

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, APRIL 09, 2014 AT 6:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

**Present:** S. Lohnes (Chair) K. McNeill  
E. Blenkhorn B. Mungall  
C. Parent Y. Roy  
G. Johnstone E. Stahl  
R. Park

**Regrets:**

**Staff:** A. Labbé, V. Laur, A. Hearne, K. Sabzali

**External Groups:** Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson  
Chris Parent, North South Environmental  
Gerry Armstrong, Victoria Wood  
Ken Behm, K. J. Behm & Associates  
Peter Fitzgerald, Stantec Consulting Ltd.  
Katherine St. James, Stantec Consulting Ltd.  
Shari Muscat, Stantec Consulting Ltd.  
Hugh Whiteley, LRG3  
Judy Martin, Sierra Club of Canada  
Charles Cecile, Nature Guelph  
Brian Roth, RALA Inc.  
Melanie Sohm

C. Parent and R. Park declared a conflict of interest on Agenda item #1 - Victoria Park Village Environmental Implementation Report.

**1. Victoria Park Village Environmental Implementation Report**

Shari Muscat from Stantec Consulting Ltd. advised that the EIS was completed in November 2013.

The consultant noted that they are currently reviewing comments received from the City and are in the beginning phases of addressing those comments. It was recognized that a lot of work still needs to be done. Shari was requesting input from EAC on the report as it stands now and for EAC to provide any additional comments.

A. Labbé, Environmental Planner with the City of Guelph, reviewed the staff report.

General discussion took place and the consultant was available to respond to questions and hear feedback from the Environmental Advisory Committee.

K. McNeill noted that Buttonbush and Buckbean are rare and to not plant.

G. Johnstone noted that some of the botanical names need to be corrected.

E. Blenkhorn asked about post construction monitoring. She requested monitoring of nesting turtles and to expand the Table in Section 7.2.1.

Moved by E. Stahl and seconded by K. McNeill

“That the Environmental Advisory Committee defers the Environmental Implementation Report prepared by Stantec Consulting Ltd. for 1159 Victoria Road until such time that staff comments are addressed.”

**Motion Carried**

*2 members abstained*

C. Parent and R. Park declared a conflict of interest on Agenda item #2 - Pergola Phase II Lands Environmental Implementation Report.

## **2. Pergola Phase II Lands Environmental Implementation Report**

Katherine St. James and Peter Fitzgerald from Stantec Consulting Ltd. spoke to various components from the Staff Report and noted the following:

- There is not a lot of Natural Heritage Features of concern
- Mainly a wildlife corridor
- Eliminated catch basin within the corridor
- Currently there is drainage from the wildlife corridor going to Block 7 and 8
- Timing of grading will be outside April 1 to June 30<sup>th</sup>
- Black chain link fencing is proposed
- The topsoil stockpile will be moved further from the wildlife corridor
- The Tree Compensation Plan has been submitted and provides for better than 3:1 replacement ratio
- Barn Swallows – no nests were observed in the area

A. Labbé, Environmental Planner with the City of Guelph, reviewed the staff report.

The Environmental Advisory Committee reviewed Hugh Whiteley’s written submitted comments.

General discussion took place and EAC noted the following:

- North/South trail alignment – in Dallan it is suggested to look to Pergola for a trail connection
- Stantec responded that they do not recommend a trail within the wildlife corridor
- During construction, make sure contractors on site are aware they may see amphibians

Moved by Y. Roy and seconded by E. Blenkhorn

“That the Environmental Advisory Committee conditionally support the Environmental Implementation Report for the Phase II Pergola Lands, prepared by Stantec Consulting Ltd. for 1820 Gordon Street provided:

THAT a revised EIR is submitted to address:

- Any further details regarding the grading proposed in the wildlife corridor;
- Mitigation measures for works proposed within Open Space Block 9;
- Fencing solutions for the interface between Block 9 and Blocks 7 & 8;
- The relocation of the temporary topsoil pile further away from the wildlife corridor;
- Provision of enhancements and augmented plantings within the wildlife corridor on Drawing L-460;
- Clarification with respect to the protection of Tree Units B, C, D, E as well as fringe trees on site;
- Provision of a proposed compensation plan;
- Corrections and information as requested by the Environmental Planner’s comments provided in the April 9, 2014 Staff Report for EAC; and
- Forthcoming Parks Planning comments.”

**Motion Carried**

*2 members abstained*

C. Parent declared a conflict of interest on Agenda item #3 - Dallan Environmental Implementation Report.

### **3. Dallan Environmental Implementation Report**

A. Labbé, Environmental Planner with the City of Guelph, reviewed the staff report and noted that staff hasn’t had sufficient time to review all the detailed plans and drawings in fulsome.

Chris Parent from North South Environmental distributed 3 handouts to the Environmental Advisory Committee and introduced team members who contributed to the file.

