrading of maintenance facilities to be shared between the Arboretum and GTI. Other shared facilities will include new and expanded space for parking. Stormwater management facilities, infrastructure (i.e. a new water service, sanitary sewer, power and telecommunications) and a source of irrigation will also be provided. Existing uses, such as the Arboretum nursery and research space, walking and cross-country skiing trails, are maintained.

An Environmental Implementation Report (EIR) was prepared to support the relocation of the GTI and assist with the implementation of recommendations made in the Environmental Impact Study (EIS) prepared for the project. The EIR serves as a summary document containing information on special requirements that are necessary to protect the overall natural environment of the area, including the Natural Heritage System and associated ecological and hydrologic functions.

The purpose of this review is to confirm that EIS recommendations and EIR Terms of Reference (TOR) are adequately addressed in the EIR, and to provide the Environmental Advisory Committee (EAC) with the opportunity to review the EIR and offer advice on environmental matters.

**Location**

GTI headquarters is relocating to the University of Guelph Arboretum property north of College Avenue East (Map 1 and 2). The relocation site includes portions of the City of Guelph Natural Heritage System.

**Background**

The subject property is located within the Eramosa River Subwatershed.

On Schedule 1 of the Official Plan portions of the subject property are designated Major Institutional and Significant Natural Area. Under Schedules 10 and 10B of the Official Plan portions of the subject property are designated as Significant Natural Area due to the presence of coolwater fish habitat.

The subject property is currently zoned I.2 (Institutional – University of Guelph and Guelph Correctional Centre).

The EIS (March 2016) and subsequent addenda (Addendum #1 July 2016, Addendum #2 November 2016, and Addendum #3 September 2017) prepared by Dougan & Associates received conditional approval from city

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### Guelph Turf grass Institute Relocation EIR – College Avenue East

staff pending the completion of an EIR.

The Environmental Advisory Committee (EAC) reviewed the original EIS in May 2016 as well as an Addendum to the EIS in January 2017 which was supported on the condition that an EIS Addendum #3 and EIR be prepared, as follows:

THAT an EIS Addendum #3 is prepared in the form of a Letter Report to the satisfaction of staff which:

- clarifies the habitat restoration goal and conceptual design;
- includes information regarding the impacts associated with servicing;
- updates the impact analysis for water quality and quantity to include impacts and mitigation measures where it is currently indicated no impact;
- clarifies how all compensation habitat will be protected long term **given the university's institutional zoning;**
- referring to figure SK-14F that was presented at the EAC committee meeting, Jan 11, 2017, presenting the SWM strategy, EAC requests that a cost analysis be conducted to explore the opportunity to replace the SWM infrastructure (SWM facility, storm pipes, OGS, and infiltration gallery) with a strategy that uses only permeable pavers to manage stormwater;
- that a monitoring well be shown on the drawings, and that monitoring of the permeable pavers is a requirement;
- considers expanding upon the water quality monitoring to include nutrients;
- revisit numbers presented in the water balance table and include irrigation component in the tables;

and

THAT an Environmental Implementation Report is prepared in support of the Site Plan application and include:

- a stormwater management design brief that incorporates LID as recommended in the EIS Addendum #2;
- a servicing report which includes information regarding the limit of disturbance and minimizes impacts to trees along College Avenue;
- a detailed Tree Inventory and Preservation Plan for Phase 2 of the development and a comprehensive compensation plan which considers all phases of the development;
- detailed Erosion and Sediment Control Plans;
- integration of EIS recommendations onto drawings (i.e. wildlife

## Item 1

### Guelph Turf grass Institute Relocation EIR – College Avenue East

sighting protocol, etc.);

- a habitat restoration plan that supports mitigating/offsetting impacts to Habitat for Significant Species;
- detailed Landscape Plans prepared by a member of the OALA;
- a detailed adaptive monitoring plan including monitoring stations, design and reporting guidelines and deadlines. The adaptive monitoring and management plan be expanded to include potential management responses to rectify potential negative impacts, verify performance targets (e.g. habitat for target species), and unforeseen negative ecological impacts;
- a maintenance plan for the permeable pavers, and any other LID features, developed as a requirement of the EIR; and
- as part of the EIR, EAC requires a vegetated filter strip be designed as part of the buffer to the tributary that receives runoff from the site to release water as sheet flow.

