

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, SEPTEMBER 10, 2014 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: E. Stahl (Chair) Y. Roy
K. McNeill E. Blenkhorn
G. Johnstone

Regrets: R. Park, C. Parent, B. Mungall

Staff: A. Labbé, V. Laur

External Groups: Astrid Clos, Astrid J. Clos Planning
Shawn Keeper, Dunsire Developments
Karston Chong, Dunsire Developments
Kevin Moniz, Strik Moniz Ltd.
Todd Fell, Dougan & Associates
Charles Cecile, Nature Guelph

1. 24, 26, 28 & 32 Landsdown Drive Revised Application (23CDM-1307/ZC1317)

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

Astrid Clos, from Astrid J. Clos Planning requested that the EAC Committee not endorse item #5 in the Suggested Motion of the staff report. Astrid advised that an upcoming meeting has been scheduled with city staff to discuss and the neighbourhood want R1.B zone lot size.

Todd Fell, from Dougan & Associates requested that the suggested Motion in the staff report (page 6, first bullet), reflect flexibility on the number of caliper trees proposed.

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

K. McNeill noted the following:

- Page 18 – Wetland Community – water table in PSW – add more verbiage/clarification on timing of observation as it is unclear whether it is an observation during the seasonal high or not.
- Plant List Schedule – Goutweed should not be retained – consider removing

G. Johnstone noted the following:

- Figure 18-3 – do adjustment to trail (currently showing as going through 2 trees)

E. Blenkhorn noted the following:

- Figure 19 and Draft Plan – there is a difference in lot lines on arial photos in EIS (Figure 19) and Site Plan. The consultants indicated the Draft Plan is correct.

The floor was opened to delegations.

Delegation:

Charles Cecile on behalf of Nature Guelph provided the following comments:

- Generally supports the Staff Report.
- Concern with SWM within the 30 metre buffer
- 2 Season Floral Survey was not a complete survey. There is lack of species identified to genus (Page 4 of the EIS).
- A 3 Season Floral Survey could address gaps in the EIS including identification of species to genus and flora missed due to season.
- The TOR passed by EAC indicated that only a 2 season survey was to be completed which was inadequate as it should be a 3 season survey; on page 4 of the EIS, it states that "a survey of the dominant flora" was completed which is not a complete survey; this resulted in a number of plants being only identified to genus level, so incomplete survey; on page 4 of the EIS it states that "field data are corroborated with current status lists to identify species of significant conservation status" but the survey and field data are incomplete; on page 20 of the EIS, it notes that some plant species were only identified to genus level due to wrong stage of maturity which indicates why a 3 season survey is necessary; also on page 20 of the EIS, it states "No species inventoried is considered endangered, threatened or rare" and it was noted that because the vegetation survey was incomplete, this statement has little relevance; it was also noted that 5 plants that are on the City's Significant Species List from OPA 42 that the EIS only identified to genus and therefore couldn't be compared.
- It was suggested that for significant species, the City's OPA 42 List of Significant Plant Species be used to identify significant species, not Frank & Anderson's Flora of Wellington County which has no official status and is not endorsed by any authorities.
- Recommends staying away from prairie affiliated species in restoration. Stay with native to Guelph plants.
- Page 4 – use NHIC standard for plant nomenclature. The document references 2011 and should use current information for 2014.

E. Stahl noted Hugh Whiteley submitted written comments to the Environmental Advisory Committee.

Moved by Y. Roy and seconded by K. McNeill

“That the Environmental Advisory Committee accept the Scoped Environmental Impact Study prepared by Dougan and Associates with the following conditions:

- That a wetland water balance and SWM design are provided to the satisfaction of the GRCA and the City;
- That infiltration galleries form part of the SWM design to ensure no impacts to the PSW;
- That a 15 m no disturbance buffer is provided adjacent the PSW and a 5m no disturbance buffer adjacent to the Significant Woodland, and maximized where feasible;
- That in total, a 30 m wetland buffer and 10 m woodland buffer is provided;
- That adjustments to the rear lot lines of lots 1-12 and the lot widths of lots 20-22 be considered following further discussions with the City with consideration for environmental concerns;
- That continuous data loggers are placed in the monitoring wells to inform detailed design;
- That Nature Guelph's comments be addressed.

And

- That an Environmental Implementation Report includes but is not limited to:
 - a. Consideration for a treatment train approach to water quality treatment and a salt management plan;
 - b. Details of the infiltration galleries and SWM plan and a discussion confirming no impacts to the PSW;
 - c. A detailed compensation plan based on the compensation approach recommended by staff, prepared by a member of the OALA;
 - d. A detailed monitoring plan including baseline information;
 - e. Demarcation and fencing details;
 - f. Education and stewardship details; and
 - g. That common native species to Guelph be included in the Compensation Plan.”

**Motion Carried
-Unanimous-**

2. Correspondence and Information

A. Labbé distributed the following:

- 5 Arthur Street EIR
 - Appendix D to N are on disk
 - Drawings and Landscape Plans are on disk
- TOR for and EIR for 1211-1231 Gordon Street

3. Other Business

- E. Stahl advised she is resigning from the Environmental Advisory Committee effective immediately.
 - Chair for the October 8th EAC meeting will be K. McNeill.

- K. McNeill will send an email to the Committee to see if anyone else is interested in being Chair.

4. Approval of Minutes from August 13, 2014

Moved by G. Johnstone and seconded by E. Blenkhorn –

“To accept the minutes as amended.”

**Motion Carried
-Unanimous-**

5. Next Meeting

October 08, 2014.

The meeting was adjourned at 8:45 p.m.

CHAIRMAN