

Meeting Minutes

City of Guelph

Environmental Advisory Committee

June 13, 2018

City Hall, Meeting Room C

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

Meeting Chair: Colin Oaks

Present: Amanjot Singh, Angela Mason, Virginia Capmourteres, Lynette Renzetti, Adam Miller, Colin Oaks

Absent: Matt Wilson, Ash Baron

Agenda Items

All were welcomed by the Chair.

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 December 13, 2017 approval

THAT the minutes of the December 13, 2017 meeting be approved.

Moved by: A. Singh

Seconded by: V. Capmourteres

Carried

THAT the minutes of the January 10, 2018 meeting be approved.

Moved by: L. Renzetti

Seconded by: Angela Mason

THAT the minutes of March 14, 2018 meeting be approved.

Moved by: V. Capmourteres

Seconded by: A. Mason

Carried – 7 for, 1 abstain

Item 4

132 Clair Road EIS Addendum

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

General Discussion:

- Clarification provided around OGS being included for the roadway for pre-treatment
- Discussion around LID infiltration based stormwater design
- **Discussion around the City's role in the salt management plan** – Source Water and Operations working on a City operational salt/winter maintenance plan currently for City roadways, but private side will be required to submit salt management plans via EIR or Site plan and become the responsibility of the owner/operator to follow (this is also a Source Water Protection Plan requirement)
- Clarification provided around surface water monitoring and water chemistry
- There is currently an appeal on this site with no hearing time set, intent is to work through the public process to an approval
- Consider looking at case studies around heated roadways or geothermal technology in lieu of snow removal and salt application
- Consider green roof or blue roof to help collect and store water
- Landform limits and protection – is the mapping clear and did we get additional information? This still needs to be provided by NRSI.

Discussion with NRSI:

- Confident that staff comments can be addressed
- Agrees that Poppy Drive should be a barrier for wildlife movement to the north (from the south)
- Appended the wrong letter for significant landform – will get the correct memo submitted
- Tree inventory – 12 being replaced for compensation
- Presented draft plan – blocks 4/5 are future development blocks and cannot be developed on their own, they will be consolidated with other sites in the future
- Addressed residential concerns and SWM concerns
- Astrid Clos clarified appeal concerns
- Update to ELC will be done to confirm conditions
- Concerns around dated references to wind guidelines for bats – would like to see reference to recent protocols for SAR bats
- Noted sugar maple with cavities (possible bat tree?)
- Clarification provided around meadow habitat location, buffer of PSW and vegetation – NRSI recommending the CUM unit in the southern portion of the property (beyond the limit of this development and in CMSP area) should be considered for long term protection based on habitat values
- Clarification around raptor wintering – reference to this in map of SWH
- Concerns around monitoring wells and their installation in the hydrogeology report (geotechnical well installation – not hydro G well installation)

- Concerns around water monitoring – could be improved through baseline and post development

Moved by: L. Renzetti

Seconded by: A. Singh

AMENDMENTS

Moved by: A. Singh

Seconded by: A. Mason

Carried – Unanimous

That the Environmental Advisory Committee accepts the Environmental Impact Study prepared by NRSI . for 132 Clair Rd West, subject to the following:
THAT an EIS addendum is provided:

- That specific recommendations for a SWM approach for blocks 4 and 5 also be provided;
- That feature boundaries, including for buffers be clarified and clearly demarcated and confirmed in the field; and,
- That the proposed ecological study design for the pre and post construction monitoring through the EIR focus on the confirmed habitats for SWH and HSS examining species use and relative abundance of the habitat through the development and post construction.
- That additional details be provided for the Salt Management Plan through an EIR
- That mitigation include no tree removal to extend throughout the bat maternal roosting period (end of Sept)
- That clarification of impact be provided to identify permanent vegetation loss and how that impact will be offset
- That detailed surface monitoring plan that includes monitoring locations, frequency, and parameters be included in the EIR
- That baseline groundwater quality monitoring data be included in the EIR.

Item 5

Other Business

- Turfgrass EIR and 300 Water Street for July meeting
- Chair noted that the information presented on Clair-Maltby at the March meeting had not been circulated prior. The committee would appreciate the ability to review information beforehand.
- Vice Chair nominations for next meeting

Next Meeting:

July 11, 2018 from 7:00 to 9:00 p.m. City Hall, Meeting Room C

ADJOURNMENT

Moved by: A. Mason

Seconded by: A. Singh

Carried – Unanimous