

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, JANUARY 09, 2013 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** G. Drewitt (Chair) E. Blenkhorn  
C. Parent S. Lohnes  
B. Mungall K. O'Reilly  
R. Park

**Regrets:** M. Gillen, E. Stahl

**Staff:** A. Labbé, V. Laur

**External Groups:** Stephen Aboud, Aboud & Associates  
Marc Garon-Nielsen, Aboud & Associates  
Kevin Butt, Aboud & Associates  
Chris Sims, Gamsby & Mannerow Ltd.  
Angela Kroetsch, Gamsby & Mannerow Ltd.  
Bill Banks, Banks Groundwater Engineering  
Astrid Clos, Astrid J. Clos Planning  
Tom Krizsan, Thomasfield Homes  
Katherine McLaughlin, Thomasfield Homes  
Jennifer Passy, Upper Grand District School Board  
Charles Cecile, Guelph Field Naturalists  
Judy Martin, Sierra Club of Canada

A. Labbé introduced new EAC Members Kelsey O'Reilly and Ryan Park to the Environmental Advisory Committee.

**1. 1897 Gordon Street (Bird)**

A. Labbé, Environmental Planner with the City of Guelph, provided a brief overview of the subject property and reviewed the staff report.

Stephen Aboud, from Aboud & Associates, advised that the EIR will include a comprehensive plan which demonstrates locations where functional habitat types will be restored to meet the goals outlined in the EIS for the Savannah Sparrow, Braun's Wood Fern, wetland enhancement and tree compensation. The following was noted:

- Savannah Sparrow - 2 singing males – many more in other areas beyond the site. Goal is to expand/include habitat in 2 blocks – not create new habitat.
- Single specimen of Braun's Wood Fern will be relocated to the Open Space block where it will receive enough shade.

- Wetland enhancements will consist of invasive species removal.
- Planting plan will consist of native hardwoods.

Astrid Clos, from Astrid J. Clos Planning sought clarification on the term Vegetation Compensation Plan and A. Labbé noted it refers to Tree Compensation Plan.

Astrid Clos also indicated that in other sites, the City has counted street trees and trees in Stormwater Blocks as compensation for trees being removed.

General discussion took place and the consultants were available to respond to questions from the Environmental Advisory Committee.

Moved by S. Lohnes and seconded by E. Blenkhorn

“That the Environmental Advisory Committee conditionally support the Terms of Reference for an Environmental Implementation Report prepared by Gamsby & Mannerow, with the following conditions:

The EIR ToR is to address the following to the satisfaction of City Staff and the GRCA:

- Section 6.0 Monitoring Plan of the ToR is to provide additional detail with respect to the surface and groundwater monitoring that will take place to measure impacts of the development and operation of the stormwater management system to the satisfaction of City staff and the GRCA.
- Any items identified by the City’s Parks Planner in their review of the Terms of Reference (forthcoming).

The EIR is to include:

- In section 1.0 of the proposed table of contents include a summary of Draft Plan Conditions.
- A comprehensive plan which demonstrates locations where functional habitat types will be restored to meet the goals outlined in the EIS, for Savannah Sparrow, Braun’s Wood Fern, wetland enhancement and tree compensation.
- A detailed Tree Preservation and native Vegetation Compensation Plan including locations, species, size and condition of proposed compensation plantings. On-site, off-site and cash-in-lieu options to adequately achieve compensation at a 3:1 ratio must be discussed to ensure compensation is achieved. For clarity, the Tree Preservation and Vegetation Compensation Plan shall satisfy the detailed tree preservation/compensation plan requirement of the October 13, 2010 EAC Resolution.
- A hydrogeological report is required as part of the EIR and must include information and analyses of the additional 3 wells that were installed in December of 2010.

- A site-specific Stewardship Awareness Program which includes educational signage as well as a two-page information brochure which can be included as an insert to the City’s Environmental Handbook.
- A summary of EIS information under the Proposed Section 2.0 (Existing Physical and Natural Environment) will suffice.
- Specific items that have been previously identified:
  - Items from the October 13, 2010 EAC Resolution under the heading: “Required for the EIR”.
  - Items in the GRCA letter dated December 16, 2010.”

**Motion Carried  
-Unanimous-**

## 2. 25 Lee Street

A. Labbé, Environmental Planner with the City of Guelph, provided a brief overview of the subject property and reviewed the staff report.

