

SPECIAL JOINT MEETING

**ENVIRONMENTAL ADVISORY COMMITTEE &
RIVER SYSTEMS ADVISORY COMMITTEE
WEDNESDAY, SEPTEMBER 13, 2016 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

EAC Members

Present: C. Oaks (Chair) M. Wilson
L. Todd V. Capmourteres
A. Singh A. Mason
L. Renzetti A. Miller

Regrets: A. Baron

RSAC Members

Present: M. Pushkar J. VanPatter
B.Fischer E. Wilson
N. Lower

Regrets: J. Acosta, B. Smith, K. Flower

City: A. Labbe, M. Myhill, D. Black, H. White

External Groups: Brandon Holden – Stantec
Daniel Eusebi – Stantec
Chris Hendrickson – Stantec
Kate Whitfield – Alta Planning and Design
Hugh Whiteley

1. Call to Order

The meeting was called to order at 7:00 pm.

Moved by Mariette Pushkar and seconded by Nicola Lower,

THAT Colin Oakes be appointed as the Chair of the meeting.

**-Unanimous-
-Motion Carried-**

2. Call and Certification of Quorum

Attendance was noted and a quorum was declared.

3. Declarations of Pecuniary Interest or Conflict of Interest

None

4. 71 Wyndham Street South

Adele Labbe, Environmental Planner with the City of Guelph, reviewed the staff report and was available to answer questions from the Environmental Advisory Committee and the River Systems Advisory Committee.

Stantec consultants spoke on behalf of the application and discussed with EAC and RSAC.

- Discussed potential impacts and indirect impacts to the area
- Restoration potential for the property highlighted
- Discussed backwater conditions
- Overwintering habitat concerns
- Groundwater quality concerns
- Water balance considerations
- Greywater system should be considered
- Consider SAR and summer botanicals
- Importance of adjacent lands not addressed
- Concern regarding the outfall at point bar
- No reference to contaminants of concern in hydrogeology report

Delegation: Hugh Whiteley

- Does not believe this EIS meets intent of an EIS
- Official Plan requires 30 m buffer as minimum width to protect Speed River
- This should be a no salt site
- River land ownership concerns
- Hesitant to accept resolution in terms of completeness
- P1 Zoning discussion

The Environmental Advisory Committee went into Committee to discuss.

Moved by V. Capmourteres and seconded by L. Renzetti,

THAT EAC conditionally support the Scoped EIS with the following:

THAT the EIS and supporting documents be revised to the satisfaction of City staff and include:

- 1) **The correct policy references to the City's current September 2014 Official Plan Consolidation throughout the entire EIS.**

-
- 2) **Hydrology information (flood elevations and velocities) and analysis is provided to support the proposed development design of the site particularly as it relates the trail and restoration design within the floodway;**
 - 3) **A focus on opportunities for enhancement and restoration of the Natural Heritage System particularly in relation to geomorphology, riparian vegetation, fish and wildlife habitat (including pollinator habitat), trail location and water management, including, at minimum, principles and goals to direct the detailed restoration design of the floodway. Include consideration of the subject property and adjacent City-owned lands within the Floodway.**
 - 4) **Investigation of the possibility of coupling the storm outlet with an existing location as it relates to potential long-term impacts to surface water and fish habitat.**
 - 5) **Clarity around the proposed development setback and where it is located, as well as updated Natural Heritage System mapping and required digital files.**
 - 6) **Additional information to support how the identified features do not meet the criteria for designation under Cultural or Significant Woodland and Provincially Significant, Locally Significant or Other wetlands.**
 - 7) **A revised species list which includes analysis of locally significant species and an added section in the EIS which speaks to Habitat of Significant Species.**
 - 8) **Additional impact analysis that includes specific consideration for the proposed changes to hydrology (including runoff), cumulative impacts including future development in and around the river downtown and consideration for changes to future temperature and precipitation trends, impacts to microclimate on the river side of the development and potential human-wildlife conflicts, as well as measures to mitigate any potential impacts.**
 - 9) **Additional analysis related to the proposed buffer width being adequate and supported by science and the policy framework.**
 - 10) **Mitigation measures to influence behavior such as education and outreach materials.**
 - 11) **Consideration be given to including LID techniques, particularly a green roof, to mitigate potential cumulative impacts and to preserve opportunity for the City to restore the river to provide habitat for cool and some coldwater species.**

AMENDMENT

Moved by V. Capmourteres and seconded by L. Renzetti,

- 12) **Consider a no salt policy for this site and the surrounding public site as part of the updated EIS.**
- 13) **Consider a chemical and pesticide management policy including restrictions on automotive maintenance on site.**
- 14) **Discrepancies between the EIS, FSR, and Hydrogeology report be revised in the updated EIS.**

**Motion Carried
-Unanimous-**

The River Systems Advisory Committee went into Committee to discuss.

