

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

JANUARY 12, 2011
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) Southgate Business Park – Environmental Implementation Report Presentation
 - Presentation from Natural Resource Solutions Inc.
 - Question and Answer Period
 - Hearing of Delegation(s)
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - December 8, 2010
- 6) Other Business
 - Upcoming Items
 - (i) development applications
 - (ii) SWM Master Plan City Presentation
- 7) Next Meeting
 - February 9, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JANUARY 12, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) G. Najcler
J. Tivy J. Suke
C. Parent B. Mungall
L. McDonell G. Drewitt
M. Gillen

Regrets:

Staff: J. McEachren, V. Laur, S. Hannah

External Groups: Astrid Clos, Astrid J. Clos Planning
Tara Brenton, Natural Resource Solutions Inc.
David Stephenson, Natural Resource Solutions Inc.
Leslie Marlowe, Industrial Guelph Equities
Sandy Anderson, Anderson Geologic Ltd.
John Perks, IBI Group

1. Presentation: Southgate Business Park – Environmental Implementation Report

J. McEachren, Environmental Planner with the City of Guelph, informed the Committee that the presentation from Natural Resource Solutions Inc. in regards to the Southgate Business Park – Environmental Implementation Report is for information only. No decision will be made at this meeting.

Astrid Clos, from Astrid J. Clos Planning, provided a brief overview on the planning process to date and was available to respond to questions of the Environmental Advisory Committee.

David Stephenson, from Natural Resource Solutions Inc. advised that the Southgate Business Park – Environmental Implementation Report has a fair amount of amended material and reviewed the Table of Contents with the Committee. Using the Table of Contents as a guide, David Stephenson, along with Tara Brenton, Sandy Anderson and John Perks, provided an overview of items/topics detailed in the Environmental Implementation Report.

1.0 Introduction

2.0 Fresh Sugar Maple Woodland Assessment**3.0 Street Tree Planting****4.0 Buffer Design and Restoration Plantings**

Includes:

- Detailed naturalized wildlife corridor (30 metre wide)
- Planting around the stormwater management pond
- Berm located along Maltby Road and other restoration

5.0 Tree Inventory and Preservation Plan

Includes:

- Tree Inventory Plan and summary of findings
- Over 1000 trees were inventoried
- Tree conservation and tree planning plan

6.0 Pedestrian and Open Space Trail System

Includes:

- Bike route
- Recommended locations for trail signage
- Trail mitigation measures
- Outlines the pedestrian trail and ultimately the City of Guelph will take over ownership of the trail

Bill Mungall enquired as to whether or not there was a possibility of one or two distinct trail outlook locations that could be provided as a direct point for people to view the wetland complex.

7.0 Property Demarcation

Includes:

- Provided map with recommended property demarcation

8.0 Ecological Connectivity and Wildlife Movement

Includes:

- Naturalized wildlife corridor connecting Woodlot Block 8 and Open Space Block 5
- Wildlife culverts beneath Road A

9.0 Hydrogeology

Includes:

- Overview of Hydrogeological Assessment
- Discussion of development conditions
- Executive Summary on Appendix 9 of the document

It was noted that the groundwater runs N/E to S/W across the property.

10.0 Stormwater Management

Includes:

- Proposed stormwater management monitoring program
- Oil/grit separator monitoring
- Wetland /wet pond monitoring

11.0 Servicing Overview

Includes:

- Servicing grading overview
- Sanitary servicing
- Utilities

It was noted utilities and Hydro are serviced along Southgate.

12.0 Pre-Construction (Baseline) Monitoring Program

Includes:

- Hydrogeological
- Biological
- Detailed Salamander Monitoring Study

13.0 Comprehensive Monitoring Program

Includes:

- Ongoing monitoring of biological and hydrogeological components
- Post-construction monitoring

It was noted monitoring can occur up to 75% built out up to 2 years.

14.0 Site Plan Recommendations

Includes:

- Recommended Site Plan Checklist

General discussion took place and it was noted that the Environmental Advisory Committee will review the document in more detail and set up a site visit to the property for the Committee. Dates for the site visit will be sometime in the next month. Jessica will advise the Consultants of the date.

The floor was opened to delegations.

Delegation:

Charles Cecile on behalf of the Guelph Field Naturalists provided the following comments on Southgate Business Park – Environmental Implementation Report:

- Identifying Hazard Trees – The Guelph Field Naturalists wish to be a part of the stewardship of the woodlot.
- Concerned about the trail on the south edge
- Concerned about the size of the linkage (only 30 meters) – proposes a wider linkage i.e. 100 meters
- Concerned about the design of the linkages
- The EIR needs to specify linkage
- Leave some open areas and meadows

Delegation:

Paul Rice, on behalf of the Maltby Road Residents Committee made note of the following questions to be addressed by the Consultant:

- Given that the recharge of all wetlands is dependent upon retaining the surface flow of precipitation to the wetlands (two partially dependant and the remainder 100% dependant) and groundwater recharge is to be accomplished through constructed infiltration ponds/galleries show are both these functions going to be maintained during site development and until the individual properties are fully developed?
- As site development proceeds, will the graded areas be immediately seeded by the developer?
- For Phases 1 and 2, will site construction access be from the currently existing Southgate Road and existing temporary road access from Crawley Road only?
- Why were the majority of wetlands and habitat to the east of the property, with the exception of a small area to the north-east, excluded from the amphibian survey?

- Does the exclusion of the above lands result in an understatement of the importance of all habitats between the wetlands on the property and those off the property to the east and south?
- Besides the two amphibian culverts along the driveway to Block 1, what provisions are proposed to maintain the extensive amphibian migration movement across Block 1 (Map Appendix 8, sub Appendix I)?
- Is the design of the amphibian culverts consistent with the most recent recommendations of the biologists at MNR and are those designs identical to those proposed for Maltby Road?

Does the landscape design along Maltby Road, between the municipal SWM and the driveway to Block 1 fully satisfy Draft Plan of approval condition l) by incorporating the existing hill and landform that gradually rises from west to east along Maltby Road, taking into account the required buffer and the various setback requirements for parking lots and buildings?

- Under condition k) of the EIR terms of reference, how many private wells were inventoried, how many were sampled, and how many were in the shallow vs. deep aquifer, and what are the locations of these wells?
- Were the test results of the private wells shared with the property owners?
- If recharge and water quality targets are not met, who is the accountable agency and who enforces corrective action?

2. Correspondence and Information

- Jessica to follow up on posting general information about the Committee and their overall credentials.

3. Other Business:

- Upcoming Items:
 - Development Applications
 - Southgate – Jessica to co-ordinate a site visit
 - Stormwater Management Master Plan - City Presentation
 - Colin Baker, Environmental Engineer with the City of Guelph will make a presentation to the Committee, possibly in February.

