

# Meeting Agenda



City of Guelph

## **Environmental Advisory Committee**

November 14, 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 the September 12, 2018 meeting

### **Item 4**

71 Wyndham Street South EIR ToR

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

### **Item 5**

Clair-Maltby Secondary Plan – Discussion on Phase 1 and 2 Characterization Report

### **Item 6**

#### **Information Items**

- Vice Chair – Committee to vote

**Next Meeting:**

December 12, 2018 from 7:00 to 9:00 p.m. City Hall, Meeting Room C

**November 14, 2018**  
**Environmental Advisory Committee**

- Item**                    **71 Wyndham St. S. Environmental Implementation Report Terms of Reference (EIR ToR)**
- Proposal**             An EIR ToR is proposed to help fulfill Condition 18 of the OPA and ZBA to permit the development of 14 storey apartment building with a ground floor commercial unit and 140 units.
- Location**            The subject property is located directly adjacent the Speed River south of Wellington Road East, on Wyndham St South. (see Attachment 1)
- Background**
- The lands fall entirely within the Speed River Watershed and are within the Downtown Secondary Plan Area.
  - OPA/ZBA approval was granted in September through Council approval of IDE-2018-109.
  - The site has been re-zoned from CR-7 (Specialized Commercial-Residential Zone) to D.1-29(H) (Specialized Downtown 1 Zone) and FL (Floodway Zone).
  - The OPA allowed four additional stores to be added through bonusing and larger floorplates than generally permitted in the Downtown Secondary Plan. The bonusing agreement entails a cash contribution towards acquiring riverfront parkland, with the contribution value based on 25% of the increase in land value for the additional 4 storeys permitted on site.
  - The FL zone on and adjacent to the site contains Significant Natural Area corresponding to: Surface Water and Fish Habitat, Significant Valleylands, Significant Wildlife Habitat (Waterfowl Overwintering Habitat) and their buffers.
  - The EIS in support of the OPA/ZBL was supported with conditions
  - EAC supported the EIS prepared by Stantec (dated October 30, 2017) at the December 2017 meeting with the following conditions:
    - THAT confirmation that there are no structures in the floodway is provided through drawings prior to approval of the application.
    - THAT additional information is provided to inform and illustrate the hydrogeological conditions as part of the Hydrogeological Assessment
    - THAT an Environmental Implementation Report (EIR) is prepared prior to Site Plan Approval that includes:
      - A detailed and updated Tree Inventory Preservation Plan;
      - How mitigation measures are incorporated to ensure no negative impacts;
      - A detailed restoration plan for the floodway which includes trail design, water quality and quantity improvements, consideration for biodiversity enhancements, pollinator habitat, improving habitat for significant species, invasive species management, vegetation management, management of human-wildlife conflict, educational signage and removal of

- debris and refuse;
  - Mapping depicting the top-of-bank, buffer and the appropriate building setback from the natural heritage system;
  - A detailed during-construction monitoring plan including the typical requirements and a detailed post-construction monitoring plan which includes bird strike mitigation effectiveness, stormwater outlet monitoring and restoration monitoring;
  - Stormwater Management Design and Erosion and Sediment Control Plans;
  - Exploration of LID/greywater recovery system opportunities;
  - An Environmental Management and Monitoring Plan to assist in ensuring no impacts to the Natural Heritage System from the dewatering activities.
- Condition 18 of the OPZ/ZBL approval:
  - Prior to Site Plan approval, tree removal and/or site alteration, the developer shall prepare an Environmental Implementation Report (EIR), based on a Terms of Reference approved by the City and the Grand River Conservation Authority, to the satisfaction of the General Manager of Planning, Urban Design and Building Services. The EIR must at minimum include a description of the proposed development and details as to how the mitigation plan meets the conditions of approval and any other specialized requirement to protect the natural environment. Specifically, the EIR should include an analysis of habitat for significant species, a detailed Restoration Plan for the floodway lands which considers biodiversity enhancements, detailed Natural Heritage System mapping, a Stormwater Management Design that considers additional LIDs, an Environmental Management Plan that addresses dewatering during and post construction including a visual representation of the potential zone of influence, and a detailed erosion and sediment control plan.
- Confirmation of no structures in the floodway other than the stormwater outlet will be undertaken by staff during site plan review.
- Subsequent to EAC's support, the development was redesigned to include additional underground parking with excavation to 9.2 mbgs to eliminate the above ground parking consistent with urban design objectives. Excavation to 2.2mbgs was previously proposed.
  - Additional hydrogeological information was provided in April 2018 to support the proposal including the redesign. Peer and staff review was undertaken on this material (see EIR ToR attachments).
- The first submission of the EIR ToR was reviewed by staff (see EIR ToR attachments for Environmental Planning comments). The ToR was revised and resubmitted. GRCA has been circulated the second submission.

