

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, APRIL 10, 2013 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C  
MINUTES**

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

**Regrets:** B. Mungall

**Staff:** A. Labbé, V. Laur

**External Groups:** Angela Kroetsch, Gamsby & Mannerow Ltd.  
Stephen Aboud, Aboud & Associates  
Chris Sims, Gamsby & Mannerow Ltd.  
Astrid Clos, Astrid J. Clos Planning  
Marc Garon-Nielsen, Aboud & Associates  
Bill Banks, Banks Groundwater Engineering  
Tom Krizsan, Thomasfield Homes  
Katherine McLaughlin, Thomasfield Homes  
Shari Muscat, Stantec Consulting  
Melissa Straus, Stantec Consulting  
Judy Martin, Sierra Club of Canada  
Charles Cecile, Guelph Field Naturalists

**1. 1897 Gordon Street Environmental Implementation Report**

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

G. Drewitt reviewed the GRCA and Hugh Whiteley's written comments with the Committee.

Angela Kroetsch, from Gamsby & Mannerow Ltd. reviewed the staff comments and noted the following:

- Looking at ways to better mimic existing conditions – surface flows to wetland
- Stormwater pond trees – working with Engineering and GRCA
- Can extrapolate water levels
- 30% surplus in the number of trees
- Adjacent land owners will provide sign off for trees
- Agreed to invasive species monitoring

Astrid Clos, from Astrid J. Clos Planning spoke to item # 6 of the staff report. Astrid indicated that a Letter of Credit is onerous and unnecessary as it will be covered by the Subdivision Agreement. Astrid asked that this recommendation be taken out of the recommended motion.

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

C. Parent asked for extended monitoring of the wetland to 5 years. Monitoring would include:

- Disturbance of wetland
- Mitigation of encroachment
- Fencing
- Water balance

C. Parent also noted that the insert for the EnviroGuide needs to use less technical language and be written in more layman terms.

E. Stahl noted that the EnviroGuide should include best management practices to home owners in regards to reducing salt application and information on infiltration galleries.

C. Parent noted that the City should consider the 30cm minimum required topsoil depth in new subdivisions since the City will have to deal with the consequences decades after they have been implemented.

Moved by C. Parent and seconded by S. Lohnes

“That the Environmental Advisory Committee conditionally support the Environmental Implementation Report prepared by Aboud and Associates Inc., Gamsby & Mannerow Ltd. and Banks Groundwater Engineering Ltd., with the following conditions:

1. That the EIR be revised to address comments to the satisfaction of City staff, including:
  - a) A revised wetland surface water balance, monitoring and adaptive management plan;
  - b) A breakdown of compensation tree targets by Block as well as a Letter of Credit pending further discussion with City Staff and proponent and subject to further approval;
  - c) Revisions to EIR text, Appendices and Drawings as requested including the following:
    - Consider alternative location to Block 23 as temporary topsoil stockpile (see Section 5.1);
    - Assess disturbance/encroachment to wetlands and changes to its vegetation community, wildlife 5 years post construction;

- Refine text of EnviroGuide insert to remove technical terms (e.g. interflow, swale, invasiveness);
  - Information on best management practices for salt application and information on infiltration galleries for homeowners.
- d) Forthcoming comments from Parks Planning and Engineering.

2. That the EIR be revised to address comments from the GRCA.”

**Motion Carried**  
**-Unanimous-**

## 2. 5 Arthur Street EIS Terms of Reference

R. Park declared a conflict of interest on 5 Arthur Street EIS Terms of Reference.

A. Labbé, Environmental Planner with the City of Guelph, advised that the city has not received a full application on the subject site. A. Labbé provided a brief overview of the property and reviewed the staff report. It was noted that the application is also being reviewed by the River Systems Advisory Committee.

G. Drewitt reviewed Hugh Whiteley’s written comments with the Committee.

Melissa Straus, from Stantec Consulting distributed a preliminary schematic for the property illustrating the site context. It was also advised that waterfowl surveys have been conducted.

Shari Muscat, from Stantec Consulting reviewed the staff comments and was available to respond to questions.

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

- Hydrogeology – look at the Grand River Assessment Report for this area and take into consideration for landscaping etc.
- Advised the consultant to conduct a Standard Ontario Breeding Bird Atlas Protocols Survey - focus on riparian area
- Discussed structural integrity of the wall – consultant indicated the EIS will need to consider any new information

Moved by E. Blenkhorn and seconded by E. Stahl

“That the Environmental Advisory Committee accept the Terms of Reference for an Environmental Impact Study prepared by Stantec with the following condition:

- That the EIS ToR incorporate City Staff comments, specifically:
  - That the EIS address the location of the Significant Environmental Corridor as well as include a discussion on wildlife movement;

- That the EIS provide recommended mitigation measures and enhancement opportunities which may include a development setback or ecological buffer;
- That the EIS site characterization include input from engineering (i.e., geology, soils, hydrology and hydrogeology); and
- That the EIS include breeding bird surveys (per OBBA protocols), surveys and habitat screening for species at-risk (including bats) as required by MNR and a detailed tree inventory.”

**Motion Carried**

*1 member abstained*

### 3. Other Business

#### a) Election for New Chair of EAC to Occur at May 8th Meeting

A. Labbé advised this is G. Drewitt’s last EAC meeting. The position of Chair needs to be filled. She asked that EAC members give thought as to whether anyone is interesting in filling this position. A new Chair will be elected at the May 8<sup>th</sup> meeting as well as a Vice Chair.

#### b) Progress in EIS ToR Guideline Document

A. Labbé advised she is hoping to have drafts of assigned sections by EAC members by next month’s meeting and would like a final document to Council in the fall.

### 4. Approval of Minutes from March 13, 2013

Moved by E. Stahl and seconded by K. O’Reilly –

“To accept the minutes as printed.”

**Motion Carried  
-Unanimous-**

### Re-opened Minutes from January 09, 2013

Moved by S. Lohnes and seconded by R. Park –

“To accept the minutes as amended.

- In agenda item #1 under 1897 Gordon Street (Bird) include italicized wording to paragraph 4 (see italics below):

"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.*"

**Motion Carried**

*1 member abstained*

**5. Next Meeting**

May 08, 2013.

The meeting was adjourned at 9:20 p.m.

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**CHAIRMAN**