

MEETING MINUTES



MEETING DATE **River Systems Advisory Committee**
March 19, 2014

LOCATION TIME City Hall - Meeting Room “364”
4:00 – 6:00 p.m.

MEMBERS PRESENT Jeremy Shute (Chair), Mariette Pushkar, Nicola Lower, Jo-Anne McDermott, Stan Kozak, Eric Wilson, Ian McCormick, Mark Randall, Ryan VanEngen

STAFF PRESENT Adele Labbé, Katie Nasswetter, Vaille Laur, Karen Sabzali

MEMBERS ABSENT

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p>Welcome:</p> <ul style="list-style-type: none">▪ Roll call and certification of quorum▪ Declaration of pecuniary interest or conflict of interest – None
2	<p>Agenda:</p> <p>1. 5 Arthur Street Redevelopment Proposal –</p> <p>Adele Labbé, Environmental Planner with the City of Guelph provided a brief PowerPoint presentation and noted the purpose of today’s meeting is to provide RSAC with an opportunity to review the revised redevelopment proposal and provide their recommendations.</p> <p><u>Presentation Outline:</u></p> <ul style="list-style-type: none">• Background• Staff Review• Summary <p>Adele and Katie were available to respond to questions from RSAC.</p> <p>Larry Kotseff from Fusion Homes, noted the following:</p> <ul style="list-style-type: none">• Spoke to the CPU and Remediation Measures. Larry noted this includes biannual inspections and approval by the Ministry of Environment.• Noted the revised redevelopment proposal facilitates pedestrian movement on the site and reduces vehicle movement. <p>General discussion took place and RSAC noted the following concerns:</p> <ul style="list-style-type: none">• The parkland dedication doesn’t have to be a straight line but could have a shape to it.• Concern about river frontage massing and angular plane in phases 4 and 5.

- Enhancement of the riparian vegetation buffer function as the future of the retaining wall is being determined.
- Concerns of impact of automobiles on site – look at reducing the minimum number of required parking spaces per unit.

Larry Kotseff from Fusion Homes spoke to the issue of RSAC’s concerns in regards to the impacts of automobiles on site and advised that the parking ratio complies with the requirements of the existing City By-law. He noted that they are currently looking at this through a zoning provision to look at allowing less parking per unit.

Moved by Ian McCormick and seconded by Jo-Anne McDermott

“That RSAC support the application for redevelopment at 5 Arthur Street made by Fusion Homes with the following conditions:

- That the conceptual plan for the “Riverwalk” include the following cumulative zones, in general:
 - Minimum 8 m zone adjacent to Riverwall to be designed as an environmental corridor and naturalization/enhancement zone and including: canopy trees with adequate soil volumes and measures (i.e., root guards, soil technology), pollinator species, any proposed enhancement such as bird boxes or bat boxes, educational signage, etc.;
 - 3 m trail connection including look out areas for the public to view the river;
 - 4m zone to separate the public and private realm.
 - If an emergency access route is required through the Riverwalk, extend the width to 18 metres.
- That the recommendations from the Structural Assessment of the existing below grade retaining wall be implemented by the developer;
- That the detailed design of the Riverwalk include further and detailed consideration for public access down to the river during normal water levels;
- That the City encourage the pedestrian bridge connection (s) to occur as soon as feasible;
- That City comments from Parks, Engineering and Planning staff are addressed to their satisfaction;
- That an Environmental Implementation Report be prepared by the developer in conjunction with the detailed design of the Riverwalk;
- That RSAC supports large canopy trees along the Riverwalk;
- That RSAC recommends City Staff exploring enhancement of riparian vegetation buffer function, as future of the retaining wall is determined;
- That RSAC support 10% parkland dedication and it occur along the river frontage;
- That RSAC has a concern about the massing and angular plane in phases 4 and 5, and would like them to come back for review at the preliminary site plan stage;
- That RSAC encourage staff to look at reducing the minimum number of required parking spaces per unit.”

Motion Carried
-Unanimous-

2.

Adjournment

Next meeting of RSAC will be April 16, 2014