## **Comments**

Staff have reviewed the 2nd submission of the proposed Environmental Implementation Report Terms of Reference (EIR ToR) prepared by Stantec dated October 3, 2018 and have the following comments:

### Section 1 (Introduction):

- (i): The decision referred to in Section 4.2.3 of the OP is the OPA/re-zoning approval. For clarity, those should be referenced here and the EIR should outline how all relevant conditions from those approvals are met. As the EIS was part of that approval it is appropriate to also reference it here as well.
- (iii): To ensure it is addressed in the EIR and associated detailed design, add bird strike-mitigation.

### Section 4 (Conservation and Management Measures):

- Items (vii) and (x) from the City's May 2018 comments should be included.
- The results of a DFO self-assessment/request for review in relation to the proposed dewatering and the stormwater outlet should be included and any associated mitigation and/or best management practices required by DFO outlined.
- Recommendations from the HydroG report addendum are not specified here. While no changes to the ToR are necessary note that it is expected that these will be included in the EIR.

### Section 5 (Monitoring):

- Identification of gaps in baseline data that need to be filled prior to the commencement of work should be included. It should be ensured that baseline data exists for water levels and water quality (including thermal regime) in the Speed River adjacent to the site.
- Recommendations for stormwater outlet monitoring should be included in this section.

### General:

As it was not included as part of the EIS, provision of post development NHS digital information that clearly illustrates all Significant Natural Areas and the floodway line in AutoCAD, ESRI shapefile, or ESRI geodatabase formats as well as complete wildlife lists in digital format must be provided as part of the EIR.

Parks Planning reviewed the first ToR submission and provided comments in June 2018 which were provided to Stantec. Although relevant sections have been included (i.e. trails, restoration, planting, and educational signage) it is not clear how the comments were considered in the revised ToR. Changes to the ToR are not necessary in this regard; however, it is expected that those comments will be addressed in the EIR. For clarity those comments have been reproduced below:

## Trail Development

As per the Guelph Trail Master Plan, there is a desired off-road trail route planned along the west of the proposed site. The EIR should address the following trail design and development aspects:

- Recommend a trail alignment along the west of the property, which connects to the existing trail to the north of the subject site.
- The exact size and location of the dedicated trail parcel is dependent of the location of the final trail alignment, trail materials, and associated grading information. The EIR should propose a new property line between the development and the dedicated trail parcel.
- The trail should be designed with the following considerations:
  - 2.5m width, accessible surface (to match trail surfacing of the connecting trail to the north of the site), and 0.3-1.0m width mow strips on either side of trail;
  - The City encourages a meandering path as per Environmental Planning comments;
  - In the grading design, every effort should be made to reduce sheet drainage over the trail and reduce potential for wash-out;
  - Trail design should be compliant with the Guelph Trails Master Plan (GTMP) and Facility Accessibility Design Manual (FADM);
  - Longitudinal slopes of the trail should be 4% or less with cross slopes of 2% including the mow strips.
- The developer will be responsible for “Basic Trail Development” as identified under the City’s Development Charges Bylaw – Local Service Policy. The City encourages the full construction of the trail as part of the development to prevent additional construction in the future that will disrupt the natural area and residents. If the developer chooses to construct the trail as part of the development construction, the City would contribute funds to construct the trail fully.

## Public Education

Public education should be provided through interpretive signage. The EIR should recommend the location and design of interpretive signage as per City standards and specifications. Public education should address the environmental sensitivity of natural heritage features and procedures residents can follow to protect and/or enhance these areas.

## Demarcation

As per the City’s Demarcation Policy, the developer is required to demarcate the open space parcel dedicated to the City. The EIR should recommend the type and configuration of fencing and/or demarcation posts.

## Open Space Enhancement and Restoration

The developer is responsible for restoration of disturbed areas, enhancement of natural area buffers and wildlife corridors, clean-up of debris and waste, removal of hazard trees along the trail system and residential property, and management of invasive species. The EIR should provide details of compensation, restoration, and enhancement plantings as per the City's design standards and specifications. The EIR should recommend choice/selection of native plants, etc. for the restoration and enhancement planting within the open space system. Park Planning will ensure that the recommended species are incorporated in the landscape plans.

