

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, APRIL 12, 2017 AT 7:00 P.M.**

**CITY HALL MEETING ROOM C  
MINUTES**

**Present:** C. Oakes (Chair) V. Capmourteres  
A. Miller L. Todd  
L. Todd A. Singh

**Regrets:** L. Renzetti, A. Baron

**City:** A. Labbe, M. Myhill, M. Ursic

**External Groups:** Shari Muscat – Stantec  
Melissa Straus – Stantec  
Ben Jones – Fusion Homes

**1. Call to Order**

The meeting was called to order at 7:05 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. 1888 Gordon Street – EIS**

M. Ursic from Beacon Consulting on behalf of the City of Guelph provided a summary of the staff report and was available to answer questions from the Environmental Advisory Committee.

**General Discussion:**

- Discussion around the use of a treatment train in addition to infiltration and trenches
- Salt management plan will be imperative
- Clarification around the compensation plan and what is included
- Discussion around Tree 203 and the scaling lines – do not match legend creating confusion around trees to be protected which appear to be in vegetation removal areas
- Plaza and street tree planting – important to see type of drainage that cell comes with and consideration of roots
- Concept should follow consistent layout
- Helpful to see construction impact laid out in 4.1, but consider mentioning sediment control around trees that are being preserved

- Paragraph on tree removal phases (4.3) for migratory birds could be combined with sediment control plan to confirm soil erosion with tree removals
- Discussion around carbon trade to promote of green roofs
- Centralized infiltration galleries – criteria surrounding this is not present in this manual
- Consideration should be given to bird friendly glass designs with higher density construction

### **Committee Questions and Comments from Stantec:**

- Confident that all comments can be readily addressed
- Reviewed GRCA comments and discussion –looking for more clarity and meeting with next week to discuss further assessment that has been done
- Previous consultant, AET, noted terrestrial crayfish in ELC card from visit in October 2015. Observation made somewhere around wetland which was the only information given by AET. Stantec was out approximately 10 times last year and did not observe any
- Presented image of wetland and explained hydrology observed during investigations. The wetland fills up with water in April and dries up by May. Conditions observed in 2015 and 2016 – feature is wet currently and anticipating it will be dry by June
- Water levels in PSW remain consistent
- This site is on the moraine and recharges in the spring
- Able to confirm the flow direction which is NW – down gradient from this feature and confident there is no connection between this feature and PSW
- Groundwater table observation at 5 metres below based on data collected during drought year is concerning as it may not be truly representative. Consideration to variations from other sites during that same drought – several spring fed creeks that dried up
- Chimneys have not been observed yet in other sites. Study should consider reference site
- Concerns about assumptions being made and techniques being used regarding crayfish. Need to rigorously survey and conduct field visits weekly with quadrat or transect map locations
- Continuing to work with City to address comments and met with GRCA to address swim comments
- Consideration should be given to existing conditions – low lying areas recharging downward should be utilized for infiltration and enhancement

The Environmental Advisory Committee went into Committee to discuss.

**Moved by V. Capmourteres and seconded by M. Wilson,**

**The Environmental Advisory Committee refers the Environmental Impact Study (January 2017) prepared by Stantec Consulting Ltd. for 1888 Gordon St. back to City staff until the following have been addressed:**

- **THAT a rigorous quantitative crayfish survey be undertaken in 2017 in and around the wetland during the appropriate timing window(Apr – June weekly, July Aug biweekly, if wet fall continue biweekly to end of October) to confirm presence or absence; Survey results should include protocol used and mapping of the survey plots or transects.**

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- **THAT the City’s Official Plan policies for Other Wetlands and Habitat for Significant Species are addressed;**
  - **THAT the maximum depth of any proposed End-of-pipe infiltration facilities be limited to 0.6m per MOECC guidelines and the revised surface area footprints be calculated to store the stormwater volumes.**
  - **That the Building designs include bird friendly glass as per established guidelines eg. Toronto**
  - **THAT the EIS present a new land development concept that works with the natural hydrological constraints and opportunities of the land. In this plan the existing surficial geological linkages will be preserved and enhanced as part of the SWM strategy including the preservation of the wetland function and natural recharge;**
  - **THAT the detail stormwater management design does not restrict to only infiltration galleries, however, includes treatment train LID features (permeable pavement in the parking lot, bio-retention facilities, soak-away-pits etc). Opportunities should also be explored for green roofs as a part of stormwater treatment.**
  - **THAT a maintenance plan is provided for the proposed LID features**
  - **THAT a Conceptual Landscaping Plan completed by a member of the OALA is provided that includes:**
    - **Identification of area(s) for naturalization, tree and shrub planting, street and plaza planting, as well as location for proposed LIDs;**
    - **Street and plaza trees to be planted in load bearing structural components under pavement. Detail drawings to be provided including information on root space, amended engineered soil and appropriate drainage.**
    - **Street and plaza trees to be selected based on tolerance to salt and urban conditions.**
  - **THAT updated water balance calculations that incorporate the results of permeameter testing be included in the EIS showing both overall annual averages and estimates by month comparing pre- and post-construction values for infiltration; and**
  - **THAT in addition to the items already listed in the EIS, the EIR include:**
    - **A Vegetation Compensation Plan which maximizes integration of trees into the urban landscape, avoids the use of invasive species and potentially provides habitat for some locally significant bird species; and**
    - **A salt management plan.**

