

Meeting Minutes



City of Guelph

Environmental Advisory Committee

July 11, 2018

City Hall, Meeting Room C

From 7:00 to 9:00 p.m.

Meeting Chair: Colin Oaks

Present: Amanjot Singh, Angela Mason, Virginia Capmourteres, Lynette Renzetti, Colin Oaks

Absent: Matt Wilson, Ash Baron, Adam Miller

Agenda Items

All were welcomed by the Chair.

Item 1, 2 and 3

Item 1, Roll call and certification of quorum

Item 2, Declaration of Conflict of Interest

No declarations of a conflict of interest.

Item 3, Approval of June 13, 2018 meeting minutes

- Item deferred to next meeting

Item 4

Guelph Turfgrass Institute EIR

Leah Lefler, Environmental Planner with the City of Guelph, reviewed the staff report and provided comments from an environmental planning perspective.

General Discussion:

- Permeable pavement not to be considered in this design due to the source protection area
- This would have been a good opportunity for the City to collaborate with the University on a salt management plan
- Concerns around missed opportunities for LID

Discussion with Dougan:

- The EIR contains a table which provides direction to where comments have been addressed, and will continually work with staff and the Arboretum
- Includes a holistic approach to restoration plan
- Suggestion to consider including birding experts from Arboretum to check that tarping is secure
- Suggestion to remove LA piece on page 31, footnote 4
- Suggestion to examine nearby pumping fields – no discussion of nearby existing pumping wells
- No table on water quality or quantity monitoring – this will be provided
- Discussion around the irrigation pond – fed by existing well and collection system under turf fields

Moved by: L. Renzetti

Seconded by: A. Singh

AMENDMENTS

Moved by: A. Mason

Seconded by: V. Capmourteres

Carried – Unanimous

THAT the Environmental Advisory Committee conditionally support the Environmental Implementation Report (EIR) prepared by Dougan & Associates (April 2018) in support of the relocation of the Guelph Turf grass Institute to lands generally located north of College Avenue East, east of Cutten Fields golf and tennis facility, and west of Victoria Road South with the following conditions:

THAT the following items be provided to the City’s satisfaction through an Addendum:

- **A revised breeding bird window and additional guidance on tarping to exclude Barn Swallows from nesting on existing structures.**
- **Updates to the Phase 2 SWM System Approach to clarify whether HRA4 and HRA5 are proposed as vegetated filter strips, and provide additional information on how the vegetated filter strips will function to improve water quality.**
- **Updates to the Tree Inventory and Preservation Plan to clearly distinguish compensation requirements for injured trees.**
- **A revised Compensation and Restoration Plan that provides clarification on Phase 1 and Phase 2 compensation requirements, and Habitat Restoration Area details.**
- **Provide rationale to support the assertion that the five areas serving to meet tree compensation requirements of the University of Guelph also satisfy Locally Significant Species habitat compensation requirements of the City of Guelph.**

- **Provide rationale behind R1 satisfying requirements for both cultural thicket habitat compensation and Phase 1 tree compensation plantings.**
- **Provide detailed LID and Stormwater Management Pond performance monitoring schedule including monitoring locations, parameters, frequency, and length of monitoring.**
- **Updates to the hydrogeological report, including any additional water level monitoring, and an assessment of the impact of nearby pumping wells on site hydrogeology.**
- **A revised Monitoring Plan focused on success of tree compensation plantings, restoration plantings, and habitat restoration. Demonstrate how the Monitoring Plan will enable the adaptive management process.**

Item 5

300 Water Street EIS

Leah Lefler, Environmental Planner with the City of Guelph, reviewed the staff report and provided comments from an environmental planning perspective.

