

Agenda

Ecological Community Advisory Committee

The 8th Meeting of the Ecological Community Advisory Committee

July 20, 2023, 4:30 PM

Committee Room #5

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact advisorycommittee@london.ca.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
3. Consent	
3.1 7th Report of the Ecological Community Advisory Committee	3
3.2 Notice of Application - 1515 Trossacks Avenue	6
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Note: The Stormwater Management and Axford Drain Restoration report, the Sunningdale North Hydrogeological report and the Sunningdale North Environmental Impact Statement will be provided to the Working Group	
5.4 Lambeth Centennial Park Boardwalk LifecycleRenewal & Ecological Restoration Project	49
5.5 (ADDED) Preventing Window Collisions Brochure	61
5.6 (ADDED) Goldfish Brochure	63

6. Adjournment

Ecological Community Advisory Committee

Report

7th Meeting of the Ecological Community Advisory Committee
June 15, 2023

Attendance PRESENT: S. Levin (Chair), P. Baker, E. Dusenge, T. Hain, S. Hall, B. Krichker, M. Lima, R. McGarry and S. Sivakumar and H. Lysynski (Committee Clerk)

ABSENT: S. Evans, K. Lee, S. Miklosi, K. Moser, S. Girish and V. Tai

ALSO PRESENT: M. Davenport, K. Edwards, K. Kys, M. Shepley, B. Westlake-Power and E. Williamson

The meeting was called to order at 4:31 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 6th Report of the Ecological Community Advisory Committee

That it BE NOTED that the 6th Report of the Ecological Community Advisory Committee, from its meeting held on May 18, 2023, was received.

3.2 Municipal Council Resolution - 5th Report of the Ecological Community Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on May 16, 2023, with respect to the 5th Report of the Ecological Community Advisory Committee meeting, was received for information.

3.3 Post-Development EIS Monitoring

That it BE NOTED that the staff report dated May 23, 2023, entitled "Post-Development Environmental Impact Study Monitoring Update" was received for information.

3.4 ESA Lands Asset Management Plan and Data Management Tool

That it BE NOTED that the staff report dated May 23, 2023, entitled "ESA Lands Asset Plan and Data Management Tool - Contract Award (RFP-2023-018)" was received for information.

4. Sub-Committees and Working Groups

4.1 1176 Crumlin Sideroad - Focused EIS

That the Working Group comments relating to the property located at 1176 Crumlin Sideroad BE FORWARDED to the Civic Administration for review and consideration.

4.2 (ADDED) Focused EIS - MTE

That it BE NOTED that the Focused Environmental Impact Study dated February 9, 2023 from MTE, relating to the property located at 1176 Crumlin Sideroad was received for information.

4.3 (ADDED) Notice of Planning Application - 1176 Crumlin Road

That it BE NOTED that the Notice of Planning Application for a Zoning By-law Amendment dated March 22, 2023, relating to the property located at 1176 Crumlin Sideroad was received for information.

5. Items for Discussion

5.1 Living With Natural Areas

That a Working Group consisting of S. Hall (Lead), R. McGarry and S. Sivakumar BE ESTABLISHED to investigate the possible creation of a Rural Landowners and Farmers pamphlet.

5.2 146 Exeter Road

That it BE NOTED that the Notice of Planning Application dated May 31, 2023, for a revised Draft Plan of Subdivision and Zoning By-law Amendment for the property located at 146 Exeter Road, was received.

5.3 952 Southdale Road West

That a Working Group consisting of S. Levin (Lead), S. Evans, S. Hall and B. Krichker BE ESTABLISHED to review and report back on the property located at 952 Southdale Road West; it being noted that the Ecological Community Advisory Committee reviewed and received the following, as appended to the Agenda:

- a) Hydrogeological Assessment dated August 18, 2021;
- b) Tree Preservation Report dated June 19, 2020;
- c) Tree and Landscape Plan;
- d) Retaining Wall Geotechnical Assessment dated January 16, 2023; and,
- e) Environmental Impact Study update dated May 1, 2023.

5.4 (ADDED) Kensington Bridge Environmental Assessment - Working Group Comments

That the Working Group comments relating to the Kensington Bridge BE FORWARDED to the Civic Administration for consideration.

5.5 (ADDED) 5th Report of the Ecological Community Advisory Committee

That it BE NOTED that the 5th Report of the Ecological Community Advisory Committee, from its meeting held on April 20, 2023, was received.

5.6 (ADDED) Notice of Planning Application - ReThink Zoning

That the Civic Administration BE REQUESTED to provide the Ecological Community Advisory Committee (ECAC) with the existing definitions of the OS4 and OS5 Zones as these zones relate to environmentally significant areas when the staff presentation is to be heard; it being noted that the Notice of Planning Application dated June 5, 2023, relating to this matter, was received; it being further noted that the Civic Administration will provide a presentation on this matter at a future ECAC meeting.