A Terms of Reference for the EIR was submitted as part of Addendum #3 and city staff responded in a letter on November 16, 2017 with the following additional requirements which are reflected in Table 1 of the EIR:

- additional detail and discussion on servicing and potential impacts to trees along College Avenue;
- additional detail on stormwater design including the location of LIDs such as permeable pavers, and reduction in recharge deficit through an updated water balance;
- an updated, full scale and complete Tree Inventory and Preservation Plan in support of Phase 2 and Phase 2 servicing to indicate how impacts to trees along College Ave. are minimized and to provide a clear compensation summary table that includes all phases;
- a section to address the motion of the Environmental Advisory Committee which pertains to the EIR;
- integration of EIS recommendations onto appropriate plans, and a reference to where and how this has been done in the EIR text; and
- any information related to Species at Risk mitigation, including bats.
- EAC will provide input to the EIR prior to Site Plan Approval.

**Site servicing details submitted by Matrix Solutions Inc. on May 17, 2018 have not yet been reviewed by City Staff. Dougan and Associates recommend trenchless technologies in areas where trees are in proximity of new services in effort to maximize tree preservation. Staff seek to avoid, where possible, and minimize impacts to trees as a result of servicing. If servicing details change, an update to the EIR may be required. Staff will continue to work with the applicant on these matters as the file progresses through the Site Plan process.**

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### Guelph Turf grass Institute Relocation EIR – College Avenue East

The Grand River Conservation Authority (GRCA) reviewed the circulated information and have no comments and no objections (F. Natolochny, personal communication, June 1, 2018).

## Comments

City staff reviewed the EIR submitted by Dougan & Associates (April 2018), Stormwater Management Design Brief submitted by Matrix Solutions Inc. (May 2018) and Landscape Drawings L01 through L17 submitted by MBTW (May 2018). The EIR includes all of the items set out in the Terms of Reference provided in Addendum #3 and the additional items identified by City staff on November 16, 2017. Staff offer the following comments:

### WILDLIFE MANAGEMENT – BARN SWALLOWS

Note that the Canadian Wildlife Service identifies the breeding bird window for Bird Conservation Region 13 Nesting Zone C2 from April 1 to August 25. Construction at Harrison House and Hilton Centre must occur outside this window. If construction is proposed between April 1 to August 25 the buildings must be tarped prior to April 1, in advance of construction activities.

Provide guidance on how to tarp the buildings (e.g. tarp area around eaves/ledges to prevent nesting and access to inside structures).

### WATER RESOURCES

Staff note that the recharge deficit has been reduced from 30% to between 2% (4mm/year) to 12% (22mm/year) and acknowledge that considerable effort has been made to match pre- to post-development conditions through the use of a wide variety of LID techniques. City staff are supportive of the proposed approach to water management.

EAC requires a vegetated filter strip be designed as part of the buffer to the tributary that receives runoff from the site to release water as sheet flow. Are restoration areas HRA4 and HRA5 proposed as vegetated filter strips (L-09)? Please clarify and demonstrate how vegetated filter strips will function to improve water quality.

### TREES

The EIR provides details on tree protection fencing requirements, transplanting, and tree compensation requirements of the University of Guelph. A Tree Protection and Removal Plan prepared in support of Phase 2 and Phase 2 servicing is provided as Appendix D. The following detailed comments are to be addressed in a resubmission:

L-04 Tree Removals and Compensation Chart indicates that 74 65mm caliper trees are required as compensation. Does this include compensation for injuring (improper root pruning of the Norway Spruce) H1-H19? Please

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### Guelph Turf grass Institute Relocation EIR – College Avenue East

clarify.

Trees tagged 1969-1971 were damaged during construction. Injured trees require compensation; however, these trees were not included in L-04 Tree Removals and Compensation Chart. Are these trees 1969E-1971E (East)? Please revise L-04 Tree Removals and Compensation Chart accordingly.

Include monetary compensation (\$) requirements for each phase on page 17. Phase 1 requires \$12,500 and Phase 2 requires \$17,500 in addition to tree planting compensation requirements.

The Phase 2 compensation requirements list 166 trees on page 17, however L-04.2 lists 170 trees. Please clarify. If 170 trees are required, the caliper value would be 11,050mm (not 10,790).

