

Meeting Agenda



City of Guelph

Environmental Advisory Committee

June 13, 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 December 13, 2017, January 10, 2018 and March 14, 2018

Item 4

132 Clair Road EIS Addendum

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

Item 5

Other business

Next Meeting:

July 11, 2018 from 7:00 to 9:00 p.m. City Hall, Meeting Room C

June 13, 2018
Environmental Advisory Committee

Item 132 Clair Rd West Draft Plan of Subdivision and Zoning By-law Amendment
File #: 23T-15501 and ZC1510

Documents Reviewed:

- 132 Clair Rd West - Environmental Impact Study (EIS) dated October 2017 prepared by NRSI
- Hydrogeological Investigation Updated EIS 132 Clair Rd W dated October 5, 2017 – prepared by Banks Groundwater Engineering Ltd.
- Site Servicing and Storm water Management Report 132 Clair Road dated October 2017– prepared by GM Blue Plan Engineering

Proposal The above noted documents have been prepared and submitted in support of a proposed draft plan of subdivision and zoning by-law amendment application.

Location The subject property is located South of Clair Rd West, between Poppy Drive West and Gosling Gardens and is east of the South End Community Park (see attached site map).

Background

- The proposed draft plan of subdivision and zoning by-law amendment application is for an area along the northern limit of the parcel that is roughly 5.4 hectares/ 13.5 acres in size (see attached site map for the limits of the development proposal).
- The lands subject to the application are part of a larger property that is approximately 44.6 hectares/ 110.2 acres in size.
- The subject property falls entirely within the Hanlon Creek Subwatershed.
- The development proposal is located along the northern limit of the Paris Galt Moraine.
- This application is subject to the Natural Heritage System policies contained within the September 2014 consolidation of the City's Official Plan. Schedule 1 of OPA 42 places a Significant Natural Area designation on the subject property and on lands adjacent to the proposed development limits.
- Under OPA 42 the Significant Natural Area (shown on Schedule 1 and 10) designation is associated with the Provincially Significant Wetland (Schedule 10A) and Significant Landform (Schedule 10 D).
- The Zoning By-law identifies the subject property as Urban Reserve and Agriculture (under the Township of Puslinch

- Zoning By-law).
- The purpose of this application is to propose a plan of subdivision and zoning by-law amendment to permit the development of a corporate business park and commercial uses as well as residential uses. The proposal will also create a block to extend Poppy Dr. across the subject property to connect the existing ends of Poppy Dr that are located along the eastern and western limits of the subject property.
 - The southern part of the lands is included in the Secondary Planning Area for Clair Maltby. The lands forming part of the development proposal are outside of the Secondary Planning Area.
 - The study area for the EIS includes additional lands to the south of the development proposal in order to consider adjacent lands.
 - The objectives for Significant Landform include the protection of significant portions of the Paris Galt Moraine within the City that contribute to: important environmental services and support the City's geologic and aesthetic uniqueness; and, protect vulnerable surface water and groundwater resources, maintain and enhance linkages connectivity a related functions between and among natural heritage, surface water and ground water features.
 - As a glacial formation the Paris Galt moraine represents a large physiographic earth science feature that includes the City's south end, generally south of Clair Rd. Significant Landform as shown in the Official Plan only includes significant portions of the moraine that were determined to meet the criteria for designation through the development of the NHS.

Report

Staff have reviewed the above noted documents and note the following:

General

- 1) Overall, clarification responding to a number of the previous staff comments has been provided.

Feature Boundaries

- 2) The EIS addendum and the engineering reports and drawings use various and different boundaries and boundary references for features and areas which need to be clarified. More specifically:
 - A significant landform boundary was staked and confirmed in the field on August 1 of 2013 with City staff, GM BluePlan and Waters Edge staff. This limit was surveyed and used for the purposes of the easement/linear infrastructure site alteration permit approvals; following this a settlement in 2014 was reached regarding the appeal of OPA 42 including significant landform. However the addendum is unclear which boundary

is being used (2013 or 2014) and the engineering drawings refer to a 2010 and 2011 limit depending on the drawing. If a different limit is proposed (than the one staked in 2013) it will need to be confirmed in the field and surveyed in the field per OP policy.

- The wetland boundary was staked in the field with GRCA and City staff on Nov 5, 2014 and also formed the basis for the easement/linear infrastructure discussions including confirming the buffer limits in the field. The addendum now refers to a Nov 2016 NRSI limit (unconfirmed by the City or GRCA).
- The EIS addendum (page 32) also refers to areas within the 30m buffer where encroachment was permitted for the servicing installation in 2014. However staff have reviewed that approval and no such encroachment was agreed to into the wetland buffer – in addition it would be helpful if the specific area in question was identified on a map.

