

REVISED GUIDELINES

for

Environmental Preview Report

for the

Health Science Centre Berm

Honourable Andrew Parsons

Minister

Department of Municipal Affairs and Environment

June 13, 2018

ENVIRONMENTAL PREVIEW REPORT GUIDELINES

The following revised environmental preview report (EPR) guidelines replace the revised EPR guidelines issued to the proponent, Eastern Health, by the Minister of Municipal Affairs and Environment on August 1, 2017. The revised EPR guidelines are necessary to expand the flood plain analysis to include the potential environmental effects of a revised Health Sciences Centre Berm project that considers and protects the proposed new adult mental health care facility, to be located adjacent to the Health Sciences Centre.

The revised EPR guidelines are intended to assist the proponent, Eastern Health, with the preparation of the revised Environmental Preview Report (EPR) for the proposed undertaking. The revised EPR is a report that presents the results of an investigation based on readily available information that supplements the information already provided upon registration of the undertaking. The purpose of the information in the revised EPR is to assist the minister of Municipal Affairs and Environment in making a determination as to whether an Environmental Impact Statement (EIS) will be required for the proposed undertaking. The revised EPR is expected to be as concise as possible while presenting the comprehensive information necessary to make an informed decision.

The revised EPR should include and update the information provided in the original registration document and focus on the information gaps identified during the government and public review of the registration. The revised EPR should address the information gaps in sufficient detail to enable the Minister of Municipal Affairs and Environment to make an informed decision as to the potential for significant environmental effect from the undertaking.

The contents of the revised EPR should be organized according to the following format:

1. NAME OF UNDERTAKING:

The undertaking has been assigned the Name “XXXXXXXXXXXXXXXXXXXX.”

2. PROPONENT:

Name the proponent and the corporate body, if any, and state the mailing and e-mail address.

Name the chief executive officer if a corporate body, and telephone number, fax number and e-mail address.

Name the principal contact person for purposes of environmental assessment and state the official title, telephone number, fax number and e-mail address.

3. THE UNDERTAKING:

State the nature of the project.

State the purpose/rationale/need for the project. If the proposal is in response to an established need, this should be clearly stated. Identify needs that are immediate as well as potential future needs.

4. DESCRIPTION OF THE UNDERTAKING:

Provide complete information concerning the preferred choice of location, design, construction standards, maintenance standards, etc.

4.1 Geographical Location/ Physical Components/ Existing Environment:

Provide an accurate description of the proposed site, access road, facilities and equipment, including GPS location coordinates. Attach an original base map (1:25,000 scale) and/or recent air photos.

Provide information regarding ownership and/or zoning of the land upon which the project is to be located and any restrictions imposed by that ownership or zoning, including municipal ownership/zoning, Crown, and private land.

4.2 Construction:

State the time period in which proposed construction will proceed (if staged, list each stage and its approximate duration) and proposed date of first physical construction-related activity.

The details, materials, methods, schedule, and location of all planned construction activities must be presented.

Indicate whether all heavy duty equipment used in the construction phase of this project will be operated in a manner to maximize fuel efficiency, thereby reducing greenhouse gas emissions that could contribute to climate change.

Describe how the project would be constructed if there was a future requirement to decommission and rehabilitate the area.

4.3 Operation and Maintenance:

All aspects of the operation and maintenance of the proposed development should be presented in detail.

5. ALTERNATIVES

Alternative means of carrying out the project to meet the stated purpose and rationale must be provided.

The revised EPR must identify and describe alternative designs, construction materials and locations of carrying out the project that are technically and economically feasible. The following steps for addressing alternatives are recommended:

- Identify alternative designs, materials and locations to carry out the project;

- Identify the environmental effects of each alternative;
- Identify the **preferred** design, materials and locations;
- Provide reasons for the rejection of alternatives.

Include information from previous project related studies describing alternatives that were considered, reasons for rejection, and reasons supporting the proposed project as the preferred design, materials and location.

Alternative locations should be clearly outlined on maps of a suitable scale (i.e. 1:50,000, 1:25,000).

6. POTENTIAL ENVIRONMENTAL EFFECTS and MITIGATION:

Provide detailed information regarding the potential effects of the project on the environment and the proposed mitigation to be used to avoid adverse environmental effects.