The strategy for Phase 2: R5 + R6 specifies five trees for every 100 sq.m. The Area Per Tree listed in the supporting tables is 25 sq.m per tree; however, it should be 20 sq.m to achieve five trees for every 100 sq.m. This has implications for the number of trees and total caliper value (mm) proposed as part of Phase 2 compensation. Please revise. There appears to be a difference of 12.5 trees and 348.5mm total caliper value for all of Phase 2 (i.e. R5+R6+G1).

Note that once a plan for servicing the site has been prepared to the satisfaction of the City of Guelph, a revised tree plan will be requested through the Site Plan process **to assess impacts from servicing in the city's** right of way and internal to the site.

#### HABITAT FOR LOCALLY SIGNIFICANT SPECIES

The restoration plan relates the restoration to habitat needs of the following locally significant species: Northern Flicker, Eastern Kingbird, Field Sparrow, Savannah Sparrow, **Baltimore Oriole, DeKay's Brownsnake**, Eastern Milksnake, and Red-bellied Snake. The following clarifications are requested to help confirm that the restoration will support the restoration of open woodland, thicket and woodland vegetation communities for locally significant species:

Include a column for preferred habitat type for each locally significant species in the table on p. 22.

**'Open Woodland Community'** refers to section 4.2.3 for discussion on five areas serving to meet the tree compensation requirements of the University of Guelph as well as the Habitat for Significant Species requirements of the city; however, this information was not provided in section 4.2.3. Please clarify.

Cultural Woodland compensation is proposed in areas R2, R3, R4, R5 and R6. The Overall Area (sq.m) listed in the table on p. 23 is 3060 sq.m; however, the areas appear to add up to 3085 sq.m. Based on this calculation, a total of 137 trees and 1236 shrubs are required. Please clarify.

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### Guelph Turf grass Institute Relocation EIR – College Avenue East

The number of trees and shrubs proposed in R2 through R6 for compensation plantings does not match the number proposed for habitat for locally significant species. Please clarify how these recommendations will be implemented.

**In the 'Thicket and Woodland Communities' section, it is unclear how the remaining grassed areas will provide meadow habitat for pollinator species. Grasses are wind-pollinated and do not rely on insect pollinator species. Please clarify. This section indicates that mulch will be spread around planting nodes. Will herbicide be applied to cool-season grasses? Are any other site prep measures recommended? Will the planting stock be planted directly into the sod? Please include additional details to maximize success of planting efforts.**

Will any trees be planted as part of the cultural thicket restoration at HRA1-HRA7? The chart on page 24 indicates that only shrub plantings are proposed. Please clarify if the total includes tree whips as well as shrubs. If tree whips are also proposed, please clarify the number of tree whips proposed for planting.

**On page 24 the EIR states that "Restoration Planting Area R1 provides the final 710sq.m required to achieve the 2.39ha." Is the area 2.39ha or 2.29ha? Please clarify.**

In relation to cultural thicket restoration, please clarify what Percentage of Caliper Tree Coverage of Total Area refers to. Is this the total of 60mm caliper + 40mm caliper stock? What counts toward the Percentage of Tree Coverage of 40%? Is the idea that the caliper stock and 200cm whip (60%) would make up the 40% tree cover? Please clarify. Also, please confirm the total caliper value of proposed plantings. Based on the information provided, and consistent with the information provided on page 19, the total caliper value appears to be 364mm. Clarification of these details is required.

Please include the rationale behind R1 satisfying requirements for both cultural thicket habitat compensation and Phase 1 tree compensation plantings.

**On page 25, "The provided caliper coverage remains below the 25% threshold". Is the caliper coverage set at 25% or 40% (i.e. 15% + 25%)? Please clarify.**

#### DETAILED LANDSCAPE PLANS

Page 28 refers to standard site restoration seed mix, however, the grass species listed indicate that the seed mix is for lawn/turf not restoration. Please clarify.

#### MONITORING & ADAPTIVE MANAGEMENT PLAN

Overall, the tables provided in the monitoring and adaptive management



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plan are helpful. Clarification of the following is required:

A node planting approach is proposed for restoration areas. Confirmation of how a random sampling approach, in this context, will evaluate restoration success is required.