4. Approval of Minutes from December 08, 2010

Moved by B. Mungall and seconded by C. Parent –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

5. Next Meeting

Next meeting will be February 09, 2011.

The meeting was adjourned at 10:15 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

FEBRUARY 9, 2011
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) City of Guelph Stormwater Management Master Plan
 - Presentation from Colin Baker (City of Guelph Environmental Engineer) & Rob Scheckenberger (Engineer with AECOM)
 - Question and Answer Period
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - January 12, 2010
- 6) Other Business
 - Upcoming Items
 - (i) development applications
 - (ii) York Trunk Sewer EA
- 7) Next Meeting
 - March 9, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 09, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) G. Najcler
J. Tivy J. Suke
C. Parent B. Mungall
G. Drewitt

Regrets: M. Gillen, L. McDonell

Staff: J. McEachren, V. Laur, C. Baker

External Groups:

1. Presentation: City of Guelph Stormwater Management Master Plan

C. Baker, Environmental Engineer with the City of Guelph, gave a brief introduction and update on work completed to date on the City of Guelph Stormwater Management Master Plan.

Ron Scheckenberger, Engineer with AMEC, gave a PowerPoint presentation to the Environmental Advisory Committee and was available to respond to questions.

Some highlights noted from the presentation include:

Presentation Outline:

1. Introduction
2. Study Process- Status Overview
3. Next Steps
4. Discussion

Primary Deliverables:

- Priority-based Capital Programs
 - Quantity (flooding)
 - Quality (surface water)
- Stormwater Quality Management Plan
- Updated Stormwater Management Policy

Study Phases:

- Phase 1 - Study Area Profile
- Phase 2 - Define Goals and Objectives
- Phase 3 - Storm Sewer System and Water Quality Models
- Phase 4 - Alternative Evaluation
- Phase 5 - Preferred Stormwater Management Strategy
- Phase 6 - Public Consultation
- Phase 7 - Implementation Plan
- Phase 8 - Stormwater Management Master Plan Report

Next Steps:

- Input from EAC on material presented today
- Adjustments and finalizing assessment and upgrade recommendations as well as prioritization
- Finalizing alternatives
- PIC No. 2 (February 24, 2011)
- Completion of Draft Study late Spring, 2011

Ron Scheckenberger advised that a copy of the presentation will be made available to the Environmental Advisory Committee for information.

General discussion took place and B. Mungall suggested the consultant produce a water quantity map.

2. Other Business:

- Upcoming Items:
 - Upcoming Development Applications
 - Southgate – will be returning to the March EAC meeting
 - 94 Maple EIS will be in front of the Committee for the April EAC meeting
 - York Trunk Sewer EA
 - Colin Baker, Environmental Engineer with the City of Guelph, will bring forward to the April EAC meeting.
 - New Chair
 - P. Smith advised that he will be leaving the Committee shortly and a new chair will need to be appointed.

Moved by J. Suke and seconded by B. Mungall –

“G. Drewitt to be Co-chair of the Environmental Advisory Committee.”

**Motion Carried
-Unanimous-**

3. Approval of Minutes from January 12, 2011

Moved by G. Najcler and seconded by G. Drewitt –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Next Meeting

Next meeting will be March 09, 2011.

The meeting was adjourned at 9:10 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**MARCH 9, 2011
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET**

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Correspondence & Information
- 4) Adoption of Minutes from Previous Meeting
 - February 9, 2011
- 5) Other Business
 - Upcoming Items
 - (i) development applications
- 6) Next Meeting
 - April 13, 2011
- 7) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MARCH 09, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: P. Smith (Chair) G. Najcler
J. Tivy M. Gillen
C. Parent B. Mungall
G. Drewitt L. McDonell

Regrets: J. Suke

Staff: J. McEachren, V. Laur, A. Hearne

External Groups:

1. Presentation: Southgate Business Park – Environmental Implementation Report

Item was deferred.

2. Other Business:

- Upcoming Items:
 - Upcoming Development Applications
 - 94 Maple EIS will be in front of the Committee for the April EAC meeting. J. McEachren will circulate EAC comments on the Terms of Reference to the committee.
 - York Trunk Sewer EA
 - Colin Baker, Environmental Engineer with the City of Guelph, will bring forward to the April EAC meeting.

3. Approval of Minutes from February 09, 2011

Moved by B. Mungall and seconded by J. Tivy –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Next Meeting

Next meeting will be April 13, 2011.

The meeting was adjourned at 7:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

APRIL 13, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 94 Maple St. – Environmental Impact Study Presentation
 - Presentation from Dance Environmental Inc.
 - Question and Answer Period
 - Hearing of Delegation(s)
 - Motion
 - (2) City of Guelph York Trunk Sewer
 - Presentation from Colin Baker (City of Guelph Environmental Engineer) & Jamie Witherspoon (Genivar)
 - Question and Answer Period
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - March 9, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - May 11, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, APRIL 13, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) G. Najcler
M. Gillen B. Mungall
C. Parent L. McDonell
J. Suke

Regrets: P. Smith, J. Tivy

Staff: J. McEachren, V. Laur, C. Baker

External Groups: Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Tanya Lonsdale, Braun Consulting Engineers Ltd.
Ken Dance, Dance Environmental Inc.
Curtis Wile, CK Design & Build
Katharine Phillips-Wile, CK Design & Build

1. 94 Maple Street – Environmental Impact Study Presentation

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised that the applicant is proposing to sever two lots and build a new home on each of the severed parcels.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson introduced Ken Dance, Author of the EIS and Tanya Lonsdale, Project Engineer.

Ken Dance addressed the itemized comments of the Staff Report and Tanya Lonsdale spoke to the Engineering items.

General discussion took place and J. Suke requested if a calculation of fill could be provided to the Environmental Advisory Committee.

The floor was opened to delegations.

Delegation:

Lisa Mactaggart, Resident of 70 Maple Street, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study.

- Concerned that the development doesn't balance economic, social and environmental concerns.
- Removal of trees, grading of slope and cooling effect.
- Lack of geotechnical conclusion.
- Lack of completeness and clarity on what is happening to surrounding trees.
- Impact of grading on her lot and the trees on it.
- Development will alter the appearance of the site from the street.
- Concerned about the butternut trees

Delegation:

Judy Martin, concerned citizen, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study:

- Concerned about the loss of trees and how that could impact locally significant bird species.
- Impacts on the butternut trees.
- Supports the deferral of the application.

Delegation:

Daphne Wainman-Wood, Old University Neighbourhood Residents Association, noted that there are too many questions to be answered before approval should be given and supported the deferral of the application.

