

Meeting Minutes

City of Guelph

Special Joint Meeting

Environmental Advisory Committee / River Systems Advisory Committee

May 8, 2019

City Hall, Meeting Room C

From 7:00 to 9:00 p.m.

Meeting Chair: Colin Oaks

Environmental Advisory Committee

Present: Colin Oaks, Angela Mason, Marina Nadj, Forrest Smith, Amanjot Singh

Absent: Adam Miller, Albanie Douglas

River Systems Advisory Committee

Present: Tom Nicholls, Dustin Lyttle, Alex Grouse, Jordan Vanderklok, Justin Langille,

Absent: Scott Cowan, Ryan VanEngen, Patrick Padovan, Nicola Lower

City: Jason Elliott, Chris Lorenz

Agenda Items

All were welcomed and meeting was called to order at 7:14 p.m.

Item 1, 2 and 3

Item 1, Roll call and certification of quorum

Item 2, Declaration of Conflict of Interest

No declarations of a conflict of interest.

Item 3, Minutes of February 13, 2019 (EAC) and April 17, 2019 (RSAC) approval

- Approval of February 13, 2019 EAC minutes deferred to next meeting.

THAT the minutes of the April 17, 2019 meeting (RSAC) be approved.

Moved by: Jordan Vanderklok

Seconded by: Justin Langille

Carried – unanimous

Item 4 (EAC & RSAC)

71 Wyndham Street South

Jason Elliott, Environmental Planner with the City of Guelph, reviewed the staff report, project history and provided staff comments from an environmental planning perspective.

Committee questions for the City:

- Confirmed that there will be educational signage
- Confirmed that the building extends below the groundwater table – proposal avoids permanent dewatering by sealing the basement
- Confirmed no contingency plan during temporary dewatering currently proposed - discussed potential triggers for mitigating impacts – a plan must be able to identify when impacts are occurring and have contingencies
- Temporary dewatering to be conducted when flows are not being constricted at the Guelph Lake dam
- Temporary dewatering may be discharged to the storm or sanitary system
- The potential treatment required is dependent on where the water will be discharged (e.g. storm, sanitary, natural area). Permit will be required from the City if discharged to storm/sanitary system
- Outlined requirements for a permit to take water from Ministry of Environment, Conservation and Parks
- Building footprint out of the floodplain
- Confirmed that the City allows parking below the groundwater table with appropriate protection
- Confirmed that the site is within the City's Special Policy Area floodplain
- Outlined comment regarding removing existing parking lot material in riparian area and replacing with soils that can support restoration (without altering top of bank)

Discussion with consultants:

- Use pre-development data to determine seasonal fluctuations of groundwater level, and use that to develop triggers for impact mitigation
- Plan for construction likely not this year – looking for one year of monitoring
- Estimate will take 1-2 months for foundation construction, 3-4 months at the most
- Discussion around First Nations signage and potential to incorporate
- Suggest discussing with the Parks department to see if signage has been placed elsewhere on City trails

- Waterproofing of the foundation will be maintained and repaired as necessary as part of regular building maintenance – this has been done in London already

The Environmental Advisory Committee AND River Systems Advisory Committee went into Committee to discuss.

Environmental Advisory Committee

THAT the Environmental Advisory Committee conditionally support the Environmental Implementation Report for 71 Wyndham Street South prepared by Stantec subject to the following:

THAT the EIR be revised to the satisfaction of City staff to address:

- 1) The inclusion of all items from the approved Terms of Reference**
- 2) Confirmation that the TPP is still appropriate or revise accordingly**
- 3) A more fulsome restoration and enhancement plan that incorporates the following:**
 - a. Full removal of the parking lot substrate and replacement with topsoil.**
 - b. Consideration to include turtle nesting habitat.**
 - c. Appropriate plantings conditions for the plantings proposed beyond the TPF.**
 - d. Invasive species management prescriptions on the plans**
 - e. Consideration for work outside the subject property including fill/refuse removal and invasive tree, shrub and herbaceous removals.**
 - f. Revisions to the species proposed for the restoration area to only include appropriate native species.**
 - g. Revisions to the educational signs to reflect the finalized restoration plans and their locations indicated on the plans.**
- 4) Potential impacts to the restoration area due to final trail development occurring at a later date.**
- 5) Demonstration of how the building design meets the Toronto Green Standard for bird-friendly design.**
- 6) Appropriate mitigation in the event that turtle exclusion fencing is not implemented prior to nesting season.**
- 7) Erosion and sediment controls for the stormwater outlet construction and the full removal of the parking lot and associated fill.**
- 8) Clarification and revisions as appropriate regarding the bedrock connection to the Speed River as it relates to the dewatering plan and additional detail on the proposed permanent waterproofing technology for the underground parking.**
- 9) Discussion on how the level logger data will be obtained to inform decision-making relative to preventing negative impacts from the dewatering activities**

and the provision of an associated contingency plan that includes alternate construction and/or dewatering methodologies, as appropriate.

- 10) Recommended adaptive management measures that are to be implemented if the stormwater outlet monitoring identifies impacts.
- 11) Revisions to Figure 2 to accurately display the post-development NHS.
- 12) Include water quality treatment details in the stormwater design for both minor and major flows.

THAT GRCA comments dated April 18, 2019 (Attachment 2) be addressed.

THAT Parks Planning comments dated May 7, 2019 (Attachment 3) be addressed.

Note that the associated redlines will be provided separately.

