

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JANUARY 13, 2016 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: C. Oaks (Chair) H. Wheeler
M. Mosco L. Renzetti
M. Wilson L. Todd
V. Capmourteres A. Singh

Regrets: A. Baron

City Staff: A. Nix, A. Watts

External Groups: Nathan Miller, NRSI
Dave Stephenson, NRSI
Astrid Clos, ATC Planning
Nyssa Clubine, NRSI
Chris Sims, GMBP
Bill Banks, Banks Groundwater
Andrew Lambden

1. **Call to Order**
The meeting was called to order at 7:00 pm.
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. **132 Clair EIS**

A. Nix, City of Guelph Environmental Planner, provided a summary of the staff report and was available to answer questions from the Environmental Advisory Committee.

April noted the change in consulting team from North South Environmental Inc. to NRSI.

General comments from the Committee related to:

- LID should be more extensive
- The depth of storage should be limited to a maximum of 0.6 metres in order to minimize the compaction of an infiltration basin

- Need better integration between storm water management and use small facilities across the site and encourage an enhanced SWM approach
- Suggested looking at CVC & TRCA design guidelines
- Inclusion of green roofs to help with evapotranspiration
- Discussion around water infiltration
- Salt management plan, needs to be addressed based on capacity of receiving bodies

Dave Stephenson, from NRSI, introduced the project team.

Astrid Clos provided additional background information on the consultant switch.

Dave Stephenson said the team is not the author of the report and has an understanding that there was some missing information. He provided an overview of the application and deliverables. The deliverable from NRSI will be an addendum to deal with specific comments.

Comments from project team:

- salt management plan- can make recommendations (LIDS) but how to protect against salt from Clair Rd. or Poppy Dr. Requires a greater response from the City
- Discussion of water levels, disconnect between water table and pond
- Spring groundwater monitoring was completed and is in the report
- Recommendations from City has been reviewed and EIS addendum will address City comments as well as EAC comments and additional comments that come forward

General comments from EAC:

- Suggestion to include diagrams in the report for natural features including habitats
- Concerns regarding the SWM plan- should be redone using the new design guidelines and manuals
- How are you going to minimize impacts on biodiversity?
- Impact compensation
- Opportunities for enhancement
- Noise impacts not commented on in the EIS
- Protection of wetland area
- No map of turtle nesting sites, concern with road construction and design in relation to turtles nesting, road design should incorporate barriers
- Can goldfish be removed from the pond? Pond could be used as a future fish relocation
- Artificial lighting section should be expanded with more focus on impacts and could include tree line or other screen along south side of poppy to minimize impacts from development
- Concerns with conflicting data in the EIS and the proposal to only do an addendum, will certain sections be rewritten?
- When will you know what's going on the site in terms of the use? How can you finalize the SWM design without knowing what the use will be

The Environmental Advisory Committee went into committee to discuss a motion.

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

“That the Environmental Advisory Committee defer the Environmental Impact Study prepared by North South Environmental Inc. for 132 Clair Rd West until such time:

THAT an EIS addendum is provided which:

- Includes additional information regarding the hydrological functions of the PSW on the adjacent lands to the development proposal
- That a tree plan be included as part of the Tree Inventory and Protection Plan
- That additional details regarding the characterization of the functions and location of candidate or confirmed Significant Wildlife Habitat for open country/shrub thicket and declining guilds of birds, reptile hibernacula and monarch butterfly be provided.
- That additional details regarding the characterization of the functions and location of candidate or confirmed Habitat for Significant Species be provided.
- That a water balance, revised analysis regarding the protection of water quality relating to the proposed approach for stormwater management be provided, including the preparation of a salt management plan for the proposed development.
- That the stormwater management approach be revised to consider additional enhancements to support bio retention functions be considered including: those contained within the staff report; incorporate LID design standards available through the CVC/TRCA LID design manual; clarify overland flow path; establish targets and principles to feed into the detailed design
- Consider a revised SWM design that revises the depth of proposed retention galleries and the amount of drainage area (impervious) that is proposed to drain to a single facility.
- That the revised impact analyses also address: additional concerns regarding encroachment including the use of native species within the development and the establishment of ad hoc trails; and include greater mitigation consider regarding impacts to vegetation, fauna, lighting and the road design.
- That a revised buffer analysis clarify buffer functions in relation to wildlife habitat and any enhancements and/or restoration being proposed as part of this application
- That an analysis regarding pre and post construction monitoring be included and provide recommendations.
- That a summary of all recommendations be provided, including identification of those to be addressed/refined through the preparation of an Environmental Implementation Report.
- That EAC be provided with the City of Guelph’s comment on the proposed stormwater management strategy and how it relates to the City of Guelph’s Source Water Protection policies and in relation to the site vulnerability and WHPA information.”