In section 7.3, note that an LID professional must inspect the LID installations.

The objective of monitoring restoration enhancements is to enable the adaptive management process. Demonstrate of how the proposed monitoring program will enable identification of management issues is required.

It is unclear how the monitoring plan will provide the information needed to evaluate restoration success. Clarification on the targets set out in Table 5 is required.

It is unclear whether the monitoring approach for insects recommends surveying for all insect species, or targeted surveys for Monarch and Yellow-banded Bumble Bee. The survey methods proposed are also unclear. Clarification on insect survey protocols is required.

An additional list of comments have been provided in a letter response to the applicant. Detailed comments can be made available to EAC members upon request.

## Suggested Motion

**Staff recommend that the Environmental Advisory Committee conditionally support the Environmental Implementation Report (EIR) prepared by Dougan & Associates (April 2018) in support of the relocation of the Guelph Turf grass Institute to lands generally located north of College Avenue East, east of Cutten Fields golf and tennis facility, and west of Victoria Road South with the following conditions:**

THAT the following items be provided to the City's satisfaction through an Addendum:

- A revised breeding bird window and additional guidance on tarping to exclude Barn Swallows from nesting on existing structures.
- Updates to the Phase 2 SWM System Approach to clarify whether HRA4 and HRA5 are proposed as vegetated filter strips, and provide additional information on how the vegetated filter strips will function to improve water quality.
- Updates to the Tree Inventory and Preservation Plan to clearly distinguish compensation requirements for injured trees.
- A revised Compensation and Restoration Plan that provides clarification on Phase 1 and Phase 2 compensation requirements, and Habitat Restoration Area details.
- Provide rationale to support the assertion that the five areas serving to

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## Guelph Turf grass Institute Relocation EIR – College Avenue East

meet tree compensation requirements of the University of Guelph also satisfy Locally Significant Species habitat compensation requirements of the City of Guelph.

- Provide rationale behind R1 satisfying requirements for both cultural thicket habitat compensation and Phase 1 tree compensation plantings.
- A revised Monitoring Plan focused on success of tree compensation plantings, restoration plantings, and habitat restoration. Demonstrate how the Monitoring Plan will enable the adaptive management process.

## Item 2

### 300 Water Street EIS

#### Documents Reviewed

- 300 Water Street Environmental Impact Study (August 2017, Natural Resource Solutions Inc. (NRSI))
- Development Concept Plan (February 23, 2017, GSP Group)
- Preliminary Site Servicing and Grading Plan (November 2016, GM BluePlan Engineering)
- Functional Servicing Letter (August 9, 2017, GM BluePlan Engineering)
- Hydrogeological Study (May 2017, GM BluePlan Engineering)
- 300 Water Street EIS Agency Comment Responses letter (June 6, 2018, NRSI)
- 300 Water Street EIS Peer Review dated May 6, 2018 – prepared by PLAN B Natural Heritage
- Revised Preliminary Site Servicing and Grading Plan (November 2016, GM BluePlan Engineering)
- 300 Water Street Water Balance response letter (May 31, 2018, GM BluePlan Engineering)
- 300 Water Street Revised Functional Servicing Letter (May 29, 2018, GM BluePlan Engineering)

#### Proposal

The above noted documents have been prepared and submitted in support of an Official Plan Amendment and Zoning Bylaw Amendment application to permit the development of townhouses and a semi-detached dwelling.

#### Location

The subject property is located at the west terminus of Water Street adjacent to Silvercreek Park near the Speed River. See Map 3.

#### Background

- The lands fall entirely within the Speed River Watershed.
- The Zoning Bylaw identifies the lands as UR (Urban Reserve).
- **The City's Official Plan designates these lands as Open Space with a Natural Areas overlay on Schedule 1.**
- The Natural Areas overlay applies to the woodland on site which has been identified as a Cultural Woodland within the Natural Heritage System.
- In December 2015 the GRCA identified a wetland on site. It is approximately 0.1 hectares (ha) in size.
- On adjacent lands, portions of Silvercreek Park are identified as Significant Woodland and Significant Valleylands within the Natural Heritage System.
- The area underneath the transmission line to the south of the subject

property has been cleared of woody vegetation by Guelph Hydro to meet safety requirements. The remaining woodland on the subject property is 0.2 ha in size.