5.7 (ADDED) Attendance

That the Committee Clerk BE DIRECTED to send a communication to S. Miklosi indicating that attendance has been an issue and that, unless the City Clerk is provided a reason for the extended absence, the Ecological Community Advisory Committee will be asking the Planning and Environment Committee to rescind the appointment.

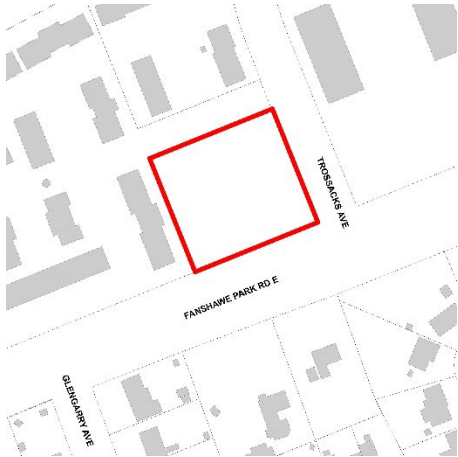
6. Adjournment

The meeting adjourned at 5:57 PM.

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1515 Trossacks Avenue



File: Z-9632

Applicant: Daniel Boyer (c/o Polocorp Inc.)

What is Proposed?

Zoning amendment to allow:

- A mid-rise apartment building up to a maximum of 6 storeys in height consisting of 100 units at 269 units per hectare.
- Special provisions are requested for height, density, front and rear yard depth and exterior side yard depth.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 26, 2023**

Brent House

bhouse@london.ca

519-661-CITY (2489) ext. 4078

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9632

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Councillor Jerry Pribil

jpribil@london.ca

519-661-CITY (2489) ext. 4005

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Zoning By-law Amendment

A Zoning By-law Amendment is required to change the zoning from Residential R9 (R9-3*H21) to a Special Provision Residential R9 (R9-3()*H()) Zone to facilitate the development of a mid-rise apartment building (up to 6 storeys).

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R9 (R9-3/H21) Zone

Permitted Uses: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

Special Provision(s): None.

Height: 21 m

Requested Zoning

Zone: Residential R9 Special Provision (R9-3()*H()) Zone

Permitted Uses: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

Special Provision(s): Front yard setback of 0.4m for the site triangle (minimum), exterior side yard depth of 2.0m (minimum), and density of 269 units per hectare (maximum).

Height: 21 m

The City may also consider additional special provisions upon the review process of the application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Neighbourhoods fronting onto an Urban Thoroughfare (Fanshawe Park Road East) and a Neighbourhood Connector (Trossacks Avenue).

The subject lands are in the Neighbourhoods Place Type in The London Plan, fronting onto an Urban Thoroughfare (Fanshawe Park Road East) and a Neighbourhood Connector (Trossacks Avenue) permitting single detached dwelling, semi-detached dwellings, duplex dwellings, converted dwellings, townhouse dwellings, secondary suites, triplex dwellings, fourplex dwellings, stacked townhouse dwellings, and apartments.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning

and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

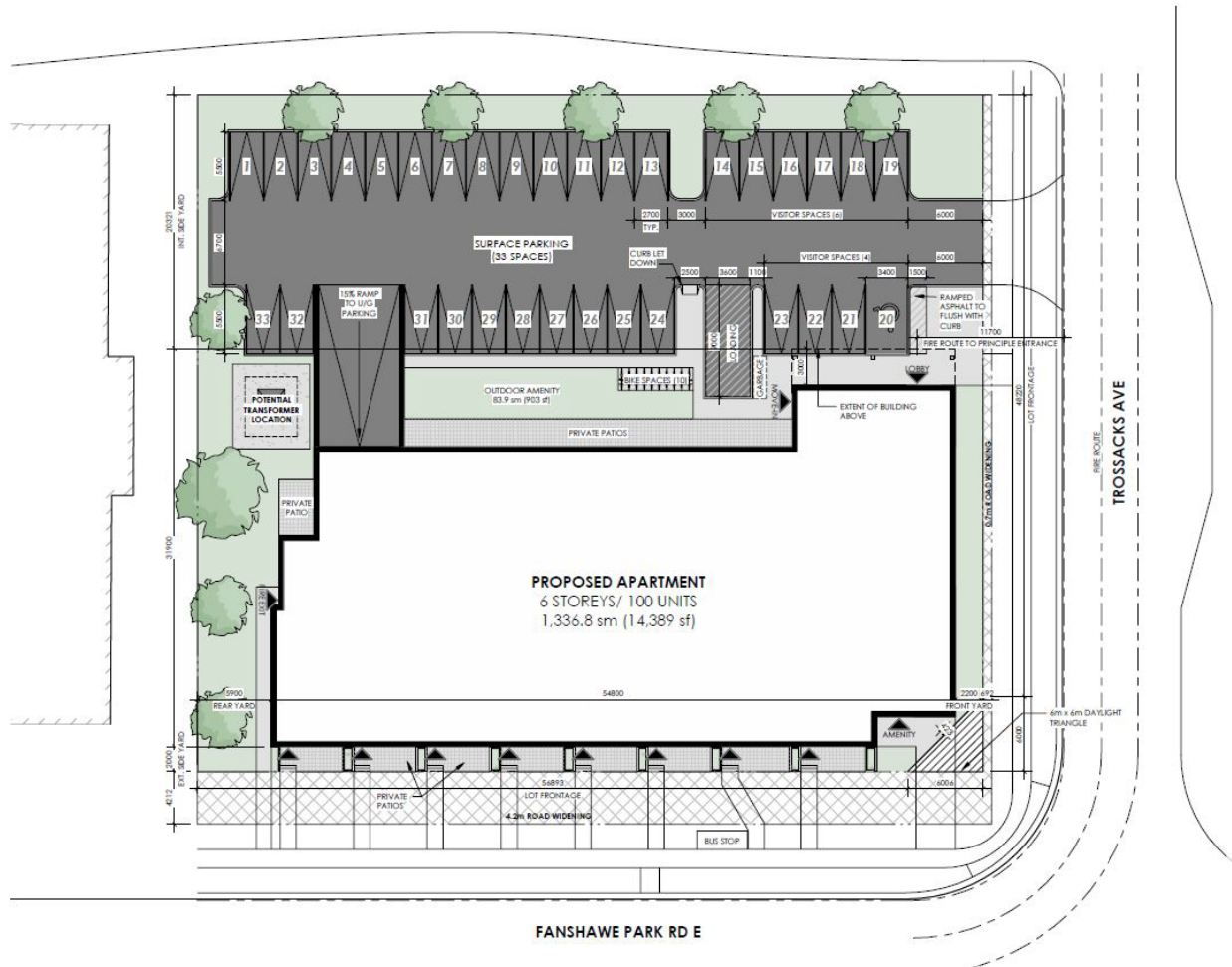
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

