

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, SEPTEMBER 19, 2012 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM D  
MINUTES**

- Present:** C. Parent (Chair) E. Blenkhorn  
M. Gillen G. Najcler  
B. Mungall
- Regrets:** G. Drewitt, S. Lohnes
- Staff:** M. Ursic, Acting Environmental Planner, V. Laur, Rodrigo Goller
- External Groups:** Roger Freymond, Stantec  
Steve Brown, Stantec  
Shari Muscat, Stantec  
Joe Harris, Stantec  
Hugh Handy, GSP  
Derek Lough, Stantec  
Judy Martin, Sierra Club of Canada

**1. Presentation: Community Engagement Framework - Rodrigo Goller, Community Engagement Coordinator with the City of Guelph**

Rodrigo Goller, Community Engagement Coordinator with the City of Guelph, gave a presentation on the Community Engagement Framework and requested feedback on various community engagement tools/methods. Feedback from the community members will be used to develop a toolkit of engagement resources for the Community Engagement Framework.

It was advised that the Community Engagement framework will provide corporate decision makers and community members with a consistent and genuine approach that will set a standard of excellence for community engagement processes in the City of Guelph.

Some highlights noted from the presentation include:

Presentation Outline:

1. Review of the components of the Community Engagement Framework (CEF)
2. Background & Process
3. Definitions and Guiding Principles
4. Roadmap for Community Engagement
5. Toolkit of Engagement Activities

6. Obtain feedback, comments and suggestions
7. Next Steps

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

EAC members to submit suggestions or feedback to Rodrigo Goller by September 30, 2012.

## **2. 1291 Gordon Street - Environmental Implementation Report**

M. Ursic, Acting Environmental Planner, provided a brief overview of the staff report.

Joe Harris, from Stantec, presented revised concept plans to EAC and provided clarification to various comments in the staff report.

Joe Harris noted the following:

- There will be no development or grading within the buffer.
- There will be seven smaller spreader swale outlets to disperse overland flow; these replace the need for a level spreader.
- The trail set up will be 0.4 m above the existing grade – elevation of wetland.
- Consultant does not believe the section of deer crossing being occasionally wet, will be a concern.
- Advised that they have been working with City Engineering on a Storm Water Management design and a solution has been found.
- Advised dewatering may not be required.

The floor was opened to delegations.

### ***Delegation:***

Judy Martin, on behalf of the Sierra Club of Canada, provided a brief overview on the history of this proposal and expressed the following concerns:

- Concern for the White Elm and overall compensation/replacement of dbh – 2:1.
- Canopy cover is an issue.
- The need for protection and preservation of the Monarch Butterflies and their breeding habitat.
- Supports deferral.

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

G. Najcler noted that the EIR needs to address responsibility for decommissioning of ground water monitoring wells.

Moved by E. Blenkhorn and seconded by M. Gillen

“That the Environmental Advisory Committee defer making a decision on the Environmental Implementation Report prepared by Stantec Ltd. for 1291 Gordon Street until the staff report’s outstanding items listed below, particularly those related to storm water management and performance monitoring measures, are addressed.

- WILDLIFE: Under section 2.3, please discuss any incidental observations of species in relation to use of the wildlife corridor, as well as anticipated use based on the species observed in the area.
- DEWATERING PLAN:
  - A “during construction” wetland water quantity monitoring program and adaptive management plan is required to support the dewatering plan and to ensure no impacts to the PSW. Provide this plan, at least on a preliminary basis, as part of the EIR based on the general dewatering plan provided in section 3.2.4. e.g. Specify how long dewatering might be anticipated under a worst case scenario as well as timing for construction that might avoid the need for dewatering.
  - The City will require the detailed Dewatering Plan as part of the Site Plan Process prior to site alteration. This plan should demonstrate that there are no anticipated impacts to the wetland as a result of a dewatering program and provide details to support this.
- COMPENSATION: The proposed compensation is satisfactory. However, in Attachment B ‘1291 Gordon Canopy Area and Stem Total’, numerical values supporting the provision of 3, 543 sq. m of proposed canopy in the Naturalization Area appear to be missing. Please provide.
- INVASIVE SPECIES MANAGEMENT: Staff support the recommendation in section 3.2.3 of Appendix F ‘Tree Preservation Plan’ to undertake Buckthorn Treatment. This will have to be further reviewed in context of the City’s Pesticide By-law. Please revise the last paragraph of section 2.2 of the EIR to indicate that Buckthorn removal and treatment will be undertaken. In addition, this recommendation needs to be carried through in the Performance Monitoring Plan.
- STEWARDSHIP:
  - It should be noted that condition 4 requires the proponent to provide the Guelph Residents’ Environmental Handbook to all new residents.
  - Please provide a proof of the site-specific Environmental Stewardship Guide referred to in section 3.3.4 for review by the City’s Environmental Planner. This can be a 1 – 2 page insert to the GREH required above.
- TIMING OF CONSTRUCTION AND SITE ALTERATION: Please provide a clear phasing plan for implementation. A flow chart or table is preferred.