The Grand River Conservation Authority (GRCA) reviewed the circulated information and provided comments on May 8, 2018 (see Attachment 1).

## Comments

Staff reviewed the above noted documents and provide the following comments. Additional detailed comments have been provided to NRSI.

The EIS must provide a thorough assessment of whether or not the existing policy and legislative framework permit the removal of the wooded unit that comprises the subject property. Note that the City of Guelph March 2018 Consolidation is in force and effect.

### EXISTING CONDITIONS AND CHARACTERIZATION OF FEATURES

Clarification of the following details is required:

The Speed River is approximately 250 metres (m) to the northwest of the subject property.

Discussion of Significant Wildlife Habitat should consistently reference the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNR January 2015). Section 2.2 references the Significant Wildlife Habitat Technical Guide (MNR 2000) to confirm the presence or absence of any Significant Wildlife Habitat.

**On page 6 of the Approved Terms of Reference: "Due to project constraints in early spring 2015, NRSI could not confirm the absence of standing water at this time, and so this will be investigated in early spring 2016. If the presence of standing water is confirmed, amphibian call surveys will continue throughout the anuran breeding season following applicable Marsh Monitoring Program guidelines." Page 12 of the EIS states that "no standing water was observed during any site visits, including early spring"** yet the EIS did not list an early spring visit in Table 2, document the presence or absence of standing water, or include amphibian call surveys.

The White Cedar Coniferous Swamp is referred to as both mineral and organic.

There are inconsistencies between the description of vegetation communities and the mapping of vegetation communities. It is unclear where the Cultural Deciduous Plantation (CUP1) and Hedgerow (H) are located.

The Approved Terms of Reference references an assessment of the potential for heritage trees on the property. Note that Heritage Guelph Meeting Minutes dated **March 14, 2016 state "THAT Heritage Guelph** recommends that the grove of white cedar trees at 300 Water Street is not considered to have cultural heritage value or interest; that the woodland is natural in origin and is unlikely to have been planted; and that according to

recent tree core analysis, the majority of the existing cedar trees do not predate the 1920s house demolished with Heritage Guelph's support in 2011".

## ASSESSMENT OF SIGNIFICANCE

City of Guelph Official Plan Policy 4.1.4.1 General Policies: Natural Areas is interpreted incorrectly in section 4.2 of the EIS. Note that if a natural heritage feature does not meet the criteria for Significant Natural Areas and Natural Areas, the Natural Areas overlay designation is deemed removed, and the underlying land use designation applies.

## IMPACT ASSESSMENT

**The EIS should include a section for the 'Evaluation of Alternative Options/Measures'.**

Section 5.3.1 Vegetation Removal makes reference to buffers; however, buffers are not described or discussed elsewhere in the report. Clarification is required.

The EIS should indicate that replacement planting details must be provided in future Landscape Plans and Vegetation Compensation Plans required at Site Plan stage.

Per Park Planning comments on the Terms of Reference, demarcation along the boundary of Silvercreek Park on the west side of the subject property is a developer requirements.

Staff note that the proposed concept plan was altered to include an infiltration gallery following the preparation of a water balance for the **subject property at the City's request (refer to revised Functional Servicing Memo)**. The infiltration gallery is required to match pre- to post-development infiltration rates. The water balance indicates that under pre-development conditions, 638 m<sup>3</sup>/year is infiltrated on-site and under post-development conditions, 660 m<sup>3</sup>/year will be infiltrated. Therefore, impacts to groundwater resources the natural heritage system downstream are not anticipated.

The EIS should address potential impacts to the Speed River system, and should include discussion of where the receiving storm sewer outlets to the Speed River.

## RECOMMENDATIONS

The EIS should include recommendations to address impacts to groundwater quality resulting from road salt, snow storage and sewage works.

Section 5.7.3 Post-Construction Monitoring indicates that "inspections will also be completed for individual good quality trees that have been relocated from the development footprint in rear-lot or buffer restoration areas on the property". **Clarify if tree relocation is proposed.**

Per the Approved Terms of Reference for the EIS, content of the Environmental Implementation Report (EIR) should be provided in the EIS.