Habitats for (locally) Significant Species (HSS)

- 3) The HSS analysis (Section 4.2) is much improved and Map 5 is very helpful in terms of understanding the specific areas of focus on the site.
- 4) The impact analysis for HSS (8.2.2) doesn't really address the functional impacts to the identified habitat for the identified significant species as described in Section 4.2. In addition the City's policies for protecting HSS do not appear to have been fully addressed in relation to the CUM1 units. Specifically given that part of the removal of the habitat (western most Cum1 unit) is to facilitate transportation infrastructure. In addition the amount of feature loss is not being offset. To address this staff recommend offsetting the habitat loss of this area through restoration of similar or greater size within the wetland buffer in the area of OAGM1. This warrants consideration in light of policy 4.1.4.4.5 of the Official Plan.

In addition, 8.2.2 seems to suggest that the long term protection of additional areas to the southeast may be another alternative for offsetting. However these areas recommended for long term protection as "higher quality suitable breeding habitat" are not specifically identified. If this is being proposed as an offset it needs to be made clear – particularly in light of the area to the south east being within the Clair Maltby Secondary Plan area.

Wildlife Habitat – mitigation approach

- 5) Given the close proximity of the combination of habitats including for snakes and turtles identified south of Poppy Dr. staff are suggesting that a permanent exclusion barrier/fence be

incorporated into the road design. Whereas the EIS addendum appear to only recommend temporary construction hoarding. This could include incorporation of a retaining wall, funnel fence or similar barrier of sufficient height (for snakes and turtles) into the side slope of the southern side slope of Poppy drive. The design of this barrier will also form part of the scope of the EIR.

Buffers

- 6) A more detailed analysis to support the suggested conclusion that a 30m minimum buffer to the PSW is sufficient, and that no additional buffer widths are warranted for the significant habitat functions (both SWH and HSS) that have been identified on the adjacent lands. For example Section 8.2.3 seems to suggest the rationale for a minimal buffer near the snake hibernacula is due to the proximity of the road way – which does not actually demonstrate how a narrower buffer is appropriate. This also contradicts Section 7 which states that no buffers are being recommended for SWH.

In addition the SWH buffer analysis appears to talk of the wetland buffer providing wildlife habitat – but then suggests that the wetland buffer will provide a 30m setback from the “habitat” to reduce the risks of wildlife mortality. Please clarify.

- 7) Several recommendations appear to be suggested regarding management, enhancement or restoration of buffer areas however it needs to be clarified generally where enhancements are being recommended as part of this application.

Significant Landform

- 8) Previous staff comments regarding significant landform have not been addressed through the EIS addendum – rather the memo which was reviewed previously as part of the City’s 2016 response was appended to the addendum. Staff will be continuing to seek clarification in response to the 2016 comments.

Trees

- 9) The Tree Inventory included in Appendix III documents 7 trees for removal. The City is looking for compensation to be provided on a 3:1 basis. The tree summary in Section 3 and the removal summary in Section 4 and the tree table appear to contradict the calculations on trees that do/do not require compensation.

Stormwater Management

- 10) Revisions have been made to the overall SWM approach, including:
 - a) Infiltration galleries are proposed for Blocks 1 and 2 for clean (i.e. roof top) runoff

- b) A bio-retention facility is proposed as part of a treatment train to provide quality and quantity onsite control for Block 1 parking lot runoff
 - c) Block 3 will be a municipal infiltration based SWM facility that will receive the runoff for Poppy Dr and development runoff including from blocks 1 and 2 during major events (including the 100 year design storm).
- 11) It is unclear if specific SWM recommendations are provided for blocks 4 and 5.
- 12) The infiltration based approach will result in an increase to the annual recharge rate by over 97% annually

Monitoring

- 13) Previous staff comments requested monitoring recommendations to be included in the addendum to help inform the scope of the EIR. Rather than providing an outline some degree of predevelopment preconstruction monitoring has been undertaken but without any understanding about the purpose or scope of the study design. For example what is the purpose of recommending vegetation plot studies? Where were the plots recommended for establishment? What are they measuring? These types of details form part of the scoping exercise of the EIR and the information included in the addendum (while helpful as incidental information) may not actually form part of the pre or post construction monitoring program.

To help clarify it would be helpful to first understand the monitoring recommendations and goals to design a program around. Should pre and post construction monitoring focus more on wildlife habitat (i.e. confirmed SWH and HSS and species abundance) rather than buffer effectiveness monitoring for the wetland via vegetation plots?