Moved by C. Parent and seconded by M. Gillen

“That the Environmental Advisory Committee defer the Environmental Impact Study prepared by Dance Environmental Inc until the next available meeting to give the Environmental Advisory Committee members sufficient time to consider staff comments, the clarification provided by the proponents and issues raised by the delegations, as well as meeting the following items listed in the staff comments:

- That the EIS identify the location and number of trees to be retained vs. removed;
- That compensation for the trees to be removed is more detailed;
- That tree protection fencing should be at least paige wire fencing with heavy duty sediment and erosion control fencing attached;
- That the exact location of the storm pipe be identified;
- That clarity be given as to how the tree inventory was completed;
- That a map demonstrating the location of the butternut setbacks and how they fall/are positioned on the subject property be provided;

- The EIS states that development is “not expected to negatively impact the two butternut trees located on 27 Forest Hill Drive.” This needs to be more definitive. The proposed development will not impact these species as they are Provincially Threatened species.
- That tree compensation be addressed and dealt with through the EIS;
- That details surrounding how trees identified for retention will appropriately be retained given the amount of fill required;
- That City Engineering concerns/requirements be addressed, and
- That the requests from EAC (August 12, 2009) be addressed:
 - a) Given the topography of the site, the degree of fill required to accommodate the development should be specified. The impact and extent of fill placement must be clearly outlined in the study report. Please provide existing contours (which were provided).
 - b) Findings from the geotechnical investigations should be incorporated into the EIS discussion,
 - c) Setbacks from the butternut trees must be clearly articulated through the text and mapping
 - d) Proposed stormwater management measures should be clearly articulated.”

**Motion Carried
Unanimous-**

2. **Presentation: City of Guelph York Trunk Sewer**

C. Baker, Environmental Engineer with the City of Guelph and James Witherspoon, Project Manager from Genivar Consultants, gave a brief presentation on the York Trunk Sewer EA.

Some highlights noted from the presentation include:

Presentation Outline:

1. Class EA Process
2. Problem Identification
3. Project Alternatives
4. Evaluation Criteria
5. Additional Studies
6. Next Steps
7. Questions

Consultation:

- Public Information Centre No. 1
 - Held Tuesday, October 06, 2010 at City Hall
- Ongoing communication with GRCA, Parks Department, Water Department and Project Internal Steering Committee

- River Systems Advisory Committee Presentation – March 16, 2011
- Environmental Advisory Committee Presentation – April 13, 2011
- Public Information Centre No. 2 is planned for April

Next Steps:

- Finalization of Class EA Evaluation and Report
 - Spring Natural Heritage Investigation
- Final Public and Agency Consultation
- Implementation of the Preferred Solution - Phased

The PowerPoint presentation will be made available to EAC members. Please forward any comments to Colin Baker.

3 Correspondence and Information:

- Upcoming Items:
 - Upcoming Development Applications
 - Grangehill Phase 7 EIR – June Meeting
 - Terms of Reference for an EIS for 180 Gordon Street – May Meeting
 - Terms of Reference for an EIS for 1077 Gordon Street – May Meeting
- Dallan – Council wants to come back to the Environmental Advisory Committee to review the corridor perspective. Jessica to send previous EAC Motion to members.
 - Meeting date suggestion to review Dallan is April 27, 2011.
 - Jessica to send confirmation of date to EAC Members.

4. Approval of Minutes from March 09, 2011

Moved by M. Gillen and seconded by G. Najcler –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

5. Next Meeting

Next meeting will be May 11, 2011.

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

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

APRIL 28, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) Dallon Subdivision – Council Resolution (April 4, 2011)
 - Presentation from BSRD and Goulder.
 - Hearing of Delegation(s)
 - In Committee Discussion - Motion
- 4) Correspondence & Information
- 5) Other Business
- 6) Next Meeting
 - May 11, 2011
- 7) Adjourn

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

MAY 11, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

AGENDA

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 180 Gordon St. – Terms of Reference for a Scoped Environmental Impact Study
 - Presentation from MTE Consultants
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (2) 1077 Gordon St. – Terms of Reference for a Scoped Environmental Impact Study
 - Presentation from Aboud & Associates Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion - Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - April 13, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - June 8, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, MAY 11, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) G. Najcler
M. Gillen J. Tivy
J. Suke L. McDonell

Regrets: B. Mungall, C. Parent

Staff: J. McEachren, V. Laur

External Groups: Barbara Hard, MTE Ecological Services
Glenn Anderson, Gamsby and Mannerow Limited
Helmuth Strobel, Coletara Development
Rob Aitken, Aboud & Associates
Steven Aboud, Aboud & Associates

1. Presentation: 180 Gordon Street – Terms of Reference for a Scoped Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing a 12 unit townhouse development on the site.

B. Hard, from MTE Ecological Services, gave a brief presentation on the proposed Terms of Reference for a Scoped EIS for 180 Gordon Street and was available to respond to questions.

Presentation Outline

- Site Description
- Background
- Fish Species noted by the GRCA to occur in the Speed River
- Existing Conditions
- Impact Assessment

Moved by J. Tivy and seconded by M. Gillen

“That the Environmental Advisory Committee support the Terms of Reference for a Environmental Impact Study prepared by MTE Consultants subject to the following:

- That the EIS clarify the quality and quantity control of the runoff entering the river should be detailed to demonstrate no negative impacts to the river system;
- That the EIS should outline appropriate methodology to be employed during the development process to ensure no negative impacts to the adjacent woodlot;
- That the EIS must clarify proposed riparian setbacks and how the setbacks are appropriate;
- That the EIS must clarify how the portions of the site within the floodplain will be addressed and mitigated through the development of the site;
- That the EIS identify any potential LID measures that can potentially be utilized on site, and
- That native species be utilized for landscaping/tree planting wherever feasible.”

**Motion Carried
Unanimous-**

2. Presentation: 1077 Gordon Street - Terms of Reference for a Scoped Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing three four-story apartment buildings on the subject lands.

Steven Aboud, from Aboud & Associates, gave a brief presentation on the proposed Terms of Reference for a Scoped Environmental Impact Study for 1077 Gordon Street and spoke to the wetland boundary plan he distributed and the proposed method of study.

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

Moved by L. McDonell and seconded by J. Suke

“That the Environmental Advisory Committee support the Terms of Reference for a Environmental Impact Study prepared by Aboud & Associates Inc. subject to the following:

- That the EIS addresses all associated City policies (i.e. Guelph’s OP, Natural Heritage Strategy, Hanlon Creek Sub watershed Study)
- That the EIS clarify the quality and quantity control for any runoff leaving the site to ensure no negative impacts to the wetland;
- That the EIS will need to address the wetland boundary location, proposed mitigation if need be and overall, ensure no negative impacts to the wetland complex;

- That the EIS identify any potential LID measures that can potentially be utilized on site;
- That native species be utilized for planting plans on site wherever feasible;
- That the EIS include information on construction monitoring, and mitigation (such as sediment and erosion control) to ensure no negative impacts occur to the wetland feature, and
- That groundwater levels are included in review of development constraint to demonstrate no negative impacts.”