Chris Parent spoke to Figure 2 of the EIR and noted that Wetland 1 and Pond 1 provide a recharge function to the groundwater table.

Chris Parent noted that the Grading Plan in the EIR is incorrect and advised that Figure 5 which was distributed to EAC members was the correct table.

Chris Parent noted that an important design feature of the site is the issue of the wildlife corridor. There will be 2 crossing structures (ACO tunnels) installed across Poppy Drive (see handout).

Another mitigation measure to help reduce amphibian road mortality is that a sidewalk will be put in along Dallan lands and will have an elevated lip to prevent amphibians accessing the road.

Chris Parent also noted the following:

- Will compensate for Scots Pine – 1:1 ratio
- On Table 7 of the EIR (errors) – Tree Compensation – bottom of page – Should be Blue Spruce
- Road mitigation – no need for speed bumps/texture pavements. Recommend MTO signage (see handout)
- Monitoring Program:
  - Will add hydrological monitoring of the pond
  - Removed SWM outlet to PSW
- Monitoring Wildlife Corridor – a comprehensive/robust monitoring program will be implemented
- Monitoring will be done each year and a report will be generated and produced. As conditions on site change, the monitoring protocol will adapt.
- Trail #1:
  - slope limits trail location
  - follows existing trail
  - will minimize disturbance
  - will do a lot of planting to encourage people to stay on the trail

Ken Behm, from K. J. Behm & Associates spoke to LID infiltration and advised on the following:

- 2 SWM infiltration basins have been identified
- 2 rear yard infiltration galleries
- 3 other blocks have potential for infiltration galleries. This will be discussed at the Site Plan stage.

The floor was opened to delegations.

***Delegation:***

Judy Martin with Sierra Club of Canada provided the following comments:

- Good quality report.
- Would like to see information in the EIR on preconstruction monitoring of amphibians.

- Construction of Poppy Lane should occur only between October-March and not during peak amphibian migration period.
- Not convinced the vibrant amphibian population will fare well
- Didn't see any data on culvert monitoring
  - Poppy Drive – bridge over corridor
  - Other options for crossing
- It is not a good idea for a trail within the 30 metre buffer as it adds stressors
- 900 mature trees are being removed from the site. Would like to see the calculation of the amount of canopy being removed as this contributes to the tally of canopy loss in the city.

General discussion took place and EAC noted the following:

- Would like to see the monitoring results of the wildlife corridor
- Concerned with the intensity of the monitoring program impacting the amphibians

K. McNeill noted the following:

- Reconsider Hydrophyllum Virginianum trees in the wetland
- Consider retaining the big trees in the Park Block
- Clarify when checking pit fall traps
- Data loggers are much better than bi-weekly data collection
- Monitoring Plan – think about statistical data analysis and outline expected statistical analysis

R. Park noted the following:

- Would like to see data loggers for wells and Halls Pond
- Ground water monitoring – wants to see fractions done
- Add nitrate, total ammonia, total hardness, TDS and connectivity
- Surface water monitoring – would like to see fractions and temperature with the logger

E. Stahl noted the following:

- Do IPC metals scan
- Do a phosphorus scan

Moved by B. Mungall and seconded by E. Stahl

“That the Environmental Advisory Committee support the Environmental Implementation Report by North-South Environmental Inc. for the Dallen Subdivision with the following:

THAT an EIR Addendum is prepared to address:

- Wetland water balance for all PSWs;
- Tree compensation for Scot's Pine;
- Additional recommendations with respect to infiltration, minimizing soil compaction and timing of fence installation;

- A monitoring program including the hydrological monitoring for Hall’s Pond (i.e. Wetland 1) and this program should include use of level loggers and revised water quality parameter lists as provided;
- Forthcoming detailed comments from Planning and Parks Planning as well as applicable comments from Sierra Club of Canada and Hugh Whiteley;
- A plan of how results will be used from the monitoring program (i.e. statistical analysis); and
- That annual monitoring reports are made available to EAC.”

**Motion Carried**

*1 member abstained*

#### **4. Correspondence and Information**

##### a) Upcoming Applications

- Revised EIS Addendum for 781 Victoria Road South – next month
- 24, 26, 28 and 32 Landsdown Drive – next month
- Stormwater Management Maintenance – next month

#### **5. Other Business**

- EAC Symposium May 3, 2014
  - Annual symposium is in Brampton. Cost -\$25.00. A. Labbé will send information via email to EAC members

#### **6. Approval of Minutes from March 12, 2014**

Moved by K. O’Reilly and seconded by R. Park –

“To amend the minutes with various typographical errors corrected.”

**Motion Carried**

*1 member abstained*

#### **7. Next Meeting**

May 14, 2014.

The meeting was adjourned at 9:45 p.m.

---

**CHAIRMAN**