

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 14, 2012 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

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

Regrets:

Staff: A. Labbé, V. Laur

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Melissa Straus, Stantec
Gerry Armstrong, Victoria Wood
Ken Behm, K. J. Behm & Associates
Melanie Allard, University of Guelph
Hugh Whiteley, Living Rivers & Greenways Action Group
Charles Cecile, Guelph Field Naturalists
Jenn Bock, Guelph Field Naturalists
Judy Martin, Sierra Club of Canada

C. Parent declared a conflict of interest on the 246 Arkell Road EIR Terms of Reference agenda item.

1. 246 Arkell Road EIR Terms of Reference

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

Chris Parent, from North-South Environmental Inc., provided a brief overview of the 246 Arkell Road EIR Terms of Reference and noted the following:

- there are no significant environmental constraints on the site
- the draft plan ensures the 30m setback is maintained between the PSW and the road
- to ensure everything from previous reports are covered, items to be addressed in the EIR have been put into a table format to reflect how requirements are to be addressed
- Thicket Swamp wetland unit on-site has not been complexed with the PSW and has been approved for removal by the GRCA
- trail system will be an on road trail system
- there are no implications to the Natural Heritage System

The floor was opened to delegations.

Delegation:

Hugh Whiteley, on behalf of Living Rivers & Greenways Action Group, expressed the following concerns:

- Trails: the trail in the south is distinctively not an on road trail system. Hugh believes this is more closely related to purpose of trails which is to experience nature. This is identified in the Trail Master Plan to be a nature trail
- Geotechnical study needs attention as well as inclusion of a good monitoring plan. Hugh noted the City needs to modify its monitoring requirements to pay more attention to monitoring plans

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

Ken Behm, from K. J. Behm & Associates spoke to how the EIR looks at cumulative impacts on the well. Ken noted the following:

- an extensive hydrogeological report was done and it concluded that development won't impact deep wells (in bedrock)
- bore holes were drilled
- there was extensive investigation of wells on adjacent lands
- suggested clay barriers be installed
- ground water depths have been monitored for the past few years – in spring it is at the surface, in summer it is down 3 metres below ground surface
- the proposed development will be increasing recharge, specifically in spring

B. Mungall asked how the City tracks cumulative impacts. A. Labbé advised she will take a look into this and advise in the near future.

Moved by M. Gillen and seconded by S. Lohnes

“That the Environmental Advisory Committee support the EIR Terms of Reference prepared by North-South Environmental Inc. for 246 Arkell Road with the following:

That the EIR:

- be a comprehensive document including an introduction, conclusion and supporting figures and plans throughout (i.e., landscape plans, compensation plan). Furthermore, accompanying documents (e.g. SWM Report, ESC Plan, etc.) will be appended as appropriate;
- address the GRCA and Parks Planner comments with respect to trails;
- include a comprehensive section detailing Mitigation Measures during all phases of construction with consideration to leaving a vegetated buffer; and

- include a comprehensive Monitoring section which details reporting requirements.”

Motion Carried

2. 1820 Gordon St Proposed Redline Revision to an Approved Draft Plan of Subdivision

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

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson, provided a brief overview on the history of the site and where it is at today. Nancy also noted the following;

- changes cannot be made to Poppy Drive as the developers no longer own it.
- the catch basin could be removed, but in removing it, there would be significant grading in the wildlife corridor

The floor was opened to delegations.

Delegation:

Charles Cecile, on behalf of Guelph Field Naturalists, noted the following:

- supports increasing the width of the wildlife corridor
- how will wildlife corridor be vegetated? EIR needs to investigate how this should be done
- fencing should be provided to reduce encroachment
- since parkland is reduced, residents from Pergola will need to go to Dallen Park so must mitigate potential encroachment through wild life corridor
- Bobolinks are Threatened Species at Risk

Delegation:

Hugh Whiteley, on behalf of Living Rivers & Greenways Action Group, noted the following:

- the EIR for Phase 2 does deal with items that may affect development layout
- the Redline Revision coming in advance of the EIR renders the EIR useless
- questioned how EAC can give an opinion on the redline without the Phase 2 EIR
- Riparian Rights: Drainage Act.....can't discharge water on your neighbour

General discussion took place and the Environmental Advisory Committee noted that a Species at Risk screening should be required.