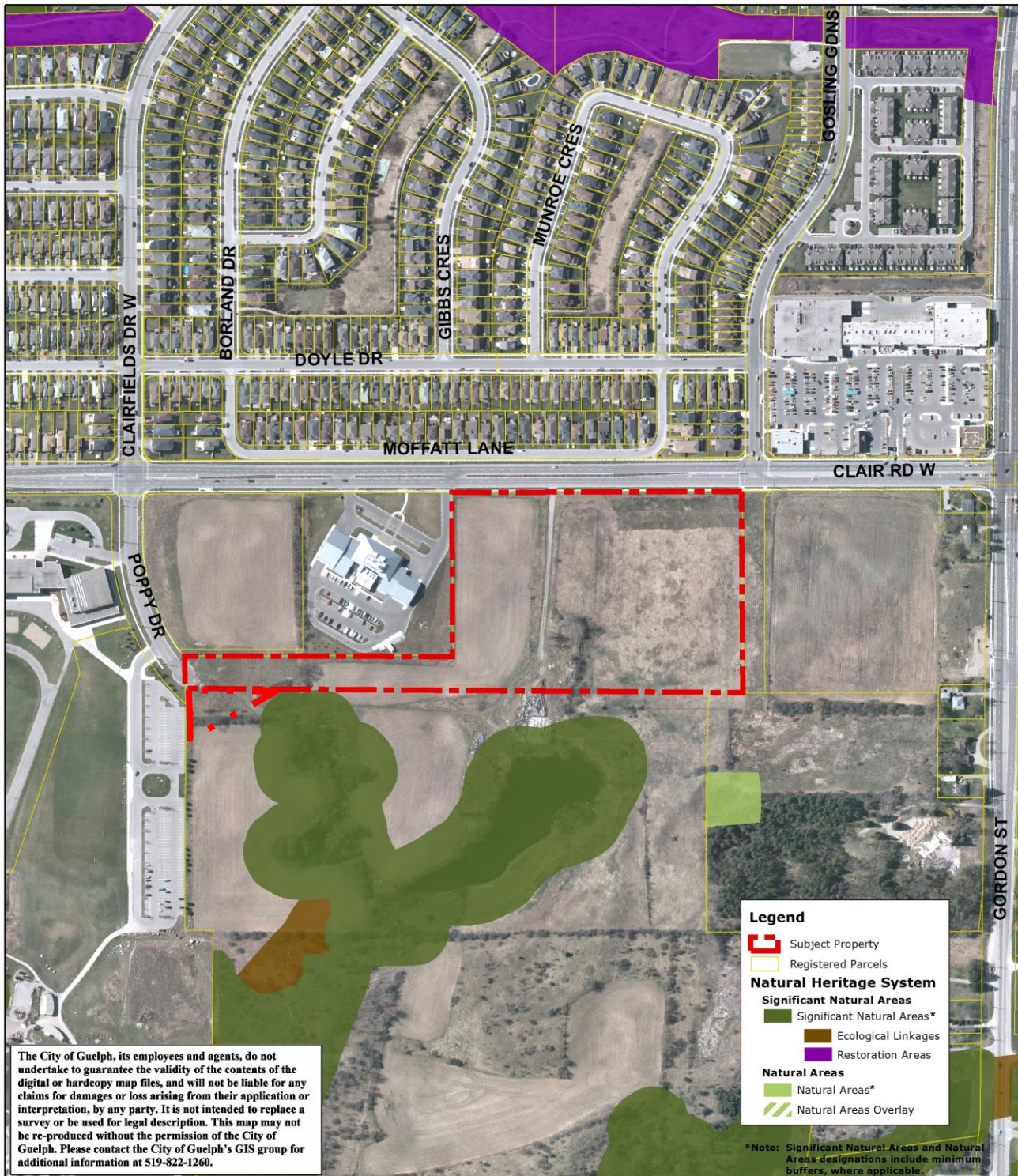
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Suggested Motion:

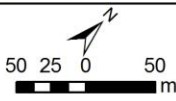
That the Environmental Advisory Committee accept the Environmental Impact Study prepared by NRSI. for 132 Clair Rd West, subject to the following:

THAT a EIS addendum is provided which:

- That specific recommendations for a SWM approach for blocks 4 and 5 also be provided;
- That feature boundaries, including for buffers be clarified and clearly demarcated and confirmed in the field; and,
- That the proposed ecological study design for the pre and post construction monitoring through the EIR focus on the confirmed habitats for SWH and HSS examining species use and relative abundance of the habitat through the development and post construction.



