



(2) ASSESS ADEQUACY OF STORMWATER SYSTEM BY  
CONTINUOUS MODELLING

The site has a very high watertable in wet seasons. The Functional Servicing and Stormwater Management Report notes that “the high groundwater table ranges from 0.14 m to 1.27 m below existing grade across the Site” during the year of observation. There is no indication of whether this observation was for a period of above or below average precipitation.

In the portion of South Guelph that includes the Pine Ridge and the Clairfield subdivisions there has been increasing groundwater levels for the last 30 years as development with large proportion of impermeable area occurred and the resulting increased stormwater runoff was all infiltrated as groundwater recharge.

The subject property is north of the area of observed watertable rise but it would be prudent to determine if the observed high watertable at 1373 and 1389 Gordon is influenced by the watertable rise to the south and whether the future watertable position at this property is likely to be higher in the future since there is still future increase in stormwater volumes to be accommodated.

In any case the existing watertable is so high that an infiltration gallery as is proposed as part of the stormwater system is problematic. The performance of the stormwater system in a location with seasonally high watertable cannot be assessed by single event modelling since initial conditions at the start of each stormwater-creating event determine the system performance.

The stormwater modelling approach used in the assessment of Clair Maltby has the capability of being run in a continuous-in-time mode and takes account of interaction between the surface and groundwater flow systems. The stormwater system assessment should use this modelling approach and be run for at least a two year period including two consecutive wet years.

### (3) NEED FOR A SALT CONTROL ACTION PLAN FOR GUELPH

The City requires development proposals to include a Salt Management Plan and one has been submitted with this application. There is no requirement for a SMP to have quantitative targets to be met or for gradual reduction in road-salt use to be achieved and this and other submitted SMPs do not have targets or reduction strategies.

There is increasing public attention on high chloride levels in streams in southern Ontario and the effects of these high chloride levels on aquatic ecosystems. There is also increasing concern in Cities like Guelph and the Waterloo Region that rely on groundwater as their drinking-water source about high chloride and sodium in drinking water.

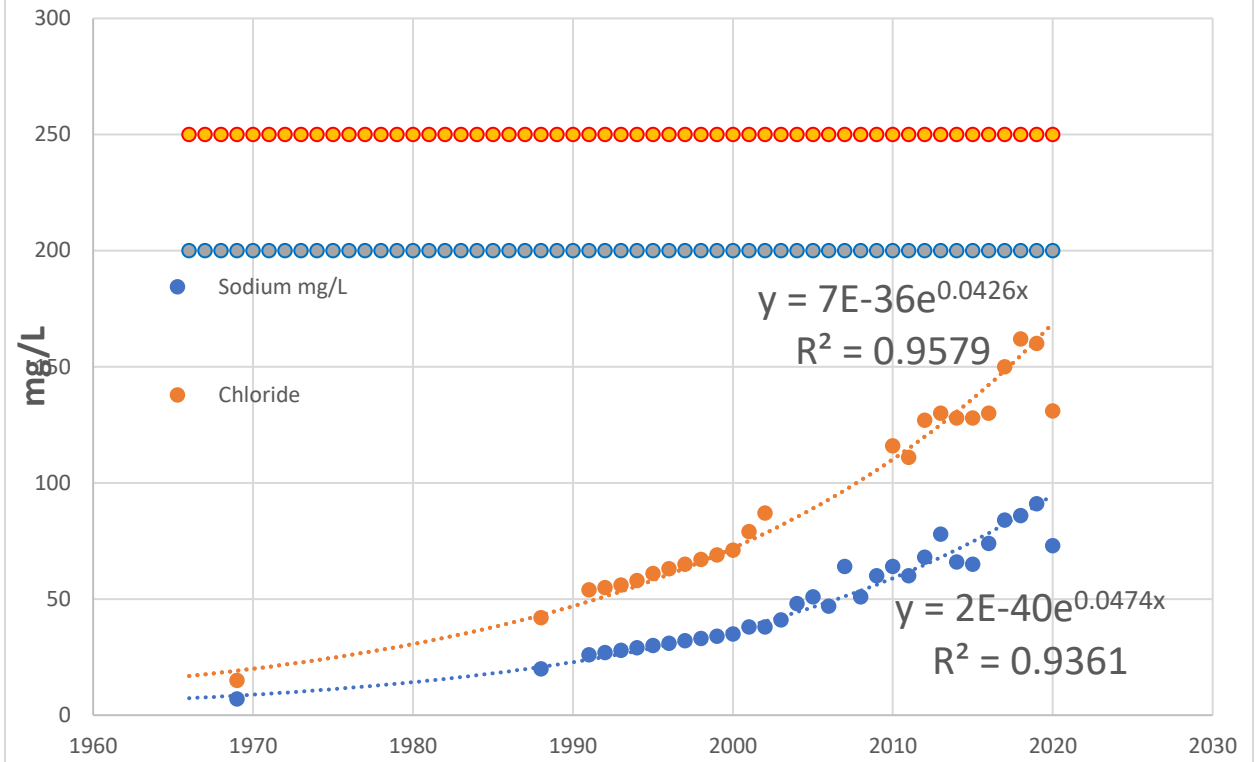
As the graph below shows the rate of rise of chloride and sodium concentrations in Guelph's drinking water has increased in the last decade. If current trends persist the chloride concentration in Guelph's drinking water may exceed the Ontario Drinking Water Guideline of 250 mg/L before 2030 and the sodium concentration may exceed the ODWG specification of 200 mg/L not long after that.