**Motion Carried
-Unanimous-**

Moved by H. Wheeler and seconded by L. Todd.

“THAT the City provides clarification to EAC around SWM design approaches and standards in relation to vulnerable areas and well head protection areas; and that the City identify whether the systems are or will reach a capacity in relation to salt that will have an ecological impact and how this is to be managed/ addressed.”

**Motion Carried
-Unanimous-**

5. Great Lakes (Nima Trail) EIR TOR

A. Nix, City of Guelph Environmental Planner, provided a summary of the staff report and was available to answer questions from the Environmental Advisory Committee.

Comments/questions from EAC:

- Infiltration galleries to be maintained by the City
- Catch basins remain on private property
- Comments regarding park block and neighbourhood park size
- Tree protection plan proposed around wetland is a construction measure
- Planting on the 3:1 slope is part of buffer analysis
- Park block impervious area needs to be clarified
- Bio retention facility should be designed via CVC/TRCA LID manual
- Missing standard for water quality volume
- Would like to see the actual instead of the technical buffers
- Green roofs should be explored through EIR

Dave Stephenson from NRSI provided a brief presentation and made the following comment:

- Clarification related to rear yard catch basins. OMB decision (Dec. 3, 2015) included specific zoning regulations for rear yard basins. Property owners responsible for not altering. This is not new to the City.
- Have reviewed and accept comments from City.

The Environmental Advisory Committee went into committee to discuss a motion.

Moved by L. Renzetti and seconded by H. Wheeler.

“That the Environmental Advisory Committee conditionally support the EIR Terms of Reference, subject to the following being incorporated:

- Updates to the existing TIPP including a hazard tree analysis;
- Inclusion of a Tree Compensation Plan and Street Tree Plan;
- Grading, drainage and erosion and sediment control plans, including enhanced ESC measures per the recommendations of the July 2015 EIS;
- Incorporation of recommendations and BMPs related to timing windows and avoidance mitigation;
- Detailed landscape plans to support the habitat management plan and trail design;
- A development related insert to be produced and included with the distribution of the Enviro Guide;
- That the post construction monitoring program include thresholds and recommendations for adaptive management should thresholds be reached/ exceeded;
- Include an effectiveness monitoring for the buffer design, as well as the effectiveness (post development) of the infiltration gallery within the road right of way/park block, and,
- Post construction monitoring reports be provided to EAC once completed.”

**Motion Carried
-Unanimous-**

Moved by A. Singh and seconded by V. Capmourteres.

“THAT the City not bring forward reports to EAC until such time that City Staff have complete comments including City Engineering, Parks, MNRF and the GRCA.”

**Motion Carried
-Unanimous-**

6. Adoption of Minutes from Previous Meeting

Moved by H. Wheeler and seconded by M. Wilson.

“To accept the minutes.”

**Motion Carried
-Unanimous-**

7. Correspondence & Information

- Infrastructure and Development Review Engineering presentation next month
- Information next month related to the update to the Enviro Guide- to be emailed out to Committee
- Source Water Protection presentation possibly in the Spring

8. Next Meeting- February 10, 2016

9. Adjourn

The meeting was adjourned at 10:00 p.m.

Moved by L. Renzetti and seconded by H. Wheeler.

**Motion Carried
-Unanimous-**

CHAIRMAN