

Meeting Agenda



City of Guelph

Joint Meeting of the Environmental Advisory Committee and River Systems Advisory Committee

May 8, 2019

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 February 13, 2019 EAC meeting and approval of the minutes of the April 17, 2019 RSAC meeting

Item 4 (EAC & RSAC)

71 Wyndham Street South

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

Item 5 (EAC only)

816 Woolwich Street (Curling Club) EIS

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

Information Items (EAC only)

Declaration of Conflict of Interest Procedure Update

May 8, 2019
Environmental Advisory Committee

Item

816 Woolwich Street
File: OZS19-002

- Environmental Impact Study and Environmental Study Report prepared by NRSI dated November 2018
- Functional Servicing and Stormwater Management Report prepared by MTE dated November 15, 2018
- Hydrogeological Investigation prepared by MTE dated November 15, 2018

Proposal

The application proposes to rezone the property from the current Specialized SC.2-3 (Highway Service Commercial) Zone to Cluster Townhouse Zone (R.3A) and Service Commercial Zone (SC.1) with special provisions. The proposed development includes eleven stacked townhouse blocks comprising 195 +/- units, a retail/mixed use area, an office area, the existing Guelph Curling Club, at-grade parking, and a driveway entrance off Woolwich Street.

Total area of the site is approximately 3.9 hectares.

Location

The subject property is located at the edge of the City, with the (construction) north property limit being coincident with the City's limit, north of the Woodlawn Road and Woolwich Street intersection. Refer to ATT-1. The property is within 120 m of the Marden South Provincially Significant Wetland.

Background

- The site was subject to a previous development proposal in 2014. That application proposed to rezone the property to a new Specialized CC-(Community Shopping Centre) Zone and included four commercial retail buildings, 31 residential townhouse units, a parking lot and the retention of the existing Guelph Curling Club. That proposal was brought to EAC on June 11, 2014.
- In response to comments received on the 2014 application, the applicant has revised their proposal requiring the need for a revised Zoning By-law Amendment submission.
- The application was originally submitted in 2014 and is therefore subject to the policies of the 2001 Official Plan. As the original application was received prior to OPA 42 and OPA 48 coming into full force and effect it is being processed under the 2001 Official Plan, however, staff must have regard to the policies and designations of OPA 42 and OPA48 (the current Official Plan).
- Schedule 1 of the 2001 Official Plan indicates the property is designated as Mixed-Use and Open Space with a Non-Core Greenland Overlay. However, upon closer review by staff and as per Official Plan policies, the designations were refined to exclude the Open Space designation. As such, the property is designated Mixed-Use with a Non-Core Greenlands Overlay.
- Schedule 2 of the 2001 Official Plan indicates the adjacent Provincially Significant Wetlands on lands adjacent to the subject property. Schedule 2 does not identify any features on the property. The Non-Core Greenland Overlay Designation is attributed to lands adjacent to a PSW.
- A small portion of the property is regulated by the Grand River Conservation Authority. This portion is generally consistent with the Non-Core Greenlands Overlay and associated with the PSW.

- The property is not identified as containing any Natural Heritage Features in the current Official Plan. Lands directly adjacent to the site in the west are identified as Significant Natural Area.
- During the environmental review process for the 0 Woodlawn site (Smart Centres), the Marden South PSW was studied in detail. A buffer was determined through the environmental studies to protect the long-term integrity of the PSW. Those lands were then conveyed to the City and are in Wetland and P.1 Zoning. This City-owned block consists of conservation lands only. Accordingly, the current Official Plan mapping was adjusted to identify the entire City-owned Block as Significant Natural Area (PSW, Significant Woodland and buffer).
- An Environmental Impact Study is required to demonstrate that there are no negative impacts to the natural heritage features and areas as a result of the proposal. The EIS was prepared in accordance with a Terms of Reference approved by the City.
- GRCA provided their support for the Zoning Bylaw Amendment in 2014. Similarly, they have reviewed the current proposal and have no objections to the proposed Zoning Bylaw Amendment. However, they have provided comments for consideration including recommendations for different Oil and Grit Separator units to treat stormwater, inclusion of rear lot fencing to mitigate impacts to the NHS, and further review of the post-development water balance and the preparation of a salt management plan during the detailed design.
- Staff confirmed the PSW and Significant Woodland boundaries identified in the EIS during a site visit on April 30, 2019.
- Engineering comments are not available at this time.

