

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JULY 25, 2012 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) E. Blenkhorn
M. Gillen C. Parent
S. Lohnes B. Mungall

Regrets: G. Najcler

Staff: M. Ursic, A. Labbé, V. Laur

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Mirek Sharp, North-South Environmental Inc.
Angela Kroetsch, Gamsby & Mannerow Ltd.
Jessica Linton, Natural Resource Solutions Inc.
Judy Martin, Sierra Club of Canada

M. Ursic introduced A. Labbé, the new Environmental Planner for the City of Guelph.

C. Parent declared a conflict of interest on the Cityview Ridge EIS - Environmental Impact Study agenda item.

1. Cityview Ridge EIS – Environmental Impact Study

M. Ursic, Acting Environmental Planner with the City of Guelph, provided a brief overview of the draft proposal and reviewed the staff report.

Mirek Sharp, from North-South Environmental Inc., provided a brief overview of the subject site and boundary lines and responded to the staff comments. He also indicated that Guelph Field Naturalists comments will be addressed i.e. plant nomenclature.

Mirek Sharp noted the following:

- The site used to have a Christmas tree farm.
- There are seepage areas within the wetland.
- Significant wetlands exist.
- There are also plantations with locally significant bird species.
- A breeding bird survey will be done according to OBBA protocols as part of the EIR for the proposed apartment block.
- There will be coordination on the preservation of mature trees in good or excellent condition between adjacent properties/lot lines.
- Tree saving will be looked at where/if possible.

Angela Kroetsch, from Gamsby & Mannerow Ltd., provided a brief overview of the original storm water management plan for the subject lands and spoke to the proposed revisions to the SWM plan in order to address GRCA's concerns. It was also noted that the groundwater flows in both directions from the drumlin divide.

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

The floor was opened to delegations.

Delegation:

Judy Martin, on behalf of the Sierra Club of Canada, expressed the following concerns:

- That the GRCA has not signed off on the storm water management plan.
- The tree replacement ratio fails to compensate loss.
- The City's Tree Protection Policies and Guidelines (2008) are not being met.
- Recommended that EAC defer approval of the EIR and Addendum Letter.

General discussion took place and E. Blenkhorn noted the following:

- Milk snake is in the area- be aware during construction phase.
- Observed Cooper's Hawk in the winter
- Observed Red-Tailed Hawk
- There is an active coyote den
- Recommended consideration for the above during implementation.

Moved by M. Gillen and seconded by S. Lohnes

“That the Environmental Advisory Committee accept Environmental Impact Study and Addendum Letter prepared by North-South Environmental for 22-37 Cityview Drive (Cityview Ridge) subject to the following revisions (which may be provided in an Addendum) and approval by the City's Environmental Planner:

- Verification of plant nomenclature.
- Completion of breeding bird surveys according to OBBA protocols in the eastern cultural plantation.
- A summary of revisions to the SWM report and plans, particularly as they relate to protection of the creek's water quality, thermal regime and wetland water balance as outlined in the GRCA's comments, including:
 - Consideration of the ability of the Valleyhaven facility to adequately accommodate the proposed development.
 - Consideration of the hydro period and maintenance of the seeps.
- A revised EIS Figure 3 addressing the GRCA's comment #4 under Advisory pertaining to the slope stability setback (7 m).

- Emphasis on identifying opportunities for preservation of native trees in good or excellent condition, particularly along lot lines and in /near rear yards, through the EIR, by coordinating with adjacent landowners.
- Consider in the EIR edge management practices to address invasive species removal and replace with native plantings.

1 member abstained

Motion Carried

2. Cityview Drive EIS- Environmental Impact Study

M. Ursic, Acting Environmental Planner with the City of Guelph, provided a brief overview of the draft proposal and reviewed the staff report.

Jessica Linton, from Natural Resource Solutions Inc., provided a brief overview of the history of the subject property and advised the Terms of Reference was approved by EAC in 2009. Jessica suggested that the EIS not be amended until the road alignment is confirmed.

M. Ursic noted the following:

- Look for milk snake when doing surveys.
- Look at what can be done for preservation of locally significant species.
- Requested data cards for ELC.

The floor was opened to delegations.

Delegation:

Judy Martin, on behalf of the Sierra Club of Canada, expressed the following concerns:

- Concern for cultural woodland.
- The tree replacement ratio fails to compensate loss.
- The City's Tree Protection Policies and Guidelines (2008) are not being met.
- The road should not encroach into the wetland buffer.
- The need for protection and preservation of the Monarch Butterflies.

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

C. Parent noted the following concerns to be addressed in the EIS:

- Pages are missing.
- Figure #5 – overlay on air photo in the body of the report.

- Page 30 – elaborate what might be in the trees i.e. nesting, birds, wildlife (cavity of trees).
- Page 31 – First paragraph - grading – wordsmith to clarify the meaning.
- Page 32 – Line 6 – statement about ESC’s - elaborate on wording for clarity.
- Page 34 – Top of page, first sentence, Section 7.4.3 – need to elaborate mitigation measures to reduce salt.
- Pages 36 & 40 – induced impacts – this warrants additional attention.
- Page 39 – second paragraph, second sentence – there should be some staging mentioned.
- Second paragraph, second sentence – removal of buckthorn - there should be some staging mentioned.
- Page 41 – Section 8.3.2, first bullet – ESC controls – suggest intensive monitoring as opposed to periodic.

Moved by C. Parent and seconded by M. Gillen

“That the Environmental Advisory Committee defer making a decision on the Environmental Impact Study prepared by Natural Resource Solutions Inc. for 55 & 75 Cityview Drive until a revised EIS is submitted that addresses the above mentioned items as well as other EAC comments as were quoted in the July 25, 2012 Minutes.”

**Motion Carried
-Unanimous-**

3. Correspondence and Information

- There is no EAC meeting in August.

4. Approval of Minutes from March 07, 2012

Moved by C. Parent and seconded by E. Blenkhorn –
“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

Approval of Minutes from May 09, 2012

Moved by M. Gillen and seconded by B. Mungall –
“To accept the minutes as amended:

- In agenda item #3 under Victoria Park Village 1159 Victoria Road EIR – Terms of Reference, change #7 bullet point in the Resolution to read as follows (see italics):

- 7 Specify that the EIR is to include a detailed description of the methods for removing the on-line pond and establishing the channel realignment. This should include aspects such as timing (e.g., fisheries windows, amphibian and reptile lifecycle requirements, *particularly hibernation*, breeding birds, etc.), methodology (e.g., fish/amphibian/*herptile*/ rare plant salvage, dewatering, etc.) and construction controls (e.g., erosion control, silt fencing, monitoring, etc.);”

**Motion Carried
-Unanimous-**

5. Other Business

- Upcoming Items
 - Development applications
 - 1291 Gordon (potentially September)

6. Next Meeting

September 12, 2012.

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

CHAIRMAN