## CONCLUSIONS

The EIS should clearly state that where compensation plantings cannot be achieved, cash-in-lieu at a rate of \$500 per tree damaged or destroyed is required under the City's Private Tree Protection By-law (2010) – 19058.

### **Suggested Motion**

**Staff recommends that the Environmental Advisory Committee conditionally support the Environmental Impact Study prepared by NRSI, subject to the preparation of an EIS addendum that:**

- Incorporates responses to agency comments **provided in NRSI's letter** dated June 6, 2018 to address the following deficiencies:
  - Lack of confirmation of whether the wetland pocket on site is part of the Speed River Provincially Significant Wetland Complex.
  - Lack of confirmation from the Ministry of Natural Resources and Forestry regarding requirements for Species at Risk under the Endangered Species Act, notably Species at Risk Bats.
  - Lack of assessment and rationale to support the conclusions made on the significance of natural heritage features provided in Table 3. For example, analysis of Habitat for Significant Species (Official Plan Policy 4.1.4.4) has not been provided; however, S1-S3 species are reported in the flora appendix, Milksnake (Special Concern) is listed as 'Observed by NRSI' in the Species at Risk Screening Appendix, and locally significant bird species are listed in the bird appendix.
  - Lack of an assessment of whether or not the existing policy and legislative framework permit the removal of the wooded unit that comprises the subject property.
  - **Per the City's Urban Forest policies, lack of a description of alternative site plan designs and mitigation measures considered to preserve the City's urban forest.**
  - Lack of analysis of potential impacts from unauthorized trails leading from the proposed development via the Hydro One lands and onto Silvercreek Park to the existing park trail.
  - Lack of assessment of impacts associated with stormwater runoff, water quantity and water quality. The Hydrogeological Study did not include a monthly water balance for the wetland on the subject property (i.e. pre-development to post-development water balance). Findings from the Functional Service Report and Hydrogeological Study were not integrated into the EIS. Site drainage, off-site influences (including stormwater outlet to the Speed River) and the wetland water regime were not considered in the impact analysis.
  - **Per GRCA's policy 8.4.4, lack of confirmation of whether the**

wetland pocket on site meets the criteria required to permit development within a naturally-occurring wetland. GRCA Policies for the Administration of Ontario Regulation 150/06 Section 8.4.4 states that **"Development within a naturally-occurring wetland may be permitted where the wetland is less than 0.5 hectares (1.24 acres), and it can be demonstrated that the wetland is not: a) part of a Provincially Significant Wetland; b) located within a floodplain or riparian community; c) part of a Provincially or municipally designated natural heritage feature, a significant woodland, or hazard land; d) a bog, fen; e) fish habitat; f) significant wildlife habitat; g) confirmed habitat for a Provincially or regionally significant species as determined by the Ministry of Natural Resources and Forestry or as determined by the municipality; h) part of an ecologically functional corridor or linkage between larger wetlands or natural areas; i) part of a groundwater recharge area; or j) a groundwater discharge area associated with any of the above."**

- Provides clarification on the presence/absence of amphibian breeding habitat.
- **Provides clarification on the City's requirements for tree compensation.**
- Assesses impacts associated with stormwater management, water quantity and water quality.
- Provides content for the Environmental Implementation Report (EIR).







## LEGEND

### NEIGHBOURING USES

- N1 Bedrock Aquifer Field Facility
- N2 Cutten Fields

### GUELPH TURFGRASS INSTITUTE

- G1 Guelph Turfgrass Institute Entry Drive
- G2 Guelph Turfgrass Institute - New 'G.M. Frost Centre'
- G3 Entry Loop and Drop-off
- G4 Parking Area
- G5 Stormwater Retention Pond
- G6 Open Lawn and Event Area
- G7 Turfgrass Research Plots & Research Greens
- G8 Teaching Garden
- G9 Trial Gardens

### UNIVERSITY OF GUELPH ARBORETUM

- A1 Arboretum Entry Drive
- A2 The Arboretum at the Hilton Centre
- A3 The Arboretum at Harrison House
- A4 Parking Area
- A5 Existing Arboretum Greenhouse
- A6 Existing Arboretum Nursery