- **PERFORMANCE MONITORING:**
  - Please provide more detail re: the Terrestrial Monitoring and Groundwater Monitoring components of the Performance Monitoring Plan (i.e., methodologies, timelines, reporting requirements and figure illustrating monitoring locations).
  - Staff suggests a long-term (5 years) water quantity monitoring program be included to monitor the wetland's water balance and confirm the assessment in the report. This program should be built using the pre-development information and the piezometers already on site.
  - The response letter from Stantec dated August 22, 2012 indicates that water quality of the water leaving the site will be monitored, however this is not found in the EIR. Staff suggest that program include monitoring for water quality at the end-of-pipe and a provision of findings to the City in the monitoring report.
- **SPECIES LISTS:** Please provide a wildlife list in addition to the plant list provided for the site based on the surveys undertaken in 2010 and 2011 and any more recent incidental observations.
- **SWM FACILITY DESIGN – COMMENTS FROM CITY ENGINEER:**
  - The outlet invert on the oil/grit separator (STC Ø750) is located below the maximum ponding level for the 5 and 100 year storm event. This does not meet MOE design guidelines and would potentially result in back flow of stormwater in the STC, which would compromise water quality discharge into the wetland. This is a significant concern that must be addressed.
  - The size/form of the relocated City pond has not yet received final approval from Engineering. Although the proposed pond and related infrastructure are generally reflective of the most recent discussions, it should be noted that changes to this pond will impact aspects of the proposed site design.
- **SWM FACILITY DESIGN – COMMENTS FROM ENV. PLANNER:**
  - Consider design options to the SWM facility to avoid any water pooling within the Wildlife Crossing.
- **OTHER:**
  - Staff suggest the EIR include a succinct list of recommendations to carry forward during the Site Plan process.
  - Comments provided by the City Parks Planner will also need to be addressed.

Detailed Comments:

- On page 2.2, please specify that the wetland boundary was confirmed in the field with GRCA staff.
- On page 3.1, the report erroneously states that the amenity area will have a community garden. Please correct.
- In section 3.2.1, please clarify what is meant by “the woodlot”.

- It should be recognized that despite the fact that groundwater and surface water are both flowing to the same destination, in this case the PSW, they are different in chemistry and support different wetland functions and biodiversity.
- Please remove or reword the sentence on page 3.3 where it is indicated that: “based on discussion with City of Guelph staff, it was determined....”
- On page 3.5, please correct the statement that that Scots Pine tend to dominate wet lowland areas; they actually tend to expand into meadow habitats.
- It needs to be stated in the EIR that species selection for restoration must be composed of native species and the use of genetic stock must be specified on the plans, as per the Draft Plan condition 16 b).
- *Cephalanthus occidentalis* is a sensitive species which thrives in thicket swamp communities and requires inundation for most of the year. Please ensure that the appropriate conditions are being provided, or replace this shrub with a less sensitive species.
- *Hypericum kalmianum*, *Cephalanthus occidentalis*, *Cornus sericea*, *Salix discolor*, *Spiraea japonica*, *Sambucus canadensis* and *Physocarpus opulifolius* are low growing shrubs. While these are desirable native species that should remain on the landscape plans, they do not really contribute substantially to canopy cover and should not be counted as contributing to it. Based on staff’s review, this change will still allow the compensation objective of canopy replacement to be achieved.
- That the EIS addresses responsibility for decommissioning of ground water monitoring wells.”

**Motion Carried  
-Unanimous-**

### 3. Correspondence and Information

- Bill Mungall asked for notice of the OPA 42 Pre-Hearing Dates.

### 4. Approval of Minutes from July 25, 2012

Moved by G. Najcler and seconded by B. Mungall –

“To accept the minutes as amended:

- In agenda item #1 under Cityview Ridge EIS – Environmental Impact Study, under general discussion, include the italicized word in the 2<sup>nd</sup> bullet....Observed Cooper’s *Hawk* in the winter.”

**Motion Carried  
-Unanimous-**

**5. Other Business**

Upcoming Items

- Development applications
  - 1820 Gordon Street was circulated
  - 1159 Victoria – Victoria Park Village

**6. Next Meeting**

October 10, 2012.

The meeting was adjourned at 9:00 p.m.

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**CHAIRMAN**