**Motion Carried
-Unanimous-**

3 Correspondence and Information:

- Upcoming Items:
 - Upcoming Development Applications
 - Downtown Secondary Plan (Draft form) – David DeGroot to make a presentation at an upcoming meeting.

4. Approval of Minutes from April 13, 2011

Moved by J. Tivy and seconded by G. Najcler –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

5. Next Meeting

Next meeting will be June 08, 2011.

The meeting was adjourned at 8:10 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

JUNE 8, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

AGENDA

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 40 Wellington St. W – Terms of Reference for a Scoped Environmental Impact Study
 - Presentation from North-South Environmental Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (2) City of Guelph Downtown Secondary Plan
 - Presentation from by David deGroot, City of Guelph Urban Designer.
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - May 11, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - July 13, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, JUNE 08, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) G. Najcler
B. Mungall C. Parent
J. Suke

Regrets: M. Gillen, J. Tivy, L. McDonell

Staff: J. McEachren, V. Laur, D. deGroot

External Groups: Brent Tegler from North-South Environmental

1. 40 Wellington Street West – Terms of Reference for a Scoped Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing commercial redevelopment on the site.

Brent Tegler from North-South Environmental, advised that the EIS will address the stormwater management items outlined in the City's comments.

General discussion took place and the following items were noted:

- The EIS consider and evaluate any opportunities to integrate the proposed development with adjacent open space.
- Forward to the River Systems Advisory Committee for review.

Moved by C. Parent and seconded by J. Suke

“That the Environmental Advisory Committee support the Terms of Reference for a Scoped Environmental Impact Study prepared by North-South Environmental subject to the following:

- That the EIS include a description and rationale for the development as well as a description of adjacent land uses;
- That the EIS clarify the quality and quantity control of the runoff entering the river and parkland;
- That the EIS must clarify how the floodplain will be addressed and mitigated through the development of the site;

- That the EIS identify any potential LID measures that can potentially be utilized on site;
- That native species be utilized for landscaping/tree planting wherever feasible; and
- That the EIS consider and evaluate any opportunities to integrate the proposed development with adjacent open space.”

**Motion Carried
Unanimous-**

2. City of Guelph Downtown Secondary Plan: Presentation from David deGroot, City of Guelph Urban Designer

D. DeGroot, Urban Designer with the City of Guelph, gave a presentation on the City of Guelph Downtown Secondary Plan.

Some highlights noted from the presentation include:

Presentation Outline:

1. Vision and Principles
2. Key Targets
3. Economic Development –
 - Key Drivers
 - Potential Catalysts
4. Mobility Network
5. Heritage Retention
6. Land Use and Built Form
7. Key implementation Tools and Initiatives
8. Working with the Ward Community
9. Questions

General discussion took place and D. DeGroot responded to questions from the Environmental Advisory Committee.

EAC members to submit comments to G. Drewitt to collate and submit to D. DeGroot.

3 Correspondence and Information:

- J. McEachren distributed the EIS for 180 Gordon Street.

4. Approval of Minutes from May 11, 2011

Moved by J. Suke and seconded by G. Najcler –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

5. Next Meeting

Next meeting will be August 10, 2011.

The meeting was adjourned at 8:10 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

AUGUST 10, 2011
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 180 Gordon St. –Scoped Environmental Impact Study
 - Presentation from MTE Consultants Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - June 8, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - September 14, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, AUGUST 10, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) G. Najcler
C. Parent L. McDonell
J. Tivy

Regrets: B. Mungall, M. Gillen, J. Suke

Staff: J. McEachren, V. Laur, R. Walters

External Groups: Barbara Hard, MTE Consultants Inc.
Bernard Luttmer, Podium Development

1. 180 Gordon Street – Scoped Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing a 12 unit townhouse development on the site.

B. Hard, from MTE Consultants Inc., gave a brief presentation on the Scoped EIS for 180 Gordon Street and was available to respond to questions.

Presentation Outline

- Site Location/Description
- Background
- Existing Conditions
- Impact Assessment
- Proposed Development
- Mitigation Measures
- Landscaping and Monitoring
- Summary

J. McEachren advised that new homeowners within the City receive a copy of the City's Enviroguide which provides information on various aspects of the natural environment and how to protect them.

The floor was opened to delegations.

Delegation:

Judy Martin, Sierra Club, provided the following comments on 180 Gordon Street – Scoped Environmental Impact Study:

- Posed a question with regards to the appropriateness of any encroachment into the riparian setback to the River.
- Expressed concern that EAC should not accept any EIS's until all information is included in the document. Further expressed that the process should be revised to this effect.

Moved by C. Parent and seconded by L. McDonell

“That the Environmental Advisory Committee accept the Scoped Environmental Impact Study prepared by MTE Consultants subject to the following conditions to be met and approved by City Staff:

- That the EIS incorporate more information about the composition of the woodlot and how appropriate mitigation measures apply;
- That the EIS include review of the Guelph Natural Heritage Strategy (OPA 42);
- That the EIS identify any potential LID measures that can potentially be utilized on site, and;
- That the Speed and Eramosa Rivers are clarified as cool water habitat;
- That the proposal ensure proposed perimeter fencing will be installed to the dripline of the trees within the woodlot at the site plan stage.”

**Motion Carried
-Unanimous-**

2. Correspondence and Information:

- J. McEachren introduced Robert Walters, Manager of Development Planning to EAC members.
- J. McEachren advised she will investigate contacting a courier company to leave EAC packages in mailboxes.
- J. McEachren to provide copies of the Enviroguide to EAC.
- J. Tivy advised of dead trees on Gordon Street. J. McEachren to advise Operations.

3. Approval of Minutes from June 08, 2011

Moved by G. Najcler and seconded by C. Parent –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

4. Other Business

- Upcoming Items:
 - Development Applications
 - 1427 Gordon Street EIS. J. McEachren to distribute the Terms of Reference to EAC Members.

4. Next Meeting

Next meeting will be September 14, 2011.