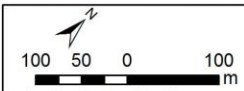
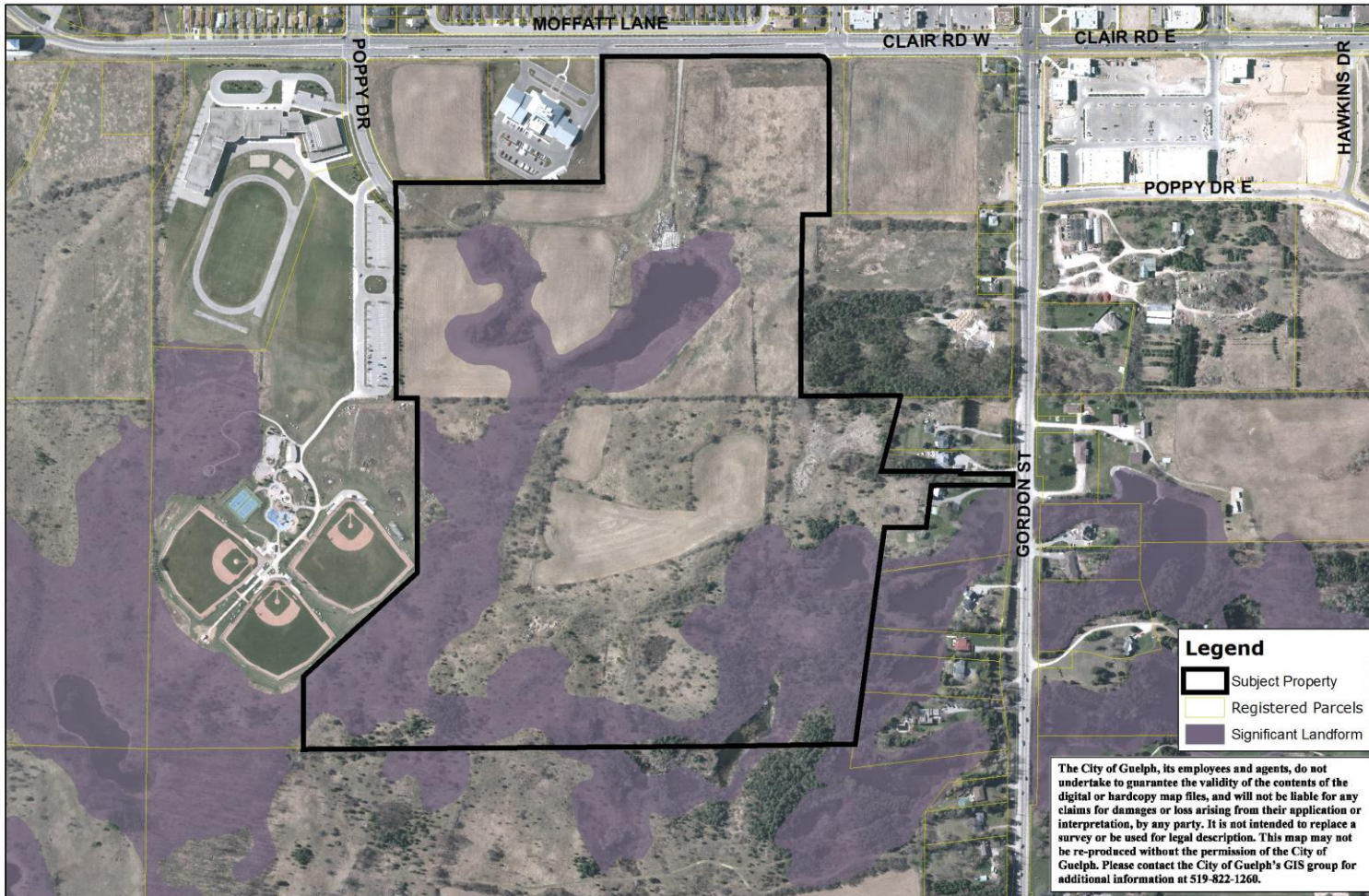
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Natural Heritage System

As approved by the Ontario Municipal Board, June 4th, 2014.

132 Clair Road West
Spring 2012 Aerial Photography



Produced by the City of Guelph
Planning Services
March 2014

**Significant Landform
Natural Heritage System**

As approved by the Ontario Municipal Board, June 4th, 2014.

132 Clair Rd W
Spring 2012 Aerial Photography