Moved by B. Mungall and seconded by E. Blenkhorn

“That the Environmental Advisory Committee support the proposed Redline Revisions to the Approved Draft Plan of Subdivision (23T-03507) prepared by Stantec Consulting Ltd. for 1820 Gordon Street with the following:

- Alternative techniques to address the low point within the wildlife corridor and the use of a catch basin should be explored including measures to mitigate catch basins impacts to wildlife, should a catch basin be required;
- Among other things that have been indicated in the EIS, the scope of the EIR for Phase 2 of the Pergola Lands will include the design and implementation of the wildlife corridor, including timing of construction, mitigation of construction impacts and restoration measures for the grading encroachment. Restoration plantings should be recommended to best enhance linkage function for amphibians;
- SAR screening should be conducted; and
- Opportunities for coordinating between adjacent property owners with respect to restoration of the wildlife corridor should be explored.”

**Motion Carried
-Unanimous-**

3. **Guelph Innovation District Draft Secondary Plan**

Joan Jylanne, Senior Policy Planner with the City of Guelph gave a PowerPoint presentation on the Draft Guelph Innovation District Secondary Plan.

Presentation Outline

- Background
 - 436 ha site with significant natural and cultural heritage resources
- Project Integration
 - Secondary Plan (Growth Management Strategy)
 - Community Energy Initiative
 - Economic Development Strategy
- Secondary Plan Process – 3 Phases
- Public Engagement – 13 events over past six years
- Vision, Principles and Preferred Design – Supported by Council January 2012
- Preferred Design Development
 - Area Structure Plan
 - Natural and Cultural Heritage
 - Infrastructure Framework
 - Connections and Viewsheds

- Draft GID Secondary Plan Components
 - Vision, Principles and Objectives
 - Natural and Cultural Heritage
 - Energy, Infrastructure and Sustainability
 - Mobility
 - The Public Realm
 - Land Use and Built Form
 - Interpretation and Implementation
- Next Steps
 - October 15, 2012 - Release Draft Secondary Plan
 - November 28, 2012 - Public Open House
 - February 2013 - Statutory Public Meeting
 - April 2013 - Council Adoption

The floor was opened to delegations.

Delegation:

Hugh Whiteley, on behalf of Living Rivers & Greenways Action Group, inquired whether the River Systems Advisory Committee was asked to overlay River Systems mapping with the GID mapping. Joan advised the River Systems report was part of the background materials provided to the consultants.

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

Joan asked that the Committee review the Draft Secondary Plan and provide comments to her by December 07, 2012.

4. Correspondence and Information

- EAC Symposium
 - Adele advised that the Symposium has been cancelled. C. Parent will send a link to the Committee for EAC Ontario.

5. Other Business

- Upcoming items:
 - 25 Lee Street – Development application
 - This application was circulated in September
 - Memberships and 2013 EAC
 - New members will be starting in January 2013
 - Other
 - 1291 Gordon Street EIR Addendum to come back to EAC
 - Dallan EIR TOR

6. Approval of Minutes from October 10, 2012

Moved by B. Mungall and seconded by M. Gillen –

“To accept the minutes as amended.

- In agenda item #1 under 1159 Victoria – Victoria Park Village – Red Line Revisions to Draft Plan of Subdivision, change bullet points #1, #2 and #7 in the Resolution to read as follows (see italics):
 - An *EIS* Addendum be provided in support of the proposed Redline Revisions which addresses the following:
 - Any impacts these changes may have on the environmental features being protected (per the approved EIS) and their functions, *with specific reference to* ecological communities, fish and wildlife habitat as well as hydrology and hydrogeology.
 - That the *EIS* addendum include a figure that illustrates the proposed Draft Plan of Subdivision that clearly illustrates wetland and woodland limits, buffers and limits of development plus trails (colour coded). One version of the figure should be overlaid on an aerial photograph.”

**Motion Carried
-Unanimous-**

7. Next Meeting

December 12, 2012.

The meeting was adjourned at 10:20 p.m.

CHAIRMAN