The meeting was adjourned at 8:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

SEPTEMBER 14, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 148-152 MacDonnell St. – Terms of Reference for a Scoped Environmental Impact Study
 - Presentation from Stantec Consulting Ltd.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (2) 246 Arkell Rd. – Environmental Impact Study
 - Presentation from Stantec Consulting Ltd.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (3) 1274-1288 Gordon St. –Environmental Impact Study
 - Presentation from North-South Environmental Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - August 10, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - October 12, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, SEPTEMBER 14, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) G. Najcler
C. Parent L. McDonell
B. Mungall J. Suke
M. Gillen

Regrets: J. Tivy

Staff: J. McEachren, V. Laur, R. Walters

External Groups: Tanya Lonsdale, Braun Consulting Engineers Ltd.
Mirek Sharp, North-South Environmental Inc.
Sarah Piett, North-South Environmental Inc.
Sarah Mainguy, North-South Environmental Inc.
Ken Behm, K. J. Behm & Associates Inc.
Gwendolyn Weeks, Golder Associates
Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Gerry Armstrong, Victoria Wood
Krista Walkey, Stantec Consulting

G. Drewitt declared a conflict of interest on 148-152 MacDonnell Street – Terms of Reference for a Scoped Environmental Impact Study agenda item.

1. 148-152 MacDonnell Street – Terms of Reference for a Scoped Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing a 160 suite residential building consisting of 4 floors of above grade parking, ground floor commercial use and 14 stories of residential condominiums (total of 18 stories) on the subject lands.

Krista Walkey, from Stantec Consulting asked for comments and suggestions on the submitted Terms of Reference and was available to respond to questions from the Environmental Advisory Committee.

Moved by J. Suke and seconded by M. Gillen

“That the Environmental Advisory Committee support the Terms of Reference for a Scoped Environmental Impact Study prepared by Stantec Consultants subject to the following:

- That the EIS clarify the quality and quantity control of any potential runoff entering the river;
- That the EIS must clarify how the portions of the site within the floodplain will be addressed and mitigated through the development of the site;
- That the EIS address any potential bird/waterfowl concerns given the proposed height of the building;
- That the EIS identify any potential LID measures that can potentially be utilized on site; and
- That native species be utilized for landscaping/tree planting wherever feasible.”

**Motion Carried
Unanimous-**

G. Drewitt declared a conflict of interest on 246 Arkell Road – Environmental Impact Study agenda item.

2. 246 Arkell Road – Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised a Draft Plan of Subdivision has been prepared which includes 12 semi-detached lots, 2 multi-family condominium cluster townhouse blocks and 2 connected stormwater management blocks.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson advised that the proposed stormwater management pond can be located at least 15 m from the edge of the wetland.

Ken Behm, from K. J. Behm & Associates Inc. noted that erosion control facilities will be provided for the site.

General discussion took place and the Environmental Advisory Committee noted that consideration be given to the Official Plan Update proposed trail network.

Moved by L. McDonell and seconded by J. Suke

“That the Environmental Advisory Committee support the Environmental Impact Study prepared by Stantec Consultants subject to the following:

- That the proposed Stormwater Management Pond is located at least 15m from the edge of the wetland;
- That all grading, and other associated works proposed for the SWM Facility remain outside of the 15m setback established from the wetland;
- That alternatives to existing road location be examined to locate the proposed roadway outside of the 30m wetland setback;
- That formal comments issued by the Grand River Conservation Authority, dated October 27, 2010 be addressed in the EIR;
- That the EIR include a Tree Compensation Plan;
- That the EIR identify any potential LID measures that can be utilized on site;
- That the landscaping/tree planting on site should consist of native species wherever feasible; and
- That consideration be given to the Official Plan Update proposed trail network.”

**Motion Carried
Unanimous-**

C. Parent declared a conflict of interest on 1274-1288 Gordon Street – Environmental Impact Study agenda item.

3. 1274-1288 Gordon Street – Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the proposal is for two seven story apartment buildings, one six story apartment building as well as associated stormwater management and amenities.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson advised that the site can accommodate larger side yard setbacks as there is flexibility on the property. Nancy also advised that the stormwater pond can be redesigned to stay inside the corridor.

Mirek Sharp, from North-South Environmental Inc., noted that this is a concept plan and are open to suggestions from the Committee.

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

Moved by M. Gillen and seconded by G. Najcler

“That the Environmental Advisory Committee support the Environmental Impact Study prepared by North-South Environmental Inc. for 1274-1288 Gordon Street with the following:

- That the Significant Woodlot boundary of the adjacent property be evaluated and if the woodlot is identified as significant, the appropriate 10m setback will need to be applied;
- That the City is supportive of the location and of the wetland and woodlot boundary and that the proposed development respects their associated setbacks;
- That although the City understands the dog leg in the corridor is not ideal, the City supports only having one entrance for the corridor onto Gordon;
- That the proposed compensation ratio and general approach to compensation is acceptable and cash-in-lieu will be taken for trees that will not fit on the subject property;
- That tree protection fencing would be, at minimal, paige wire/T-bar fencing with attached filter fabric, as a more permanent option;
- That comments provided by the Grand River Conservation Authority be addressed;
- That any potential LID measures be investigated for the site;
- That transplant potential be investigated for younger, smaller caliper trees identified on site;
- That proposed compensation planting should be native species;
- That the location and size allows for connection to the corridor across Gordon Street;
- That the proposed locations of a SWM facility, as well as infiltration trenches are to be re-evaluated and consideration be given to minimize impacts on deer;
- That the wildlife corridor is exclusive of any public or common amenity area or building; and
- That the project hydrogeologist to confirm 180 mm annual recharge.”

**Motion Carried
Unanimous-**

4. Correspondence and Information:

- EAC requested that future application titles match the consultant’s document titles for ease of reference.
- J. McEachren advised that the Clerk’s Department will be issuing notices that EAC terms will be coming up. Letters will be sent to all those whose terms are up. Please reapply to the Clerk’s office.
- J. McEachren distributed copies of the Enviroguide to EAC for their reference.
- J. McEachren distributed copies of the 40 Wellington Street Terms of Reference (for November’s EAC Meeting)

5. Approval of Minutes from August 10, 2011

Moved by G. Najcler and seconded by L. McDonell –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

6. Other Business

- Upcoming Items:
 - Development Applications
 - October meeting: Grange Hill Ph. 7 EIR, Dallon Council Resolution, 1291 Gordon St. TOR for EIR
 - November meeting: 94 Maple Street Revised EIS, 40 Wellington EIS, 148-152 MacDonell St EIS

7. Next Meeting

Next meeting will be October 12, 2011.

The meeting was adjourned at 9:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

OCTOBER 12, 2011

7:00 P.M.

