

**ENVIRONMENTAL ADVISORY COMMITTEE  
WEDNESDAY, NOVEMBER 8, 2017 AT 7:00 P.M.**

**MEETING ROOM C  
MINUTES**

**Present:** C. Oakes (Chair) L. Renzetti  
A. Baron V. Capmourteres  
L. Todd A. Singh  
A. Mason M. Wilson

**Regrets:** A. Miller

**City:** A. Labbe, M. Myhill, R. Dal Bello

**External:** Ryan Archer  
Paul Douglas  
James Fryett  
Astrid Clos

1. **Call to Order**  
The meeting was called to order at 7:00 pm.
2. **Call and Certification of Quorum**  
Attendance was noted and a quorum was declared.
3. **Declarations of Pecuniary Interest or Conflict of Interest**  
1888 Gordon St – A. Mason
4. **1300 Gordon Street Official Plan and Zoning Bylaw Amendment – EIS dated June 2017**

A. Nix, Environmental Planner with the City of Guelph, reviewed the staff report and was available to answer questions from the Environmental Advisory Committee.

EAC discussion included the following points:

- Consider cumulative effects of surface runoff and stormwater management techniques in water balance calculations, use a standardized method for the water balance calculation, and consider parking garage and high water table in water balance and storm water
- Focus of EIS was to study deer movement and determine the width and design of ecological linkage

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- To conclude on magnitude of deer use for this corridor, carrying capacity should be considered to provide context. The EIS concluding that the use by deer is low could be misleading
  - Majority of deer movement tracked overnight – common amenity space wouldn't actively be used during this time – also area won't be fenced to allow for movement
  - Discussion around landscaping for wildlife corridor
  - Looking to incorporate a system that would enable unhindered movement and access
  - Consider invasive species management and education to residents
  - Discussion around deer crossings, sightlines and collision data
  - Consider restoration opportunities for the ecological linkage

Moved by L. Todd and seconded by L. Renzetti,

**THAT The Environmental Advisory Committee conditionally support the Environmental Impact Study prepared by Natural Resource Solutions Inc. in support of the proposed development at 1300 Gordon Street with the following conditions:**

**THAT an EIS Addendum letter report is provided and includes:**

- **Clarification regarding the results of the field program and the number of “events” of deer using the Ecological Linkage.**
- **Changes to the development proposal and an indication of how they relate to the natural heritage functions, particularly building location, common amenity space and stormwater management locations relative to the Ecological Corridor;**
- **Placing the Ecological Linkage into an Open Space (P.1) zoning;**
- **Recognition that the tree compensation will be provided using a 3:1 replacement ration and/or cash-in-lieu and an updated Tree Preservation Plan that includes consideration for protection of the large Freeman's Maple, and physical protection for the preserved apple tree during construction;**
- **Confirmation that at least a portion of the Ecological Linkage on site will be available for use by wildlife during construction;**
- **A restoration plan for the Ecological Linkage which includes removal of the existing driveway**

#### **AMENDMENT**

- **LID features being currently considered did not account for shallow groundwater as per BH4 readings and as such the design should be reconsidered;**
- **Should weeping tiles be proposed to be connected to the stormwater sewer, the volume should be recorded in the calculations and ensure that it doesn't exceed sewer capacity under current and future development condition;**
- **A landscape plan clearly defining the layout and material proposed for the amenity area be completed by a registered member of the OALA;**

- **Tree protection fencing location for each tree to follow the tree protection zone table provided in SD-90a**
- **Use a recognized water balance framework that is capable of accounting for hydrological responses associated with LID measures;**
- **Design the LID and relate the design back to the water balance equations**

**Motion Carried  
-Unanimous-**

### **5. 1888 Gordon Street Official Plan and Zoning Bylaw Amendment**

M. Ursic from Beacon Consulting on behalf of the City of Guelph provided a summary of the staff report and was available to answer questions from the Environmental Advisory Committee.

EAC discussion included the following points:

- Consider different LID practices in design to build in redundancy
- EIS conclusions re: additional crayfish monitoring were not clearly supported by field data. More discussion should have been included to walk reader through findings of field study and how conclusions were drawn and supported.
- GRCA confirmed criteria for wetland removal
- updated water balance calculations, infiltration numbers and additional geotechnical work
- Opportunities for tree compensation at rear of site and discussion around landscaping goals to support local species
- Salt management plan will be submitted with final site plan
- Discussion around irrigation and water concerns
- Missing information in data table regarding site visits and findings

**Moved by L. Renzetti and seconded by V. Capmourteres,**

**THAT The Environmental Advisory Committee conditionally accepts the Environmental Impact Study (September 2017) prepared by Stantec Consulting Ltd. for 1888 Gordon St. subject to the following:**

**THAT an updated geotechnical/hydrogeological assessment (including a water balance) to address the comments above in identified by Engineering be provided to the satisfaction of City staff prior to re-zoning; and**