Moved by N. Lower and seconded by J. VanPatter,

THAT RSAC conditionally support the Scoped EIS with the following:

THAT the EIS and supporting documents be revised to the satisfaction of City staff and include:

- 1) **The correct policy references to the City’s current September 2014 Official Plan Consolidation throughout the entire EIS.**
- 2) **Hydrology information (flood elevations and velocities) and analysis is provided to support the proposed development design of the site particularly as it relates the trail and restoration design within the floodway;**
- 3) **A focus on opportunities for enhancement and restoration of the Natural Heritage System particularly in relation to geomorphology, riparian vegetation, fish and wildlife habitat (including pollinator habitat), trail location and water management, including, at minimum, principles and goals to direct the detailed restoration design of the floodway. Include consideration of the subject property and adjacent City-owned lands within the Floodway.**
- 4) **Investigation of the possibility of coupling the storm outlet with an existing location as it relates to potential long-term impacts to surface water and fish habitat.**
- 5) **Clarity around the proposed development setback and where it is located, as well as updated Natural Heritage System mapping and required digital files.**
- 6) **Additional information to support how the identified features do not meet the criteria for designation under Cultural or Significant Woodland and Provincially Significant, Locally Significant or Other wetlands.**
- 7) **A revised species list which includes analysis of locally significant species and an added section in the EIS which speaks to Habitat of Significant Species.**
- 8) **Additional impact analysis that includes specific consideration for the proposed changes to hydrology (including runoff), cumulative impacts including future development in and around the river downtown and consideration for changes to future temperature and precipitation trends, impacts to microclimate on the river side of the development and potential human-wildlife conflicts, as well as measures to mitigate any potential impacts.**
- 9) **Additional analysis related to the proposed buffer width being adequate and supported by science and the policy framework.**
- 10) **Mitigation measures to influence behavior such as education and outreach materials.**
- 11) **Consideration be given to including LID techniques, particularly a green roof, to mitigate potential cumulative impacts and to preserve opportunity for the City to restore the river to provide habitat for cool and some coldwater species.**

AMENDMENT

Moved by N. Lower and seconded by J. VanPatter,

- 12) **Clarify any proposed dewatering for the site and outline short and long-term impacts to Speed River levels, water quality and availability of fish habitat.**

Motion Carried

-Unanimous-

5. Guelph Trail Master Plan Update

Helen White, Park Planner with the City of Guelph, and Kate Whitfield provided a presentation.

- Review of general objectives
- Review of proposed study area map
- Review of project team and credentials
- Need for document update
- EAC and RSAC provided discussed and provided feedback

Delegation: Hugh Whiteley

- The current update of a Trails Master Plan should be based on an updated Open Space Master Plan
- Community would like trails in awe of nature – use this as guiding principle for this plan
- Journey is the purpose of the trail, not the destination
- Community health should be highlighted
- Most treasured potential trail is the Eramosa River South Bank Trail – this should be public land

The Environmental Advisory Committee went into Committee to discuss.

Moved by L. Renzetti and seconded by L.Todd,

THAT the goal includes consideration for protection of the integrity of natural features and function.

THAT the guiding principles in the GTMP update include:

- **The importance of integrating the trail system with the NHS in a manner that will not impact the City's biodiversity but rather one that will foster a harmonious relationship between the community and these treasured natural spaces.**
- **An emphasis on protecting, maintaining, enhancing and restoring the natural heritage system, the urban forest and water resources.**

And THAT the deliverables (engagement session, technical memos and the updated plan) for the GTMP update include:

- **Consideration of how trails could be considered in various different levels of planning such as: secondary plans, subwatershed studies, environmental impact studies, environmental implementation reports and site plans.**
- **Consideration of how citizen engagement, including the engagement of council-appointed committees, should be integrated into trail planning.**
- **Consideration of trail hierarchy alternatives that are reflective of the natural heritage system policy framework.**
- **Consideration of a trail hierarchy that provides a 'core trail network' accessible to all ages and abilities, recognizing that there are locations where large, flat trails are**

challenging to implement due to existing environmental form, function and sensitivity which may need to be preserved. In this regard, the trail hierarchy should consider criteria for where ‘lower order trail and footpath solutions’ are preferred.