In particular, the revised EPR should include supporting documentation to predict the environmental effects of the project, including the following:

6.1 Mapping and Evaluation:

- a. Mapping and evaluation of the potential changes to the 1:20 annual exceedance probability (AEP) climate change flow and 1:100 AEP climate change flow flood plain and flood plain extents as a result of the berm;
- b. A sensitivity analysis using the 100 yr climate change AEP plus 30 per cent flow and mapping to identify potential changes to the flood plain and flood plain extents as a result of the berm;
- c. The sensitivity analysis and mapping in 6.1 (a) and (b) shall incorporate current aerial imagery and LiDAR data and shall demonstrate the effects of the berm on the flood plain extending from Thorburn Road in the West, northeast to the outlet of Long Pond at Allandale Road, encompassing residential, institutional and commercial properties on the south side of Baird Place, on the east side of Wicklow Street, on the north side of Prince Philip Drive including the C.A. Pippy Park Walking Trail surrounding Long Pond, on the south side of Prince Philip

Drive from Thorburn Road to Lyvers Loop and on the north side of University Avenue and Hatcher Street (see attached image);

- d. An evaluation of the sensitivity analysis and mapping describing the potential effects of the berm on nearby existing buildings, property and infrastructure, roads, parks, planned developments and developments currently under construction, in the area described in 6.1 (c); and
- e. Measures that will be implemented to mitigate the effects of the berm on surrounding infrastructure and development described in 6.1 (d).

6.2 Other Legitimate Land Users:

Identify how the project will avoid interference with the rights of other legitimate land owners/users during construction and operations.

6.3 Justification of Berm Design and Construction:

The type of material used in the construction of the berm can have a significant impact on the design and aesthetics of the structure. Justification for the type of berm material must be provided, considering the expected useful life of the structure and design requirements.

6.4 Protection of Riparian, Aquatic and Avian Species:

- a. It is recommended that local vegetation be planted along the berm side facing the waterbody (pond and brook) to protect sensitive riparian and aquatic species, and their habitat.
- b. To help reduce any negative impacts on any species, it is recommended that any necessary vegetation clearing or excessive noise be undertaken outside of the nesting, breeding and brood rearing period (mid-April to mid-August), when disturbance would be most critical. Where vegetation clearing is not avoidable and a nest is found:
 - the nest and neighbouring vegetation should be left undisturbed until nesting is completed; and
 - construction activities should be minimized in the immediate area until nesting is complete.

7. DECOMMISSIONING and REHABILITATION:

Describe all aspects of the decommissioning and rehabilitation plans for the project, assuming the eventual need to eliminate the entire project footprint from the landscape.

8. PROJECT- RELATED DOCUMENTS:

Provide a bibliography of all project-related documents already generated by or for the proponent (e.g., feasibility study, engineering reports, etc).

9. PUBLIC INFORMATION MEETING:

An Open House Public Information Session shall be held at a place adjacent to or in the geographical area of the undertaking, or as the minister may determine, in order to:

- a. provide information concerning the undertaking to the people whose environment may be affected by the undertaking;
- b. record and respond to the concerns of the local community regarding the environmental effects of the undertaking;
- c. present the information gathered to fulfill the requirements of Section 5 of these guidelines.

You are required to notify the minister and the public of the scheduled meeting **not fewer than 7 days** before that meeting. Public concerns shall be addressed in a separate section of the revised EPR.

Protocol for these public sessions will comply with Section 10 of the Environmental Assessment Regulations, 2003. Public notification specifications are outlined in Appendix A.

10. APPROVAL OF THE UNDERTAKING:

List the main permits, licences, approvals, and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them

(e.g., federal government department, provincial government department, municipal council, etc.)

The proposed undertaking is located within the City of St. John's and the St. John's Municipal Planning Area. Development, building, and occupancy permits from the St. John's City Council are required in accordance with the City of St. John's Act, RSNL 1990.

The site of the proposed undertaking is located within the "Pippy Park" land use zone. Any development within the "Pippy Park" land use zone is subject to approval of the C.A. Pippy Park Commission.

The required 10 copies of the revised EPR, and an electronic version for posting to the Environmental Assessment website, should be sent together with a covering letter to:

Minister
Municipal Affairs and Environment
P.O. Box 8700
St. John's NL A1B 4J6

APPENDIX A

Public Notices

Under the provisions of the Environmental Assessment Regulations 2003, Section 10, and where the approved Guidelines require a public information session(s), the following specified public notification requirements must be met by the proponent prior to each meeting:

PUBLIC NOTICE

Public Information Session on the Proposed

Name of undertaking
Location of undertaking

shall be held at
Date and Time
Location

This session shall be conducted by the proponent,
Proponent name and contact phone number,
as part of the environmental assessment for this project.

The purpose of this session is to describe all aspects of the proposed project, to describe the activities associated with it, and to provide an opportunity for all interested persons to request information or state their concerns.

ALL ARE WELCOME

MINIMUM INFORMATION CONTENT OF PUBLIC ADVERTISEMENT

- Minimum newspaper ad size: 2 column widths. Minimum posted ad size: 7" x 5"
- Minimum newspaper ad coverage: Weekend preceding meeting and 3 consecutive days prior to meeting date; to be run in newspaper locally distributed within meeting area or newspaper with closest local distribution area.
- Minimum posted ad coverage: Local Town or City Hall or Office, posted continually for 1 full week prior to meeting date.
- Memorial University main bulletin board(s) and/or web sites.
- Commercial and Institutional Buildings, main entrance (e.g., Canadian Broadcasting Corporation, Canadian Blood Services, National Research Council, MUN Buildings in affected area, etc.).