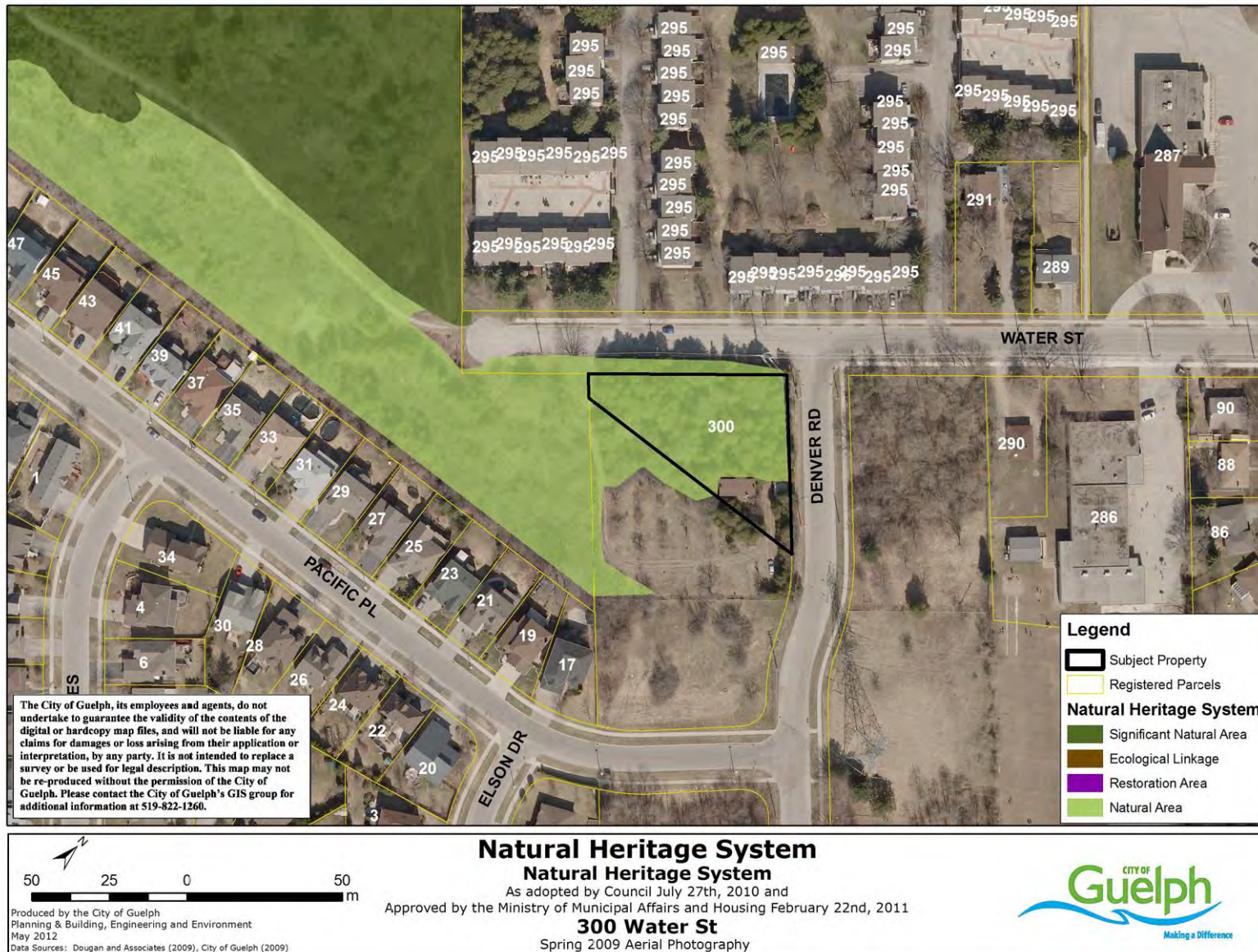
### SHARED FACILITIES

- S1 Maintenance Area
- S2 Irrigation Pond

# GUELPH TURFGRASS RELOCATION INSTITUTE CONCEPTUAL SITE PLAN

Map 2: Guelph Turf grass Institute Relocation Conceptual Site Plan





Map 3: 300 Water Street Site Map and NHS Limit (Official Plan Schedule 10)

**Attachment 1 – May 8, 2018 letter from GRCA**



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

<b>PLAN REVIEW REPORT TO:</b> City of Guelph Lindsay Sulatycki, Senior Development Planner
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**DATE:** May 8, 2018

**YOUR FILE:** OP1707 & ZC1712

**RE:** Application for Official Plan and Zoning By-law Amendment  
300 Water Street, City of Guelph

My apology for any confusion resulting from my April 27<sup>th</sup> 2018 comments. I have now located the prior work done for this site and have comments from our ecologist. We had confirmed the wetland boundary in 2015. We have also reviewed the August 2017 Environmental Impact Study completed by NRSI and the May 2017 Hydrogeological Study completed by GM Blue Plan Engineering.