Comments

Staff has reviewed the application and provide the following comments:

EIS

- The ToR included a habitat assessment to confirm potential Significant Wildlife Habitat and an area search for ribbonsnake. Table 2 (Field Survey Summary) does not include these items; however, Table 1 in Appendix II suggest they were completed. Confirm that these items were completed.
- Section 4.3.1 indicates that five locally significant bird species were observed within the subject property. Clarify where on the property these species were observed and how their presence relates to the NHS policies contained within Section 4.1.4.4 (Habitat for Significant Species) of the Official Plan. Similarly, clarify how the *Celtis occidentalis* identified in the Tree Inventory and Preservation Plan relate to those policies.
- Section 7 should include a recommendation for fencing to mitigate impacts associated with encroachment into and use of the NHS. Further, consistent with the ToR, a recommendation for restoration and enhancement of the adjacent NHS should be included. Clarify what is being contemplated in Section 7.3 when referring to the restoration of impacts by development within the service easement.
- In consultation with the Hydrogeological consultants, an opinion should be provided regarding potential hydrological impacts to the Marden Creek PSW located east and west of the site due to elevated groundwater levels as a result of the >33% increase in infiltration being proposed.

Tree Inventory and Preservation Plan (Appendix IV of the EIS)

- The TIPP indicates that trees within 5 m of the property were assessed. In comments on the EIS ToR, staff previously indicated that all trees within 6 m should be assessed. It appears that many trees within this range were not included.
- The previous proposal included preservation of the northern hedgerow. As per staff comments on the EIS ToR, the current proposal should make every effort to preserve the hedgerow in consideration of its health and contribution to the urban canopy and habitat for locally significant bird species. Note that this may require changes to the proposed plan.

Hydrogeological Investigation

- The data collected for the report only extends from June to October of 2018 and therefore missed the typical seasonal high groundwater elevation. Subject to the requirements of Development Engineering comments, it is anticipated that data will be collected for a minimum of one year to support infiltration gallery, basement and servicing design and dewatering recommendations.

FSR/SWM Report

- Drawing C2.2 displays as stormsewer connection between CBMH6 and the infiltration gallery that flows towards the gallery. It is assumed that this is meant to be the overflow for the infiltration gallery and should flow towards the catchbasin. Confirm and note that the current arrangement is not acceptable as it directs parking lot stormwater to the infiltration gallery.

Suggested Motion

Staff recommends that the Environmental Advisory Committee conditionally support the Environmental Impact Study (EIS) prepared by NRSI, with the following conditions:

THAT The EIS be revised to include:

- a) Confirmation that a habitat assessment to confirm potential Significant Wildlife Habitat and an area search for Ribbonsnake was completed.***
- b) Clarification on where the locally significant bird species were observed on the subject property and how their presence and the presence of Celtis occidentalis relates to the Section 4.1.4.4 (Habitat for Significant Species) policies of the Official Plan.***
- c) Updates to Section 7 to include recommendations for fencing to mitigate impacts due to encroachment into and use of the NHS and for restoration and enhancement of the NHS and to clarify what is being contemplated in Section 7.3 when referring to the restoration of impacts by development within the service easement.***
- d) An opinion in consultation with the Hydrogeological consultants regarding potential hydrological impacts to the Marden Creek PSW located east and west of the site due to elevated groundwater levels as a result of the >33% increase in infiltration being proposed.***
- e) Updates to the TIPP as necessary to ensure that all trees within 6 m of the property boundaries have been included and to incorporate potential changes to the site plan made in an effort to preserve the northern hedgerow.***

ATT-1
Location of Subject Property



ATT-2
 2001 Official Plan Land Use Designations and Policies