Kevin Butt, from Aboud & Associates, presented a Power Point presentation and provided history on the subject property. It was advised that a Site Alteration permit has been issued.

Some highlights noted from the presentation include:

### Presentation Outline:

1. Site Overview Map
2. History of Site Studies
3. Need for EIS Addendum
  - Focus on woodland only
4. How OPA 42 Applies – Cultural Woodlot Policies
5. OPA 42 Constraints and Opportunities
6. Proposed Vegetation Compensation Plan
  - 3:1 replacement for mature trees >30cm dbh
  - 1:1 replacement for immature trees 10-30cm dbh
7. General Locations for Additional Planting
8. Compensation Breakdown
9. Species List

General discussion took place and the consultants responded to questions from the Environmental Advisory Committee.

EAC asked if there was more opportunity for compensation adjacent the sports fields. Also, EAC suggested that a no-mow zone should be considered adjacent to the woodlot which is being preserved.

Kevin Butt indicated that currently woodlot management is not recommended and there is no need for plantings in the park based on the proposed compensation approach.

The floor was opened to delegations.

***Delegation:***

Charles Cecile, on behalf of Guelph Field Naturalists, expressed the following concerns:

- Concerned with attention being paid to non-native cultural woodland and the lack of importance given to native wetland communities.
- Charles clarified that the wetlands in question were headwater wetlands and were identified within subcatchment S14 of the Clythe Creek Subwatershed Study.
- Noted that the decision to remove small wetlands from the Natural Heritage Strategy was a mistake and noted that City staff did not look at the wetlands to the South. Charles would like EAC to acknowledge mistakes were made in the past.

Discussion was had about the lack of continuity in the wetland units which were staked in the field with the GRCA. They were staked as separate pockets.

Jennifer Passy, from the Upper Grand District School Board spoke to the Storm water management plan in response to EAC's questions.

General discussion took place re: compensation and the Environmental Advisory Committee noted the following concerns:

- No compensation for Scots Pine is inconsistent with previous proposals.
- C. Parent expressed discomfort on deciding a compensation plan without a City Policy.
- City staff responded that the City has a current Draft policy and is working on a Tree Technical Manual as part of the Urban Forest Management Plan.
- EAC recommended alternatives to the compensation plan presented.

Moved by R. Park and seconded by K. O'Reilly

“That the Environmental Advisory Committee accept the Environmental Impact Study Addendum prepared by Aboud & Associates for 25 Lee Street with the following additions:

- Consideration should be given to enhancing the exiting woodland unit (majority of which is Scots Pine Plantation ELC unit) as part of the compensation approach.
- In addition to the compensation approach presented, EAC recommends non native, invasive species (excluding White Mulberry) be replaced at 1:1 ratio.
- In addition to the compensation approach presented, EAC recommends that trees sized 10-30cm dbh be replaced at a 3:1 ratio.”

**Motion Carried**

*2 members abstained*

**3. Other Business**

- C. Parent asked if Clerks Department could come and speak to EAC on how to deal with conflict of interest items. A. Labbé to follow up on this request.
- C. Parent advised there will be a draft outline for EIS ToR Guidelines distributed by the next meeting.

**4. Approval of Minutes from December 12, 2012**

Moved by E. Blenkhorn and seconded by S. Lohnes –

“To accept the minutes as amended.

- In agenda item #1 under Dallan (161, 205 and 251 Clair Road East) EIR ToR review, include italicized wording to paragraph 3 (see italics) as well as bullet point 3 (see italics):
  - Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson spoke to the *comment in the staff report regarding consideration of wildlife movement surveys and advised of the following:*
    - *Additional information was presented at the October 11, 2011 meeting and EAC determined that wildlife movement surveys were not required. Based on EAC’s October 11, 2011 resolution, Council approved the size and location of the wildlife corridor within the Dallan lands.*
- In agenda item #1 under Dallan (161, 205 and 251 Clair Road East) EIR ToR review, include italicized wording to include a new paragraph (#9 see italics) before the Motion:
  - *C. Parent noted that detailed fieldwork beyond the Dallan lands would not be feasible but that an analysis of a north-south trail route could be completed based on existing information (e.g. aerial photographs, MNR wetland evaluation records).”*

**Motion Carried**

*3 members abstained*

**5. Next Meeting**

February 13, 2013.

The meeting was adjourned at 10:30 p.m.

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**CHAIRMAN**