

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JUNE 10, 2015 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: K. McNeill (Chair) S. Jobber
H. Wheeler M. Mosco
C. Oaks M. Wilson
L. Renzetti

Regrets: N. Yap, Y. Roy

City: P. Patel, S. Kirkwood, A. Watts

External Groups: Astrid Clos, Astrid J. Clos Planning
Terry Ellery, Granite Homes/ Moshi Holdings
Mike Watt, Granite Homes/ Moshi Holdings
Greg Wand, Granite Homes
Pete Graham, Moshi Holdings/ Acorn
Ryan Archer, Natural Resources Solutions Inc.
David Stevenson, Natural Resources Solutions Inc.
Steve Paterson, MTE Consultants
Jeff Martans, MTE Consultants
Garett Korber, MTE Consultants
Shari Muscat, Stantec Consulting
Hugh Whiteley, Living Rivers and Greenspaces Group Guelph
Krista Walkey, Stantec Consulting
Dan Eusebi, Stantec Consulting

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. 44, 55, 66 &76 Arkell Road- 2nd EIS Addendum dated May 11, 2015

P. Patel, Environmental Planner with the City of Guelph, reviewed the staff report and provided background on the application.

Ryan Archer from NRSI provided comments that the EIS addendum was prepared to resolve outstanding issues. Substantial changes were made to the revised SWM plan to incorporate additional Low Impact Development (LID) measures which will reduce the post-development runoff volume reaching the wetland. Based on reductions, 30 m buffer can capture the excess water, based on infrequent flood events anticipated to occur 1-2 times/year. The analysis indicated the revised SWM Plan and water balance analysis would ensure no negative impacts to the natural features. NRSI has reviewed City comments and are happy with the recommended motion.

Comments from EAC Committee:

M. Wilson

- Commented on bioretention swales recommending pre-treatment measures to filter runoff capturing parking spaces and prevent accumulation of sediments in the swales that could impede effective functioning.
- MTE commented that sump could be incorporated upstream to maintain sediment accumulation in order to ensure swales are functional.

K. McNeill

- Commented on the in house study on natural variability conducted by MTE, would have been nice to see the results. Should be provided on future reports.
- EIR TOR, wells should be data logged for baseline and long term monitoring.

Dr. Hugh Whiteley delegated to the EAC Committee regarding the water balance summary.

- Concerned about the runoff as the site has no intermittent streams or ephemeral streams, with his experience of studies done in Guelph. Further expressed that the pre-development volume may over-estimate runoff and under-estimate recharge.
- Concerned whether or not the design of the LID measures for the SWM has been based on field measurements.
- Concern that system is modelled based on single events, when there is the ability to model over years. Emphasized continuous and full monitoring including sequence of monitoring/events is important

MTE commented that the recommended LID measures were based on geotechnical field work and acknowledged that MTE would promote continuous modelling and monitoring for water balance.

EAC went into committee to discuss the motion.

Moved by M. Mosco and seconded by H. Wheeler

“That the Environmental Advisory Committee conditionally support the Environmental Impact Study prepared by NRSI based on the following revised motion:

That the Zoning Bylaw Application:

- Incorporate minor revisions to the Stormwater Management Design as acceptable to City Engineering staff and that maintains or ameliorates the water balance as it is presented in the 2nd EIS Addendum (May 11, 2015);
- Maintain the buffer widths and limits of development presented in the EIS (October 2014), EIS Addendum (February 2015) and 2nd EIS Addendum (May 11, 2015);

That an Environmental Implementation Report is prepared as per the March 11, 2015 EAC motion which included:

- A spring and summer vascular plant survey;
- A refined water balance based on a detailed SWM design and detailed design of the outlet for the SWM system and its interface with the natural environment;
- Design of the trail layout as required by Parks Planning supported by mitigation measures and an analysis confirming no impacts to the Natural Heritage System;
- Education and Stewardship materials including sign designs and an insert to the EnviroGuide for future residents as well as detailed education information for construction activities;
- A Salt Management and recommendations with respect to it being included into the Declaration of Condominium;
- Restoration landscape plans including any required clean up or debris removal and invasive species management;
- An up to date and detailed tree inventory be conducted for the trail alignment, by adopting a risk assessment standard as approved by City staff, as well as a compensation plan;
- Baseline information;
- Additional groundwater monitoring through the use of data loggers to inform the SWM detailed design; and
- Consideration for pre-treatment directly upstream of bio-retention units.

That the TOR of the EIR contains the monitoring plan design details.”

Motion Carried
-Unanimous-

5. 781 Victoria Road

P. Patel, Environmental Planner with the City of Guelph, reviewed the staff report and provided background on the application.