MEETING ROOM 'C'

CITY OF GUELPH –CITY HALL

1 CARDEN STREET

AGENDA

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 1291 Gordon St. – Terms of Reference for an Environmental Implementation Report
 - Presentation from Stantec Consulting Ltd.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (2) Dallan Subdivision – Council Motion Request for Further Consideration
 - Presentation from Golder Associates Ltd.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (3) 150 Eastview Road (Grange Hill Phase 7) –Environmental Implementation Report
 - Presentation from Aboud and Associates Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - September 14, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - November 9, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 12, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

- Present:** G. Drewitt (Chair) G. Najcler
C. Parent J. Tivy
B. Mungall J. Suke
M. Gillen
- Regrets:** L. McDonell
- Staff:** J. McEachren, V. Laur
- External Groups:** Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Gwendolyn Weeks, Golder Associates
Shari Muscat, Stantec Consulting
Kevin Butt, Aboud & Associates Inc.
Marc Garon-Nielsen, Aboud & Associates Inc.

G. Drewitt declared a conflict of interest on 1291 Gordon Street – Terms of Reference for an Environmental Implementation Report agenda item.

1. 1291 Gordon Street – Terms of Reference for an Environmental Implementation Report

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the Zoning By-law Amendment application is for a residential apartment development including associated infrastructure, storm water management, parking facilities and open/common amenity space.

Shari Muscat, from Stantec Consulting provided a brief overview on the proposed development and advised all appropriate setbacks are within the development.

General discussion took place and it was noted that the Environmental Implementation Report Terms of Reference needs to be corrected to reflect bullet points #8 and #13 from the April 14, 2010 Environmental Advisory Committee Minutes.

Moved by G. Najcler and seconded by M. Gillen

“That the Environmental Advisory Committee support the Terms of Reference for an Environmental Implementation Report prepared by Stantec Consulting for 1291 Gordon Street, with the following conditions:

- That the EIR address how the proposed development is in conformance with all appropriate City of Guelph policies;
- That no work for the proposed development occur within the 30m wetland setback;
- That habitat assessments be performed prior to commencing any works on the property to ensure no negative impacts to any habitat, including addressing potential edge effects and proposed mitigation;
- That proposed timeline be included in the submission to outline when all activities are expected to take place;
- That appropriate times for vegetation removals or associated activities take place outside of breeding seasons;
- That the all proposed work for the SWM facility (grading etc.) is required to remain outside of the 30m wetland setback;
- That details for the SWM need to be provided and to demonstrate it is within an acceptable location while maintaining the intended design, capacity and function to the satisfaction of the City and GRCA;
- That the detailed Tree Inventory/Compensation plan provided include all trees 10cm DBH or larger as well as appropriate tree protection fencing (details and location) necessary for all trees to be retained on or adjacent to the subject property and tree protection signage specs as per the City of Guelph;
- That the EIR incorporate the discussion on the extent of fill;
- That details regarding the deer corridor be detailed;
- That the EIR should investigate and proposed potential Low Impact Development measures that would be appropriate for the site;
- That details for educational signage to be provided for the wildlife corridor, stormwater management facility and the proposed future trail connection be provided;
- That the EIR will also need to outline the proposed environmental monitoring program;
- That the issue of light pollution be addressed and that all future lighting be directed away from the natural features;
- That City of Guelph parks planning comments (dated April 5, 2010) be addressed;
- That the use of native species for compensation plantings should be specified on all appropriate plans, including any proposed hydroseeding;
- That educational material, such as the City of Guelph's EnviroGuide, to new residents the proposed development;
- That the EIR address alternatives to fencing options in and around the deer corridor and present the best option; and
- That the EIR assess and address the impact of the changed flow of surface and groundwater to the wetland.”

Motion Carried
Unanimous-

2. Dallan Subdivision – Council Motion Request for Further Consideration

J. McEachren, Environmental Planner with the City of Guelph, advised that the Environmental Advisory Committee was to focus their review of the application to the request made by Guelph City Council for the Committee to examine the westerly linkage/corridor for the proposed Dallan Subdivision, prepared by Stantec Consulting Inc. J. McEachren provided a brief historical overview of the draft plan.

Gwendolyn Weeks, from Golder Associates summarized the key points of the Golder Associates report and reviewed in detail the letter submitted by the Guelph Field Naturalists dated April 19, 2011 and addressed each statement.

The floor was opened to delegations.

Delegation:

Charles Cecile, from the Guelph Field Naturalists, provided the following comments on the Dallan Subdivision:

- concerned about the inadequacy of the wildlife corridor
- need to identify the mitigation corridor as a significant wildlife habitat
- the mitigation corridor hasn't been studied significantly

Delegation:

Melanie Allard, University of Guelph student, provided the following comments on the Dallan Subdivision:

- concerned about the amphibians and the preservation of their habitats
- noted a more diagonal corridor is more effective as it's a more direct route
- need to keep the natural corridor free of roads

Delegation:

Judy Martin, Sierra Club, provided the following comments on the Dallan Subdivision:

- wetland buffers are inadequate to protect the habitat function of the wetland
- violates the Provincial Policy Statement by allowing negative impacts on wetland function – impacts on amphibians and their habitat
- requires an amphibian migration survey to determine the proper location of the corridor

Delegation:

Karen Levenson, Animal Alliance of Ontario, provided the following comments on the Dallan Subdivision:

- concerned about the lives of the animals who want to live in the habitats that support them

- concerned that no wildlife surveys have been conducted
- concerned that no surveys have been conducted on amphibian migration and movement patterns
- no impact studies have been done (i.e. kettle lakes etc.) on population of species lost
- noted that the type/width/location of the corridor is premature

Delegation:

Laura Murr provided the following comments on the Dallan Subdivision:

- concerned for the need of animal migration studies

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

Moved by G. Najcler and seconded by C. Parent

“That the Environmental Advisory Committee support the proposed size and location of the corridor located on the Dallan lands, based on all associated materials prepared by Golder Associates considering the following:

- That the size of the proposed corridor will be, at minimum, 64m wide;
- That the proposed corridor location will allow for the linkage to remain undisturbed throughout the construction of the development;
- That the corridor will provide a connection between the natural areas on and adjacent to the site;
- That the proposed linkage conforms to applicable policies including City of Guelph Draft Natural Heritage Strategy (OPA 42);
- That the proposed corridor does follow the guidelines identified within the Significant Wildlife Habitat Technical Guide; and
- That the Environmental Advisory Committee recommends Council direct staff to establish long term monitoring to determine the effectiveness of the corridor in maintaining amphibian use of the wetland adjacent to Clair Road.”

2- Opposed

4- In favour

Motion Carried

C. Parent declared a conflict of interest on 150 Eastview Road (Grange Hill Phase 7) – Environmental Implementation Report agenda item.

3. 150 Eastview Road (Grange Hill Phase 7) – Environmental Implementation Report

J. McEachren, Environmental Planner with the City of Guelph, circulated the City of Guelph Parks Planning comments to the Environmental Advisory Committee and provided a brief overview on the development proposal.