I suggest there is an urgent need for Guelph as a groundwater-dependent city to develop an action plan to reduce salt loadings to its groundwater system and thus prevent the failure to meet ODWG specifications for chloride and sodium in its public water supply.

One of the most promising measures to reduce road salt application is the use of porous pavement. There are well documented studies that demonstrate that the requirement for deicing treatment of porous pavement is much less than for impermeable pavement.

- The City should explore the possibility of using the parking area of 1387 and 1289 Gordon Street as a demonstration area for porous pavement as a salt-reducing option.
- Although limited in ability of the City to insist on specific building features the City should encourage the builder to limit salt-based water softening installation to hot water systems,

# Trends in Sodium and Chloride in Guelph Drinking Water Since 1966



# 1373 & 1389 Gordon St.

Public Meeting

Proposed Official Plan Amendment and Zoning By-law Amendment

March 21, 2022

REID'S  
Heritage Properties



GSP  
group

# Who We Are





# Planning Context

- Site has been planned for mixed-use higher density development in City plans
  - Current “Intensification Corridor” in Guelph Official Plan
  - Proposed “Strategic Growth Area” in OPA 80
  - Urban Design Concept Plan for the Gordon Street Intensification Corridor includes the Site





GORDON STREET

VAUGHAN STREET









# Community Concerns

- Environmental Impacts
  - Tree Removal
  - Wildlife
  - Hanlon Creek Provincially Significant Wetlands
- Traffic Impacts
  - Congestion
  - Safety
  - Parking
  - Access
- Building
  - Height
  - Massing
  - Unit Size
  - Commercial Space

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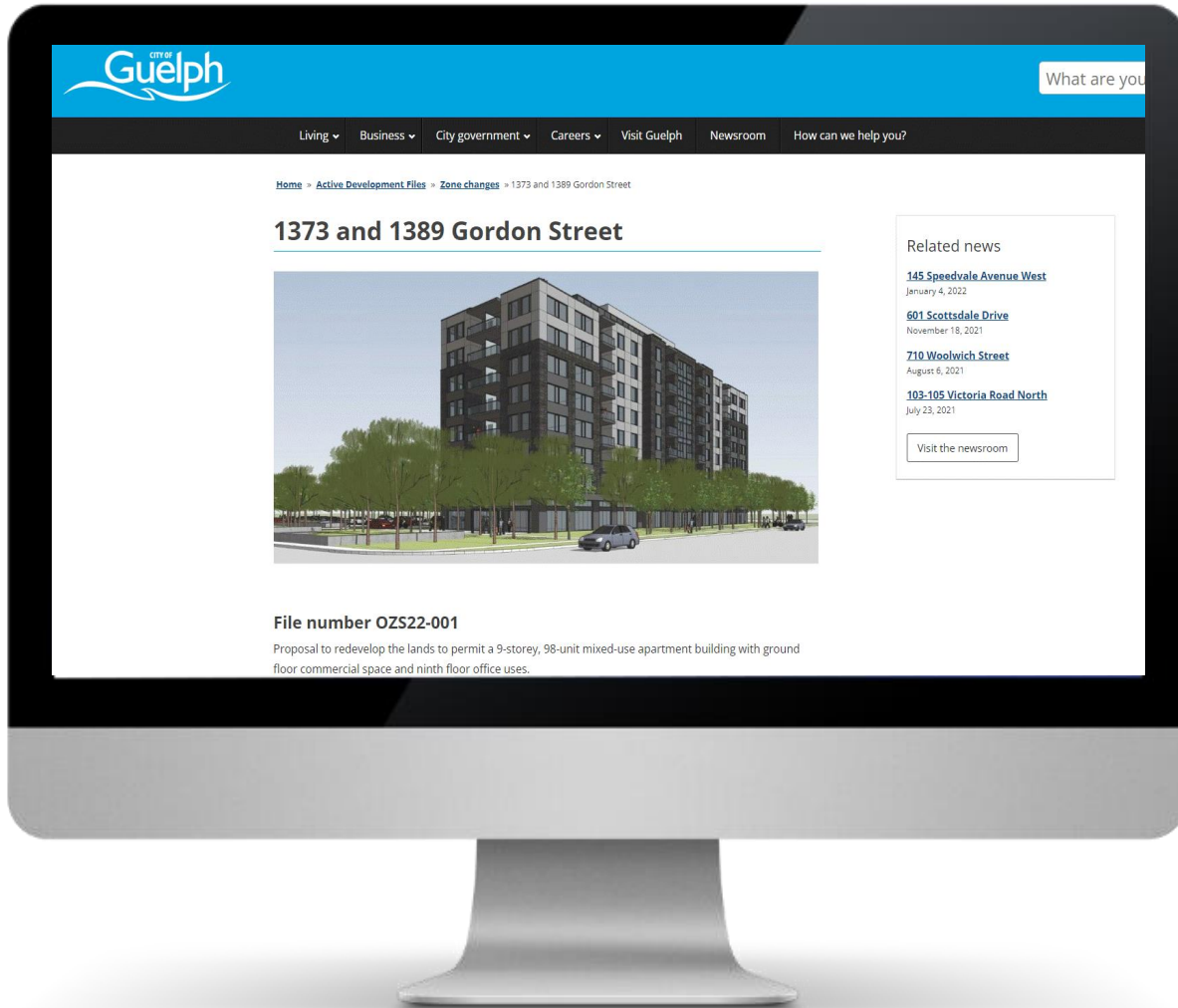
# Next Steps

- Initial feedback has been heard.
- Revised concept is currently being worked on to address concerns.
- Reid's Heritage Properties is open to a Neighbourhood Information Meeting to present a modified concept.

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# Feedback

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