Moved by: Angela Mason

Seconded by: Amanjot Singh

Amendment

Moved: Amanjot Singh

Seconded: Marina Nadj

Carried – unanimous

River Systems Advisory Committee

THAT the River Systems Advisory Committee conditionally support the Environmental Implementation Report for 71 Wyndham Street South prepared by Stantec subject to the following:

THAT the EIR be revised to the satisfaction of City staff to address:

- 1) The inclusion of all items from the approved Terms of Reference
- 2) Confirmation that the TPP is still appropriate or revise accordingly
- 3) A more fulsome restoration and enhancement plan that incorporates the following:
 - a. Full removal of the parking lot substrate and replacement with topsoil.
 - b. Inclusion of turtle nesting habitat.
 - c. Appropriate plantings conditions for the plantings proposed beyond the TPF.
 - d. Invasive species management prescriptions on the plans
 - e. Consideration for work outside the subject property including fill/refuse removal and invasive tree, shrub and herbaceous removals.
 - f. Revisions to the species proposed for the restoration area to only include appropriate native species.

- g. Revisions to the educational signs to reflect the finalized restoration plans and their locations indicated on the plans.
 - h. Include trailside educational signs that accurately communicate First Nations crucial role and historical significance in the area of the development and Speed River watershed.
- 4) Potential impacts to the restoration area due to final trail development occurring at a later date.
 - 5) Demonstration of how the building design meets the Toronto Green Standard for bird-friendly design.
 - 6) Appropriate mitigation in the event that turtle exclusion fencing is not implemented prior to nesting season.
 - 7) Erosion and sediment controls for the stormwater outlet construction and the full removal of the parking lot and associated fill.
 - 8) Clarification and revisions as appropriate regarding the bedrock connection to the Speed River as it relates to the dewatering plan and additional detail on the proposed permanent waterproofing technology for the underground parking.
 - 9) Discussion on how the level logger data will be obtained to inform decision-making relative to preventing negative impacts from the dewatering activities and the provision of an associated contingency plan that includes alternate construction and/or dewatering methodologies, as appropriate.
 - 10) Recommended adaptive management measures that are to be implemented if the stormwater outlet monitoring identifies impacts.
 - 11) Revisions to Figure 2 to accurately display the post-development NHS.

THAT GRCA comments dated April 18, 2019 (Attachment 2) be addressed.

THAT Parks Planning comments dated May 7, 2019 (Attachment 3) be addressed.

Note that the associated redlines will be provided separately.

Moved by: Alex Grouse

Seconded by: Jordan Vanderblok

Amendment

Moved: Justin Langille

Seconded: Dustin Lyttle

Carried – unanimous

THAT the River Systems Advisory Committee be adjourned at 8:16 p.m.

Moved by: Alex Grouse

Seconded by: Dustin Lyttle

Carried – unanimous

Item 5 (EAC only)

816 Woolwich Street (Curling Club) EIS

Jason Elliott, Environmental Planner with the City of Guelph, reviewed the staff report and provided comments from an environmental planning perspective.

- Parks Planning to weigh in on concerns around loss of recreational lands
- Green roofs could reduce infiltration (currently a 33% increase in infiltration is proposed)

Discussion with Consultants:

- A letter addendum instead of a revised EIS was proposed by consultants
- Clarification that no ribbon snakes were observed during surveys
- Error in EIS noted by consultants – no significant bird species found on subject property – the locally significant birds were found within the larger Study Area, not subject property
- Clarification that the Hackberry were found within hedgerow and were planted
- Consultant thinks that OP Policy 4.1.4.4 is satisfied by the above clarification
- To mitigate impacts, fencing at rear of lots agreed to; this can be captured in the EIR
Consultant clarified how infiltration gallery will function
- Consultant indicated that 33% increased infiltration can be reduced, but there should not be an issue with it as proposed – groundwater flows to the NE or to the East. Up to 6 to 8 m of unsaturated soil underneath infiltration gallery
- Consultant indicated that the groundwater mounding at infiltration gallery will be dissipated before the wetland limits therefore no impact to wetland hydrology
- Consultant indicated that they have identified the trees that will be impacted by the proposed development
- Consultant confirmed that the majority of trees along hedgerow will need to be removed – these are mostly planted pines. They will be subject to compensation requirements.
- Questions from Committee regarding amount of impervious cover on the site currently and the well survey that was conducted
- Proponent indicated that they look into and respond on whether or not they've looked at domestic wells in the area

The Environmental Advisory Committee went into Committee to discuss.

THAT a letter addendum to the EIS be provided to address and 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) An assessment of nearby private well use within 100m of the site and baseline monitoring of nearby private wells.

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.

Moved by: Forrest Smith

Seconded by: Amanjot Singh

Amendment

Moved: Forrest Smith

Seconded: Angela Mason

Carried – unanimous

Information Items

Declaration of Conflict of Interest Procedure Update

Circulation of 78-82 Eastview EIS

- EAC vacancies – staff to look into
- EAC/RSAC mandate changes

ADJOURNMENT

Moved by: Amanjot Singh

Seconded by: Forrest Smith

Carried – unanimous

THAT the Environmental Advisory Committee be adjourned at 9:04 p.m.

Note on Approval of the Minutes of the May 8, 2019 Special Joint Meeting of EAC and RSAC

The Minutes of the May 8, 2019 Special Joint Meeting of EAC and RSAC were approved by majority vote at the September 11, 2019 Special Joint Meeting of EAC and RSAC. RSAC's motion to approve the May 8, 2019 Minutes carried with a unanimous vote in favour. EAC members did not vote because quorum was not achieved. A total of nine members were present, representing six members from RSAC and three members from EAC.