Kevin Butt, from Aboud & Associates Inc. explained that their compensation planning is focussed on re-establishing of hedgerow planning, which is in contrast to the Parks Planning comments and asked for direction. It was noted that the Parks Department will clarify responsibility and ownership of the trees.

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

Moved by B. Mungall and seconded by M. Gillen

“That the Environmental Advisory Committee support the Environmental Implementation Report prepared by Aboud & Associates Inc. for the Grange Hill Phase 7 Subdivision, with the following conditions:

- That future lighting is kept away from the natural features
- That clarification be given to how the proposal also complies with the intent of the Clythe Creek Sub-watershed Study and the Eastview Secondary Plan;
- That environmental monitoring occur bi-weekly and reports submitted to the City Engineering and Planning departments monthly;
- That clarification be given to the actual extent of the no touch buffer area associated with the wetland;
- That any mitigation proposed for the SWMP grading (sediment and erosion control) should be specified as heavy duty;
- That clarification be provided as to how the tree replacement ratio was achieved, and
- That any further concerns identified by the City Engineering and Parks Departments are addressed.”

**Motion Carried
Unanimous-**

4. Approval of Minutes from September 14, 2011

Moved by C. Parent and seconded by B. Mungall –

“To accept the minutes as printed.”

**Motion Carried
-Unanimous-**

5. Other Business

- Upcoming Items:
 - Development Applications
 - 94 Maple Street Revised EIS, 40 Wellington EIS, 148-152 MacDonell St EIS

6. Next Meeting

Next meeting will be November 09, 2011.

The meeting was adjourned at 10:30 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**NOVEMBER 9, 2011
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET**

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 94 Maple St. – Environmental Impact Study
 - Presentation from Dance Environmental Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (2) 40 Wellington St. – Environmental Impact Study
 - Presentation from North-South Environmental Inc.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
 - (3) 148-152 MacDonell St. – Environmental Impact Study
 - Presentation from Stantec Consulting Ltd.
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - September 14, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - December 14, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, NOVEMBER 09, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

- Present:** G. Drewitt (Chair) G. Najcler
C. Parent J. Suke
J. Tivy
- Regrets:** B. Mungall, M. Gillen, L. McDonell
- Staff:** J. McEachren, V. Laur, R. Walters
- External Groups:** Nancy Shoemaker, Black, Shoemaker, Robinson and Donaldson
Tanya Lonsdale, Braun Consulting Engineers Ltd.
Brent Tegler, North-South Environmental Inc.
Glenn Anderson, Gamsby and Mannerow Ltd.
Melissa Straus, Stantec Consulting Ltd.
Ken Dance, Dance Environmental Inc.

1. 94 Maple St. – Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised that the applicant is proposing to sever two lots and build a new home on each of the severed parcels.

Ken Dance, from Dance Environmental Inc., author of the Revised EIS dated August 15, 2011, provided a brief overview on the new additional information added to the EIS since the application was last before EAC on April 13, 2011.

Ken Dance and Tanya Lonsdale were available to respond to questions from the Environmental Advisory Committee.

General discussion took place and it was noted that less than 100 trees were being lost and compensation would take place.

The floor was opened to delegations.

Delegation:

Judy Martin, Seirra Club, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study:

- Proposal will cause significant environmental harm (i.e. birds).

- The existing storm water pipe is at its maximum capacity and there is no data in the EIS to discuss this issue.
- Goes against the Natural Heritage Study and the woodlots policies.
- Concerned about how many trees will actually be retained once the development occurs

Delegation:

Lisa Mactaggart, Resident of 70 Maple Street, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study.

- The EIS does not provide a clear picture of what will actually be lost on site if the development proceeds.
- Concerned about the loss of trees, and is not assured there aren't more butternut trees.
- Concerned about the site grading.
- Questioned what the volume of fill will be.
- Believes there will be an impact on the butternut trees.

Delegation:

Leo Medeiros, concerned citizen, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study:

- Public will suffer if 73 trees are removed from the site.

Delegation:

Daphne Wainman-Wood, Old University Neighbourhood Residents Association, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study:

- Noted that the infiltration galleries are not appropriate.
- No additional load should be placed on the storm water management system
- The development will not benefit the community and will take away from it.

Delegation:

Richard Chaloner, concerned citizen, provided the following comments/concerns on 94 Maple Street - Environmental Impact Study:

- Concerned about the bird habitat and impact if development occurs.
- The plan doesn't do enough to retain the woodlot.

General Discussion took place and J. McEachren advised that the woodlot is 0.65 hectare and is under the 1 hectare size.

Tanya Lonsdale, from Braun Consulting Engineers Ltd. Provided a brief overview on the alternative forms of development on the site and was available to respond to questions from the Environmental Advisory Committee.

Moved by J. Suke and seconded by C. Parent

“That the Environmental Advisory Committee accept the Environmental Impact Study prepared by Dance Environmental Inc with the following conditions:

- That a Woodland Management Plan/Compensation Plan be submitted and approved by City Staff prior to issuance of building permit for the two severed properties, and include the following:
 - That details on the exact number of trees to be removed based on that, the number of trees proposed for compensation;
 - That the feasibility of transplanting any smaller caliper trees be examined;
 - The proposed new plantings on site are identified as being native species. The Plan should outline how the proposed plantings will reflect continuity with the surrounding remaining woodlot;
 - That Tree Protection Zone signage be installed on the fencing (see City Specs) identifying the TPZ as being a no touch zone;
 - That tree protection fencing will need to be inspected prior to work commencing on site;
 - That compensation for trees unable to fit on the property will be addressed through cash in lieu payable to the City for future City plantings.
- That the monitoring section (section 10.0) of the EIS should also include specific monitoring of the butternut located on the subject property. This can also be addressed in the Woodlot Management Plan;
- That no vegetation removal is to take place during breeding bird season (May-July) as per the Migratory Bird Act (1994);
- That the recommendations made in Section 11 be carried out; and
- That it be recognized that City of Guelph Engineering staff has reviewed the submitted documentation and feel that the proposal is satisfactory at this stage from an engineering perspective. Engineering will review the project again through the Committee of Adjustment process and any required/appropriate conditions will be applied to the severance.”

4 - In Favour

1 - Opposed

Motion Carried

C. Parent declared a conflict of interest on 40 Wellington Street – Environmental Impact Study agenda item.

2. 40 Wellington St. – Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing commercial redevelopment on the subject lands.

Brent Tegler, from North-South Environmental Inc. provided a brief overview on the site and noted it is a Brownfield site.

Nancy Shoemaker, from Black, Shoemaker, Robinson and Donaldson spoke to traffic calming measures being investigated and advised of proposed on street parking.

General discussion took place and the consultants were available to answer questions of the Environmental Advisory Committee.

