

**- ADDENDUM -  
GUELPH CITY COUNCIL MEETING**

**- DECEMBER 13, 2010 -**

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**DELEGATIONS**

- a) **1897 Gordon Street:** (Bird Property) Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment (File: 23T-08505/OP0801/ZC0306) – Ward 6
  - Hugh Whiteley
  
- b) **161 Neeve Street:** Proposed Zoning By-law Amendment (File: ZC1008) –Ward 1
  - Scott McWhinnie
  
- c) **150 Eastview Road (Grangehill 7):** Proposed Draft Plan of Subdivision and Associated Zoning By-law Amendment (File: 23T-07501/ZC0703) – Ward 2

Available to answer questions:

- John L. Cox
  - Peter Murphy
- d) **Victoria Park Village:** Proposed Official Plan Amendment, Draft Plan of Subdivision and Associated Zoning By-law Amendment (File: OP0502/23T-07506/ZC0505)–Ward 6
    - M. Staples

**CORRESPONDENCE**

- a) **1897 Gordon Street:** (Bird Property) Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment (File: 23T-08505/OP0801/ZC0306) – Ward 6
  - Hugh Whiteley
  - Dennis & Laura Murr
  
- b) **161 Neeve Street:** Proposed Zoning By-law Amendment (ZC1008)–Ward 1
  - Lorraine Pagnan
  
- c) **150 Eastview Road (Grangehill 7):** Proposed Draft Plan of Subdivision and Associated Zoning By-law Amendment (File: 23T-07501/ZC0703) – Ward 2
  - Dennis & Laura Murr

## **Submission to City Council December 13 2010 Regarding Planning Application for 1897 Gordon Street**

**Submitted by Hugh Whiteley**

### **Application of the Hanlon Creek Watershed Plan Natural Heritage System**

April 25 1994 City Council adopts the Hanlon Creek Watershed Plan, including the “ideal” natural heritage system and the recommended management options, for lands within the municipal boundary.

The adopted natural heritage system comprises constraint areas that are a combination of Type 1 natural core areas and Type 2 buffers, corridors and linkages. The designation and continued protection of both types of constraint areas is the foundation of the watershed plan. For type 2 areas no land use is permitted which impair the buffering or linkage function of the area by reducing its width or reducing the setback from a Type 1 Area.

On April 25 1994 City Council authorizes staff to utilize the concept of a “natural heritage system” and flexible “constraint mapping” in the Official Plan update.

As a result of the adoption of the HCWP the Guelph Official Plan contains a Non-Core Greenland Overlay for the southern half of the property to identify and protect the HCWP Type 2 buffer adopted as part of the HCWP natural heritage system

In the Hanlon Creek Watershed Plan under the heading of Full Development – Recommended Linkages and Core areas Preserved there are recommendation for the approach to be used for lands south of Clair Road and east of the Hanlon Parkway. These apply to this site.

- (1) Large tracts of land are recommended for protection as either core natural areas, buffers or linkages. ***This applies to the south half of this site and excludes it from development.***
- (2) Areas south of Clair Road isolated by “hummocky” topography may only be suitable for rural residential type of development or clustered development forms with very large pervious infiltration buffers around them. Economic and environmental sustainability of such low intensity dispersed development should be carefully evaluated. ***This applies to the northern half of the site.***

### **Additional Considerations**

Subsequent to the adoption of the HCWP City Council has directed further protection of the Paris Moraine within the city and this site is on the Paris Moraine. Such protection is fully consistent with the intention of the City in annexing the area that includes this site from Puslinch Township. The first stated purpose of this annexation was protection of Guelph’s groundwater water supply. Protection of groundwater must involve both no reduction in quantity of recharge

to groundwater and no reduction in water quality i.e. no introduction of contaminating substances in recharge areas.

Protection of the quantity of groundwater produced by the moraine is assured through retention of the topography and soils in an undisturbed state. Protection of groundwater quality, which the Sourcewater Protection Program has shown to be of supreme importance, is assured by retention of natural cover in the recharge area since natural areas consistently produce the highest possible quality of pollution-free recharge to the groundwater system.

### **Conclusions:**

The southern half of the site cannot be developed as it is a constraint area of the Hanlon Creek Watershed Plan adopted by the City of Guelph.

The northern half of the site should be developed using a low-intensity rural residential format providing the economic and environmental sustainability of such development has been demonstrated. Development proposals should include assurance of the protection of moraine topography and protection of the high-quality of recharge to groundwater.