Comments from EAC Committee:

M. Mosco

- Requested that EAC get a copy of the EIR TOR. Prachi commented that EIR TOR will be circulated once approved.

S. Muscat from Stantec Consulting provided comments on the project. Stantec has been working with City Staff to clarify TOR expectations. A revised TOR will be submitted following EAC meeting. Most of the changes are related to monitoring program. Stantec provided updates that baseline surveys has been completed, 4 additional groundwater monitoring wells went in the spring, totalling to 8 groundwater monitoring locations and tree preservation plan has been completed.

Comments from EAC Committee:

M. Mosco

- Commented on soak away pits and that the quantities on amount that can be infiltrated appeared to be exceptionally high.
- Comments related to the direction of downspouts and inconsistencies on data presented.
- Commented on how the infiltration galleries will be maintained as these back on rear yard of the private property.
- Commented the proposed depth of soakaway pits may need to be reviewed and revised to ensure effective functioning in light of frost depth.
- Comments related to soils of soak away pit, should look at soils and look at impact to soak away pits.

In light of the concerns over maintaining infiltration galleries on private property, Sylvia Kirkwood commented restrictive covenants are one of tools that can be applied to restrict certain uses or changes on zoned property.

EAC expressed concerns over the long-term effectiveness of restrictive covenants, especially since the infiltration galleries are backing onto Arboretum which is considered sensitive area and already have reduced '20m' buffer.

L. Renzetti

- Question regarding commitment to woodland protection plan.
- Inquired regarding Salt management plan

Stantec responded salt management plan is to be dealt with at site plan stage and that they are continuing to work with the Arboretum through the process. Stantec commented that the Arboretum will take over managing area to the west, discussion about buffer area and plantings. Arboretum wants it left that way to naturalize.

C. Oaks

- Section 4.3, doesn't list how high the fence is but that it is chain link around the buffer. Provided comments that it should be a high wooden fence as the chain link might not be enough of a barrier.

- Include references to arboretum staff in report.
- Concerns over controlling invasive plants. Commented to incorporate and provide a homeowners guide listing invasive plant species not allowed on the property.
- Area close to PSW and natural area, a source of bugs. Consider banning use of pesticides that have impact on aquatic life.

H. Wheeler

- Comments related to stewardship materials, Appendix F. Consider simplifying text and make it more accessible and encourage resident involvement.

M. Wilson

- Commented whether or not there was a mechanism to make sure OGS located on private roads would be maintained

S. Kirkwood commented that there is potential of applying controls through Condominium draft approval process.

K. McNeill

- Comments regarding northern forest buffer which includes 4 metres of site access (mowed lane) which further reduces the buffer from 10m to 6m.
- Ground water monitoring wells data logged? 4 manual measurements a year isn't useful for determining natural seasonal fluctuations. S. Muscat to verify.
- Provide some type of rationale or reference on the approach of using 15% drop in water levels as a trigger.
- Provide clarity to section 5.2.3.

S. Muscat commented that the max. 4 m wide lane was to provide access to the University to get a small vehicle through there.

M. Mosco

- Atlantis SWM system- drawings show the water discharged to Victoria Rd.
- Concerned that there is nothing dealing with storm water quality control. Recommended there needs to be some type of vegetative treatment such as compost buffers which can significantly reduce sediments and contaminants.

Dr. Hugh Whiteley delegated to the EAC Committee providing comments related to the City's Risk Assessment Officer hired under the Clean Water Act.

- Commented that City should provide a comment that additional ground water monitoring may be required to meet the conditions of the Clean Water Act.
- Commented on the need to involve Risk Assessment Officer.
- Commented on the need for clarity when dealing with source water protection.

EAC went into Committee to discuss the motion.

Moved by H. Wheeler and seconded by C. Oaks.

“That the Environmental Advisory Committee defer the Environmental Implementation Report prepared by Stantec Consulting Ltd. based on the following:

That the revised EIR TOR be finalized for final approval by the City of Guelph as per the February 11, 2015 EAC motion, as well as approval by the GRCA

AND

That a revised EIR is submitted in accordance with the City and GRCA approved EIR TOR”

**Motion Carried
-Unanimous-**

6. Approval of Minutes from April 8, 2015

Moved by C. Oaks and seconded by M. Mosco.

“To accept the minutes as printed.”

**Motion Carried
5 in favour, 2 abstained**

7. Correspondence & Information

P. Patel distributed materials for next meeting.

8. Other Business

- New members introduced.
- K. McNeill announced that September will be her last EAC meeting.
- K. McNeill will circulate EAC member’s memo/paper on cumulative impacts.

9. Next Meeting

July 8, 2015.

The meeting was adjourned at 9:02 p.m.

Moved by C. Oaks and seconded by M. Wilson.

**Motion Carried
-Unanimous-**