- Clarification provided around comment that is to address City's urban forest and where trees can be planted
- Provide mapping that shows limits of the feature
- Discussion around the review of the hydrogeology study
- The City has been working with the proponent to address some of the issues in the interim
- Data updates are to be done every 5 years

Discussion with NRSI:

- Clarification around measurement to the river – acknowledged discrepancies
- There is no standing water in the study area indicating no amphibian breeding habitat which will be included in the report
- No buffers necessary and should not be mentioned
- 302 trees to be proposed for compensation
- Below threshold of what the Official Plan defines as Significant Natural Area or Natural Area
- Discussion as to whether or not an EIR is required
- Concerns around the adjacent production well
- The large bur oak tree located in the center of the site will have to be removed
- Salt management plans should work to attempt to reduce salt use as much as possible
- City should reduce salt use also on the extension of the sidewalk

Moved by: A. Singh

Seconded by: A. Mason

AMENDMENTS

Moved by: A. Mason

Seconded by: L. Renzetti

Carried – Unanimous

THAT the Environmental Advisory Committee conditionally support the Environmental Impact Study prepared by NRSI, subject to the preparation of an EIS addendum that:

- **Incorporates responses to agency comments provided in NRSI's letter dated June 6, 2018 to address the following deficiencies:**
- **Lack of confirmation of whether the wetland pocket on site is part of the Speed River Provincially Significant Wetland Complex.**
- **Lack of confirmation from the Ministry of Natural Resources and Forestry regarding requirements for Species at Risk under the Endangered Species Act, notably Species at Risk Bats.**
- **Lack of assessment and rationale to support the conclusions made on the significance of natural heritage features provided in Table 3. For example, analysis of Habitat for Significant Species (Official Plan Policy 4.1.4.4) has not been provided; however, S1-S3 species are reported in the flora appendix, Milksnake (Special Concern) is listed as 'Observed by NRSI' in the Species at Risk Screening Appendix, and locally significant bird species are listed in the bird appendix.**
- **Lack of an assessment of whether or not the existing policy and legislative framework permit the removal of the wooded unit that comprises the subject property.**
- **Per the City's Urban Forest policies, lack of a description of alternative site plan designs and mitigation measures considered to preserve the City's urban forest.**
- **Lack of analysis of potential impacts from unauthorized trails leading from the proposed development via the Hydro One lands and onto Silvercreek Park to the existing park trail.**
- **Lack of assessment of impacts associated with stormwater runoff, water quantity and water quality. The Hydrogeological Study did not include a monthly water balance for the wetland on the subject property (i.e. pre-development to post-development water balance). Findings from the Functional Service Report and Hydrogeological Study were not integrated into the EIS. Site drainage, off-site influences (including stormwater outlet to the Speed River) and the wetland water regime were not considered in the impact analysis.**
- **Per GRCA's policy 8.4.4, lack of confirmation of whether the wetland pocket on site meets the criteria required to permit development within a naturally-occurring wetland. GRCA Policies for the Administration of Ontario Regulation 150/06 Section 8.4.4 states that "Development within a naturally-occurring wetland may be permitted where the wetland is less than 0.5 hectares (1.24 acres), and it can be demonstrated that the wetland is not: a) part of a Provincially Significant Wetland;**

b) located within a floodplain or riparian community; c) part of a Provincially or municipally designated natural heritage feature, a significant woodland, or hazard land; d) a bog, fen; e) fish habitat; f) significant wildlife habitat; g) confirmed habitat for a Provincially or regionally significant species as determined by the Ministry of Natural Resources and Forestry or as determined by the municipality; h) part of an ecologically functional corridor or linkage between larger wetlands or natural areas; i) part of a groundwater recharge area; or j) a groundwater discharge area associated with any of the above.”

- **Provides clarification on the presence/absence of amphibian breeding habitat.**
- **Provides clarification on the City’s requirements for tree compensation.**
- **Assesses impacts associated with stormwater management, water quantity and water quality.**
- **Assesses impacts of site salt applications on receiving water bodies and recommends design components and salt management plan to reduce/eliminate these impacts**
- **Includes assessment to changes in site evapotranspiration following tree removal in site water balance analysis**
- **Provides content for the Environmental Implementation Report, if deemed necessary**
- **Assesses impacts of nearby pumping well(s) to the site’s hydrogeological conditions.**

Item 6

Other business

- Committee to provide NHAP feedback to April Nix by July 23
- Clair-Maltby Characterization report will be circulated and staff will be setting up meeting with EAC
- Committee would like staff to discuss salt management in the City at a meeting
- Angela Mason nominated as Vice Chair – vote will take place next meeting

Next Meeting:

Joint meeting with the River Systems Advisory Committee August 8, 2018 from 7:00 to 9:00 p.m. City Hall, Meeting Room C

ADJOURNMENT

Moved by: L. Renzetti

Seconded by: A. Singh

Carried – Unanimous