Moved by G. Najcler and seconded by J. Tivy

“That the Environmental Advisory Committee support the Scoped Environmental Impact Study prepared by North-South Environmental subject to the following:

- That work follow proposed mitigation and monitoring measures outlined in section 9.0 of the report;
- That tree compensation be taken in the form of cash in lieu to the City;
- That all City Engineering concerns be addressed;
- That all replacement vegetation and landscaping should be comprised of native species, wherever possible.

That at the detailed design phase (Site Plan):

- That the large caliper silver maples (*Acer saccharinum*) be strongly consider for retention and if this is not feasible, compensation for these trees must raised substantially and will be determined by City Staff;
- That tree protection fencing will need to be installed for trees to be retained on and immediately adjacent to the property. Details of fencing and associated signage will be required; and
- That low impact development measures be considered.”

**Motion Carried
Unanimous-**

3. 148-152 MacDonell St. – Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised the applicant is proposing a 166 suite residential building consisting of 4 floors of structured parking, ground floor commercial use and 14 stores of residential condominiums (for a total of 18 storeys) on the subject lands.

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

Moved by C. Parent and seconded by J. Suke

“That the Environmental Advisory Committee support the Scoped Environmental Impact Study prepared by Stantec Consultants subject to the following:

- That the implementation of the recommendations outlined in section 8.3 of the Report be implemented;
- That through the Site Plan (detailed design), City Staff will review proposed measures of mitigating avian wildlife interference, particularly those identified to deal with building strikes and ensure proposed mitigation measures are appropriate;
- That any potential LID measures that can potentially be utilized on site are identified;
- That any concerns identified by City Engineering are addressed;
- That any required work to trees identified within the road allowance are approved and conducted by City of Guelph forces, and
- That landscaping/tree planting on site should consist of native species wherever feasible.”

**Motion Carried
Unanimous-**

4. Correspondence and Information:

- J. McEachren advised that recommendations go to Council next month as to who will be appointed to the Committee. A new person may be appointed by Council and may be in attendance at the December EAC meeting.

5. Approval of Minutes from October 12, 2011

Moved by J. Suke and seconded by G. Najcler –

“To accept the minutes as amended

- Show recorded vote for EAC Meeting of October 12, 2011 for the Dallen Subdivision agenda item.”

**Motion Carried
-Unanimous-**

6. Other Business

- Upcoming Items:
 - Development Applications
 - December meeting: 68-78 Eastview Terms of Reference

7. Next Meeting

Next meeting will be December 14, 2011.

The meeting was adjourned at 9:45 p.m.

CHAIRMAN

ENVIRONMENTAL ADVISORY COMMITTEE MEETING

**DECEMBER 14, 2011
7:00 P.M.
MEETING ROOM 'C'
CITY OF GUELPH –CITY HALL
1 CARDEN STREET**

A G E N D A

- 1) Call to Order
- 2) Roll Call and Certification of Quorum
- 3) Presentation
 - (1) 66-82 Eastview Rd. – Terms of Reference for an Environmental Impact Study
 - Presentation from Ecoplans Limited
 - Hearing of Delegation(s)
 - In Committee Discussion – Motion
- 4) Correspondence & Information
- 5) Adoption of Minutes from Previous Meeting
 - November 9, 2011
- 6) Other Business
 - Upcoming Items
 - (i) development applications
- 7) Next Meeting
 - January 11, 2011
- 8) Adjourn

**ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, DECEMBER 14, 2011 AT 7:00 P.M.**

**COUNCIL COMMITTEE ROOM C
MINUTES**

Present: G. Drewitt (Chair) G. Najcler
C. Parent J. Suke
J. Tivy B. Mungall
M. Gillen

Regrets: L. McDonell

Staff: J. McEachren, V. Laur

External Groups: Pete Graham, Acorn Development
Jeff Gross, Ecoplans Ltd.
Hugh Handy, GSP

1. 66-82 Eastview Road – Terms of Reference for an Environmental Impact Study

J. McEachren, Environmental Planner with the City of Guelph, provided a brief overview on the subject property and advised that the applicant is proposing a residential development on the subject lands.

Pete Graham, from Acorn Development, advised who is involved in the project and spoke to the 66-82 Eastview Road - Terms of Reference for an Environmental Impact Study.

Jeff Gross, from Ecoplans Ltd., advised they are involved in site reconnaissance, fieldwork and wildlife observations. Fieldwork will be completed in the spring/summer of 2012 and the EIS is anticipated to be complete in the fall of 2012.

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

Moved by J. Suke and seconded by J. Tivy

“That the Environmental Advisory Committee support the Terms of Reference for an Environmental Impact Study prepared by Ecoplans Ltd. subject to the following:

- That the EIS provide insight into how the proposal addresses all associated City (i.e. Guelph’s OP, Natural Heritage Strategy, Sub Watershed Studies)

and appropriate Provincial Policies (i.e. Provincial Policy Statement, ESA etc);

- That the EIS address all appropriate buffers to all natural features found on the property, including the significant woodland and wetland complex. These buffers should be treated as no-touch and the EIS should speak to how that will be maintained;
- That detail surrounding trees being removed from the site, including proposed compensation ratio and general approach to compensation for the site be provided;
- That the EIS clarify the quality and quantity control for any runoff leaving the site to ensure no negative impacts to the wetland;
- That the EIS should speak to the potential complexing of the wetlands located on the property, and it is suggested to work with the MNR in this process;
- That the EIS identify any potential Low Impact Development measures that can potentially be utilized on site; and
- That all proposed compensation planting should be native species.”

**Motion Carried
-Unanimous-**

2. Correspondence and Information:

- J. McEachren advised that two new members have been appointed to the Committee and will be in attendance at the January 2012 EAC meeting.
- The 2012 Environmental Advisory Committee Meeting schedule was distributed. Discussion took place of a possible meeting date change for the March meeting as it currently falls on March Break.

3. Approval of Minutes from November 09, 2011

Moved by G. Najcler and seconded by J. Suke –

“To accept the minutes as amended:

- Delete the second paragraph in agenda item #3 (148-152 MacDonell Street).
- In agenda item #3 (148-152 MacDonell Street), complete the first bullet point in the resolution to read as follows (see italics):
 - That the implementation of the recommendations outlined in section 8.3 of the Report *be implemented;*”

**Motion Carried
-Unanimous-**

4. Other Business

- Upcoming Items:
 - Development Applications
 - 1077 Gordon Street Scoped EIS – in the new Year
- C. Parent noted there is a lack of formal direction regarding protocols to be employed in the preparation of EIS's. J. McEachren advised the Official Plan has guidelines and will be reviewed and EAC can comment on the draft and make recommendations when it is released.

5. Next Meeting

Next meeting will be January 11, 2012.

The meeting was adjourned at 7:45 p.m.

CHAIRMAN