**Suggested  
Motion**

***Staff recommends that the Environmental Advisory Committee conditionally support the Environmental Implementation Report Terms of Reference for 71 Wyndham Street South prepared by Stantec subject to the following:***

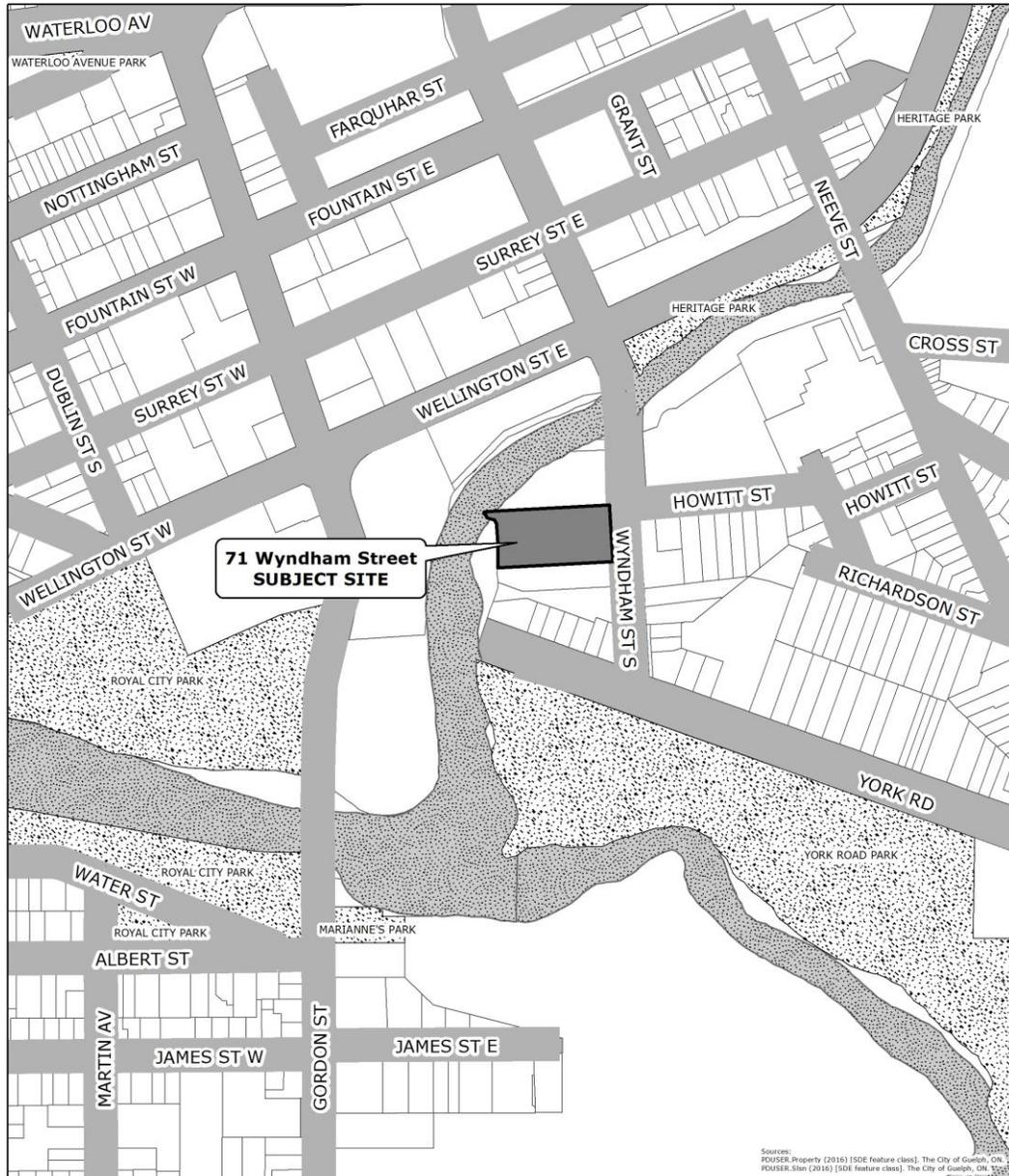
THAT the EIR ToR be revised to the satisfaction of City staff and include:

- 1) The OPA/ZBL decision and bird strike mitigation in Section 1;
- 2) Items (vii) and (x) from the City's May 2018 comments and the results of a DFO self-assessment/request for review in Section 2;
- 3) Identification of baseline data gaps that need to be filled prior to the commencement of work and recommendations for stormwater outlet monitoring in Section 5; and
- 4) Provision for the inclusion of NHS digital information (mapping and wildlife lists) in the EIR.

THAT Parks Planning comments dated June 2018 be incorporated into the EIR.

THAT any comments received from GRCA on the ToR be addressed.

**Attachment 1 – Location Map**



Sources:  
POUSER, Property (2016) [SDE feature class]. The City of Guelph, ON.  
POUSER, Sites (2016) [SDI feature class]. The City of Guelph, ON.

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

**LOCATION MAP  
71 Wyndham Street**

