

Meeting Minutes



City of Guelph

Environmental Advisory Committee

February 13, 2019

City Hall, Meeting Room C

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

Meeting Chair: Colin Oaks

Present: Colin Oaks, Angela Mason, Adam Miller, Albanie Douglas, Amanjot Singh, Marina Nadj

Absent: Forrest Smith

Agenda Items

All were welcomed and introduction of newest members.

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, Approval of September 12, 2018 minutes

Item deferred to future meeting

Item 4

855 and 927 Victoria Road South Environmental Impact Study

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

General Discussion:

- Would be helpful to have City Engineering comments to review prior
- Concerns with shallow groundwater level and impacts of permanent de-watering
- Wildlife mortality issues on this road indicates that the current passage is failing and needs to be improved
- No endangered species on the property

- Concerns with increase in run-off and lack of post-development infiltration strategy
- Clarification around justification for LIDs not necessary
- Discussion around the potential impacts from run-off on tributary
- Discussion around the grade and existing fill that will be put back
- Consultants indicated that further details will be determined during the detailed design phase
- Concerns around preservation of the planned naturalized amenity spaces

Delegation: Laura Murr

- Concerns around the fill already dumped within the buffer
- Should restore 30m buffer to wetland
- Concerns with off-leash dogs and introduction of non-native, invasive species
- Opportunity for restoration of creek
- No mention of the 2017 risk assessment for source protection
- Concerns around the water table
- City needs to begin considering the cumulative impacts of development
- Wildlife tunnels are inadequate
- Concerns around bathtub effect this development will cause

Moved by: Adam Miller

Seconded by: Amanjot Singh

Carried – unanimous

THAT the Environmental Advisory Committee conditionally support the EIS for 855 and 927 Victoria Road South, prepared by Stantec dated June 15, 2018, subject to the preparation of an EIS addendum that:

- provides a revised concept plan that is consistent with natural heritage system policies of the Official Plan (i.e., limits to development established by natural heritage system policies);
- provides a revised concept plan that includes the required trail alignment;
- provides an updated water balance to demonstrate how the infiltration deficit identified for the subject lands is accommodated for in the design of the stormwater management pond 1, located to the west of the subject lands, within the Kortright Subdivision;
- provides an updated stormwater management approach and water balance to address the 245% increase in runoff;
- provides an impact assessment of the required trail alignment;
- provides an impact assessment of the proposed development on the hydrology of the adjacent wetland;
- provides an impact assessment of the proposed stormwater outlet to the tributary of Torrance Creek, and downstream wetlands;

- provides an impact assessment of the proposed development on the local groundwater regime; and
- provides an impact assessment of dewatering required to support underground parking on site.

Item 6

Information Items

None

ADJOURNMENT

Moved by: Adam Miller

Seconded by: Amanjot Singh

Carried – unanimous

DRAFT