**Motion Carried  
-Unanimous-**

## **5. 855 and 927 Victoria Road South EIS TOR**

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

**General Comments:**

- Concerns around trail which appears to be going through the 30 metre buffer and clarification provided by City staff regarding policies for trails in the NHS
- Discussion around surface type for trail and sidewalk locations
- Mortality surveys will be included in the EIS surveys and will report on existing impact to provide recommendations
- Fencing discussion about removal of sediment fence
- Discussion around the use of video cameras in culvert and the design of the culvert
- Discussion around wetland water balance – modelling to define what recharge target should be for this wetland or spreadsheet analysis
- Targets will be set out in EIS phase and then implemented in EIR phase
- Discussion around subwatershed study

**Committee Questions and Comments from Stantec:**

- Did not include trail as part of the project location primarily because it is a unique case with designing a trail on lands not owned by developer
- Culvert under McAlister – did studies in 2012 and 2013 and do have memo with some specific recommendations for culvert which includes sloping on sides of roads – leaning towards making recommendations on the culverts as opposed to mortality studies
- Significant discussion around road mortality studies, identifying targets and information that can be gained. Data will always be valuable. City requires the study as part of EIS scope
- Public attention regarding wildlife in this area
- Consider bats outside of woodland features as there may be sporadic individual trees which fall under habitat assessment
- Identify habitat within certain distance of proposal as opposed to entire swamp
- Potential grey area with hazard trees and habitat – Poplars along one section where they are falling down but will look into this further
- Trail alignment can be moved around hazard items
- Stantec looking for feedback from EAC regarding cumulative impacts and ideas to help shape the EIS
- Considerations need to be given to boxing in the woodland and confining wildlife which is going to affect movement in a uniform way. This will funnel wildlife through a 10 metre wide space increasing traffic through one area
- Monitoring water levels in wetland and geotechnical work to understand infiltration characteristics
- Consider connection between infiltration to wetland and look at restoring that function to design stormwater management to mimic these functions
- Flood hazard and discussion around the conversation had with GRCA

The Environmental Advisory Committee went into Committee to discuss.

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

**The Environmental Advisory Committee conditionally supports the EIS Terms of Reference for 855 and 927 Victoria Road South:**

**THAT a revised EIS TOR is provided which includes:**

- A study area that encompasses the entire Torrance Creek PSW swamp units and creek corridor adjacent the site.
- Confirmation that an impact assessment for the proposed Secondary Route trail will be undertaken and that the EIS will include topography and groundwater details to support the analysis.
- Include protocols in the field program (including methods, level of search effort and timing) for: Odonata and Lepidoptera, road mortality surveys and significant wildlife habitat assessments.
- A revised Appendix B which includes locations for all surveys being undertaken, including breeding birds, road mortality surveys, Odonata and Lepidoptera and significant wildlife habitat assessments.
- Additional information specifying the location for the tree inventory and acknowledgement to follow the Draft EIS Guide methods and the addition of an overall condition column.
- Inclusion of a buffer analysis, assessment of direct, indirect and cumulative impacts, and identification of opportunities for enhancement and restoration.
- Refinements to address the minor comments, typos and additional details (i.e., monthly water balance, report locations of significant species, etc.).
- That the proponent will determine proposed infiltration/recharge targets to maintain the existing conditions (i.e., no increase or decrease in size of the wetland). The recharge criteria will be defined by the best match in water balance (infiltration, runoff, ET) between the existing and the proposed conditions with stormwater management, and discussed in the context of the Torrance Creek SWS.

**Motion Carried  
-Unanimous-**

**6. Approval of Minutes from March 8, 2017**

Moved by M. Wilson and seconded by L. Todd,

**Motion Carried  
-5 moved, 1 abstained-**

**7. Correspondence & Information**

**8. Other Business**

Vice Chair position needs to be addressed next meeting.

**9. Next Meeting - May 10, 2017**

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**10. Adjourn**

**Moved by M. Wilson and seconded by A. Signh,**

**Motion Carried  
-Unanimous-**

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**CHAIRMAN**