### **Requests to City Council**

That staff be directed to further review the proposed development for this site to arrive at a proposed development that is consistent with the full protection of the HCWP natural heritage system adopted by City Council in 1994, that protects the Paris Moraine, and that protects the quantity and quality of groundwater recharge from the site.

RE:

1897 Gordon Street (Bird Property): Proposed Draft  
Plan of Subdivision, Official Plan Amendment and  
Zoning By-law Amendment (File: 23T-  
08505/OP0801/ZC0306) – Ward 6

We have reviewed the proposed application and cannot support the density proposed.

The staff report has not addressed our previous concerns and issues with respect to the protection of the moraine recharge, protection of the wetland and conformity to the Hanlon Creek Watershed Study.

The 2004 State of the Hanlon Creek Watershed Study recommended that the watershed monitoring be conducted in 2009-2010 in order to determine the effects of development on the watershed. As far as we are aware this monitoring has not been conducted. Previous monitoring has indicated negative impacts on the remaining natural heritage areas from encroachment by development.

This development with its proposed high density and imperviousness may place an unacceptable risk and future further loss on the remaining cold water fisheries for brook trout.

Dr. and Mrs. Dennis Murr

Guelph ON

**Cluster Townhouse Block 22**

R3A-?

- Minimum Rear Yard of 1.5m where the By-law requires 7.5m.

Minimum Rear Yard of 7.5m where the By-law requires half the building height.

**Apartment Block 24**

R.4A-?

- Maximum Density of 125 units per hectare where the By-law requires 100
- Minimum Side Yard of 1.5 m where the By-law requires half the building height

Dear Chris/Clerks

161 Neeve Street, file ZC1008

Thank-you for the information with regards to this applicant. I am unable to attend this meeting, but would like to be kept informed with regards to the above application. I also wish to receive a copy of the final report and recommendations by staff and notification as to when this will be going back to City Council. I also wish to have a copy of the minutes of this meeting as well as any questions or concerns raised at this meeting.

My comments with regards to this this application at this time is that I don't believe the proposal is appropriate to this site, and believe that some major changes would be needed by the proponent in order to make this a successful development for the neighbourhood.

Best regards  
Lorraine Pagnan

Madame Mayor and Councillors:

We have reviewed the staff report for this development proposal and could not find any reference to risk assessment with respect to the adjacent Eastview Landfill Site. We are particularly concerned with the potential impacts of stack emission gases from the methane hydro generation plant. When land fill gases are burned they contain more than methane. Mercury, a persistent toxic compound can also be released as well as other potentially toxic by products of landfill leachate dissolved into gaseous forms.

Have the stack emissions been tested for toxicity?

see: <http://www.energyjustice.net/lfg>

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***"Landfill gas is about 40-60% methane, with the remainder being mostly carbon dioxide (CO2). Landfill gas also contains varying amounts of nitrogen, oxygen, water vapor, sulfur and a hundreds of other contaminants -- most of which are known as "non-methane organic compounds" or NMOCs. Inorganic contaminants like mercury are also known to be present in landfill gas. Sometimes, even radioactive contaminants such as tritium (radioactive hydrogen) have been found in landfill gas.***

***NMOCs usually make up less than 1% of landfill gas. EPA identifies 94 NMOCs in their 1991 report, "Air Emissions from Municipal Solid Waste Landfills - Background Information for Proposed Standards and Guidelines." Many of these are toxic chemicals like benzene, toluene, chloroform, vinyl chloride, carbon tetrachloride, and 1,1,1 trichloroethane. At least 41 of these are halogenated compounds. Many others are non-halogenated toxic chemicals. More exhaustive test for contaminants in landfill gas have found hundreds of different NMOC contaminants.[\*\*NJ\*\*]***

***When halogenated chemicals (chemicals containing halogens - typically chlorine, fluorine, or bromine) are combusted in the presence of hydrocarbons, they can recombine into highly toxic compounds such as dioxins and furans, the most toxic chemicals ever studied. Burning at high temperatures doesn't solve the problem as dioxins are formed at low temperatures and can be formed as the gases are cooling down after the combustion process."***

We have raised this question previously when another development close to the landfill was approved.

This questions needs to be answered before you approve this development.

Thank You

Dr. dennis and Mrs. L Murr  
Guelph