**THAT an EIS Addendum report providing a proper discussion including peer-reviewed research on the terrestrial crayfish study that fully demonstrates the low likelihood to non-occurrence of species on this site; and**

**THAT in addition to the items already noted in Sections 7.3, 7.4 and 8.3 of the EIS, the following are provided, to the City's satisfaction, through the Site Plan Approval process:**

- **An updated Tree Inventory and Tree Management Plan (including updated compensation calculations) that include the trees in the narrow finger at the back of the subject lands where there is a proposed road connection to Poppy Drive.**
- **A Detailed Landscaping Plan that includes that includes streetscape, landscape and naturalization plantings with native and non-invasive species, integrated with locations for proposed LIDs;**
- **Cash-in-lieu compensation for any trees in fair to excellent condition to be removed that cannot be compensated through proposed restoration plantings;**
- **A plan for transplanting the locally significant plant species to the nearby NHS, including target location, timing and any other specialized requirements;**
- **A monitoring plan focused on the ESC measures, functioning of LID measures, tree preservation and establishment of landscaping / restoration plantings; and**
- **A salt management plan.**

**Motion Carried  
-Unanimous-**

#### **6. 58 Glenholm Drive EIR – dated September 2017**

M. Ursic from Beacon Consulting on behalf of the City of Guelph provided a summary of the staff report and was available to answer questions from the Environmental Advisory Committee.

EAC discussion included the following points:

- Discussion around why limited monitoring is being supported over the EIS recommendation
- Clarification and discussion around septic system policies in natural features
- Reviewed existing and proposed development map
- Applicant is still working to improve buffer and restoration opportunities
- Reviewed mitigation measures – buffers, additional restoration planting, thinning of conifer plantations and underplanting to increase native plant diversity, removal of buckthorn, and increase depth of top soil to provide additional infiltration capacity
- Inconsistencies in map legend
- Consider standing snags within canopy gaps instead of removing trees

**Moved by L. Renzetti and seconded by L. Todd,**

**THAT The Environmental Advisory Committee conditionally support the Environmental Implementation Report (EIR) prepared by North-South Environmental Inc. (September 2017) in support of rezoning of 58 Glenholm Drive with the following conditions:**

**THAT the following items be provided to the City's satisfaction through an**

**Addendum:**

- **Additional information related to the local soils, as well as a water balance, to demonstrate that the water management plan will work as anticipated;**
- **All plans, as appropriate, revised to show proposed wells and swales (and any other structures) outside of the approved buffers, and to exclude grading from the buffers to the greatest extent possible;**
- **All plans, as appropriate, be revised to eliminate grading from the woodland feature on 87 and 79 Glenholm, and to limit grading on 80 Glenholm Finalization of the small areas to be cleared (based on comments provided and further discussion with City staff if needed) and confirmation that the areas identified for restoration outside of the approved significant Woodland limits and variable buffers matches or exceeds this area;**
- **Updates to the Tree Inventory and Preservation Plan to clearly distinguish trees to be removed from those to be retained;**

**Landscaping Plan revised to include:**

- **Any swales;**
- **Areas where 300 mm of topsoil is to be applied;**
- **The limits of the woodlands and approved buffers;**
- **The limits of the restoration areas outside of the Significant Woodlands and approved buffers;**
- **The details of the areas to be restored in relation to Buckthorn removals, underplanting and/or thinning;**
- **Incorporation of standing snags within canopy gaps; and**
- **The Restoration Areas outside of the Significant Woodlands and approved buffers;**
- **A revised Monitoring Plan focused on the establishment of the restoration plantings, success of the Buckthorn removals, and progress of the succession of the three plantation features over time. This plan should be in a table and clearly show the objective, methods, timing, frequency and duration of monitoring;**
- **A revised MBCA timing window;**
- **A revised homeowner insert that includes a few bullet points of why these features are significant, and a simple table of “do’s” and “don’ts” for residents to be good stewards, with some graphic elements if possible; and**
- **Details on the location and type of lighting fixtures to be used to limit light spillage into the natural features and inclusion of these recommendations in the homeowner’s insert as part of the do’s and don’ts;**

**Motion Carried  
-Unanimous-**

**7. Approval of Minutes from August 9, 2017 and October 11, 2017.**

**Moved by A. Mason and seconded by A. Singh,**

**THAT the minutes from the August 9, 2017 meeting be approved.**

**Motion Carried  
-7 moved, 1 abstained-**

**Moved by L. Renzetti and seconded by M. Wilson,**

**THAT the minutes from the October 11, 2017 meeting be approved.**

**Motion Carried  
-6 moved, 2 abstained-**

**8. Correspondence & Information**

- **71 Wyndham at December meeting**

**9. Other Business**

- **Meeting will remain at 7:00 pm**

**10. Next Meeting – December 13, 2017.**

**11. Adjourn**

**Moved by A. Baron and seconded by A. Singh,**

Meeting adjourned at 9:48 pm.

**Motion Carried  
-Unanimous-**

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**CHAIRMAN**