- Consideration for limiting the number of river crossings to those which are essential to ensure a connected community.
- Consideration for wayfinding associated with the water-based trail system in addition to the land-based system.
- Consideration of land securement opportunities that support protection of the natural heritage system consistent with the City’s Official Plan.
- Consideration for how the GTMP may contribute to the removal and management of invasive species, particularly as it relates to the implementation, operation and maintenance of trails.
- Consideration of strategies to support the mitigation of environmental impact such as: debris and litter, pet waste, habitat degradation, the spread of invasive species, trail maintenance activities (lighting, salting, mowing), etc. which can occur when trails exist in close proximity to the NHS.
- Consideration of the integration of a framework to support environmental stewardship initiatives related to trail maintenance.
- Consideration of how the trail system may contribute to environmental education and outreach, particularly as it relates to on-site signage and web-based information related to natural heritage and water resource systems, and how they may align with the EnviroGuide which is currently being updated to be web-based.

Motion Carried
-Unanimous-

The River Systems Advisory Committee went into Committee to discuss.

Moved by B. Fischer and seconded by N. Lower,

That the goal of the Guelph Trail Master Plan include a focus on appreciation of the natural heritage system.

THAT the guiding principles in the GTMP update include:

- The importance of integrating the trail system with the NHS in a manner that will not impact the City’s biodiversity but rather one that will foster a harmonious relationship between the community and these treasured natural spaces.
- An emphasis on protecting, maintaining, enhancing and restoring the natural heritage system, the urban forest and water resources.

And THAT the deliverables (engagement session, technical memos and the updated plan) for the GTMP update include:

- Consideration of how trails could be considered in various different levels of planning such as: secondary plans, subwatershed studies, environmental impact studies, environmental implementation reports and site plans.
- Consideration of how citizen engagement, including the engagement of council-appointed committees, should be integrated into trail planning.

-
- **Consideration of trail hierarchy alternatives that are reflective of the natural heritage system policy framework.**
 - **Consideration of a trail hierarchy that provides a ‘core trail network’ accessible to all ages and abilities, recognizing that there are locations where large, flat trails are challenging to implement due to existing environmental form, function and sensitivity which may need to be preserved. In this regard, the trail hierarchy should consider criteria for where ‘lower order trail and footpath solutions’ are preferred.**
 - **Consideration for limiting the number of river crossings to those which are essential to ensure a connected community.**
 - **Consideration for wayfinding associated with the water-based trail system in addition to the land-based system.**
 - **Consideration of land securement opportunities that support protection of the natural heritage system consistent with the City’s Official Plan.**
 - **Consideration for how the GTMP may contribute to the removal and management of invasive species, particularly as it relates to the implementation, operation and maintenance of trails.**
 - **Consideration of strategies to support the mitigation of environmental impact such as: debris and litter, pet waste, habitat degradation, the spread of invasive species, etc. which can occur when trails exist in close proximity to the NHS.**
 - **Consideration of the integration of a framework to support environmental stewardship initiatives related to trail maintenance.**
 - **Consider access points to the river system such as canoe access points to enhance recreational enjoyment of the river system.**
 - **That data be collected on the total meter squared of all proposed trails within a 30 m buffer to the river system, permeable and impermeable, so the area of riparian land used can be known and evaluated.**
 - **Identify constraints and opportunities for trails if the distance between the channel bank and other hard surfaces is < 15 meters.**
 - **Consideration of how the trail system may contribute to environmental education and outreach, particularly as it relates to on-site signage and web-based information related to natural heritage and water resource systems, and how they may align with the EnviroGuide which is currently being updated to be web-based.**

**Motion Carried
-Unanimous-**

6. Adjourn

Moved by M. Wilson and seconded by L. Renzetti.

The meeting was adjourned at 10:07.

**Motion Carried
-Unanimous-**

CHAIRMAN