**COMMENTS:**

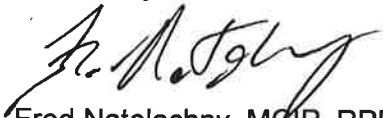
- EIS Section 4.1 Wetland Habitat, the report states that “the wetland is not considered to be a Provincially Significant Wetland. It is also too small to be designated as a Locally Significant Wetland by the City of Guelph”. Currently the wetland feature is unevaluated and unmapped. The wetland feature should be reviewed to ensure that it does not meet the criteria to be complexed with any adjacent evaluated wetlands. This will help confirm its value and appropriate level of protection.
- Hydrogeological Study Section 5.4 Summary of Impact Statement, the report identifies that the hydrological input to the on-site wetland are surface dominated and not supported by groundwater discharge. The report states “Seasonal intersection between the groundwater table and the wetland is not expected and therefore the development is not expected to cause hydrological impacts to the wetland”. This statement is misleading as the report has not provided any identification or interpretation on how the proposed development will impact the surface water contributions that sustain the wetland. Direct and indirect impacts through development and grading will influence the wetlands hydrology and need to be investigated.
- EIS Section 6.0 Conclusion, the 0.08ha wetland feature consisting of an Eastern White Cedar Mineral Coniferous Swamp SWC1-1 should be screened through GRCA Policy 8.4.4 Development within a naturally occurring wetland.

**RECOMMENDATIONS:**

- Map 2a, labels wetland features as SWC3-1 White Cedar Mineral Coniferous Swamp but the report labels the feature as SWC1-1 Eastern White Cedar Mineral Coniferous Swamp. This should be corrected.
- EIS Section 5.3.3 Impacts to Wildlife and their Habitats, the report recommends that vegetation clearing should occur from May 1 to August 31. The Canadian Wildlife Service identifies the breeding bird window for Bird Conservation Region #13, Nesting Zone C2 as taking place from April 1 to August 25. If vegetation clearing is planned to take place outside of this window the proponent should consult with a professional biologist to ensure compliance with the Federal Migratory Bird Convention Act.
- Hydrogeological Study, should provide recommendations for proposed grading and basement elevations to ensure adequate separation from the groundwater table.

Should you have any questions or require further information, please contact us.

Yours truly,



Fred Natolochny, MCIP, RPP  
Supervisor of Resource Planning





December 1, 2015

Rino DalBello  
Planner/Urban Design  
Guelph City Hall  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Mr. DalBello,

**Re: December 2, 2015 Development Review Committee Meeting  
300 Water Street, Guelph  
Official Plan Amendment and Zoning By-law Amendment Pre-consultation**

It is our understanding that the applicant intends to re-zone the property from Urban Reserve to R.3B and R.2 Zones as well as re-designate the lands from Open Space and Natural Areas Overlay to a Residential designation.

Grand River Conservation Authority (GRCA) staff have visited the property and have confirmed the presence of a wetland on-site.

To support the applications that would impact the wetland, the GRCA requests an Environmental Impact Study (EIS) as part of a complete application submission to the City of Guelph for the Official Plan Amendment and Zoning By-law Amendment. Components of the EIS may include a hydrogeological assessment and recommendations for the stormwater management strategy. We recommend that a Terms of Reference for the EIS be submitted to this office to ensure that policies under the *Planning Act* and Policies for the Administration of Ontario Regulation 150/06 are addressed.

Due to the presence of the wetland, the property is regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development on the subject property will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

Should you have any questions, please contact me at 519-621-2763 ext. 2236.

Yours truly,

Andrew Herreman  
Resource Planner  
Grand River Conservation Authority

c.c. Hugh Handy, GSP Group (email)