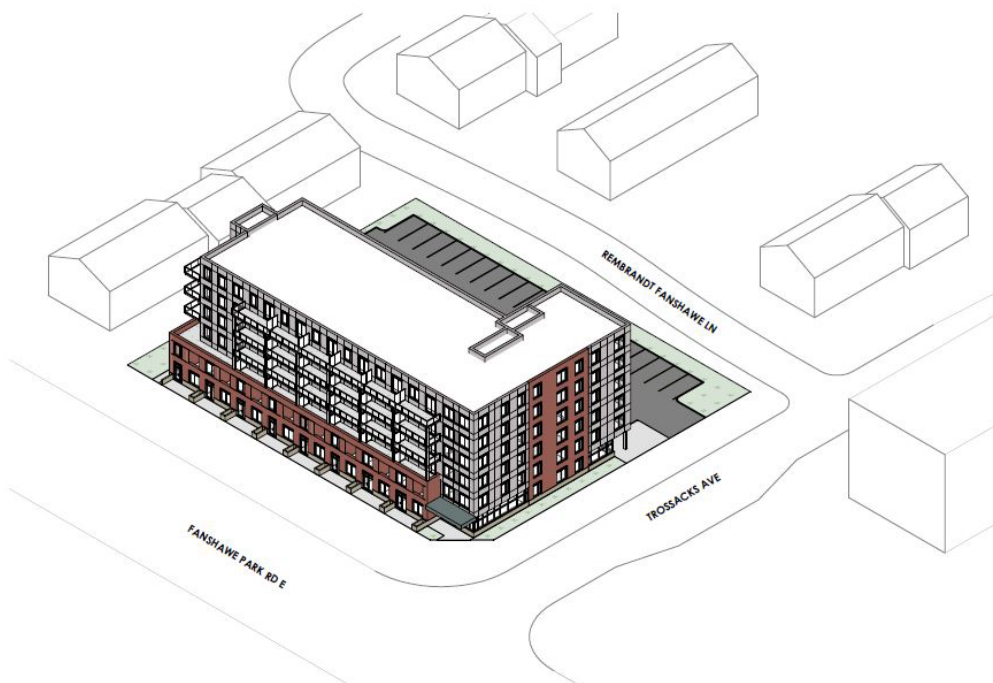
Site Concept



Site Concept Plan

The above image represents the applicant's proposal as submitted and may change.

Building Rendering



Conceptual Rendering (Aerial Overview of the proposed development)

The above images represent the applicant's proposal as submitted and may change.

Title: Agricultural Best Management Practices for Protecting Environmentally Significant Areas in Ontario

Introduction:

Welcome to this informational pamphlet on agricultural best management practices (BMPs) in Ontario. As stewards of the land, farmers play a vital role in protecting environmentally significant areas (ESAs). This guide aims to provide farmers with practical and effective strategies to minimize their environmental impact while maintaining a sustainable agricultural operation. Additional information is provided for farmers on farm enhancement or restoration projects to enhance environments to support species at risk (SARS).

Understanding Environmentally Significant Areas:

Environmentally Significant Areas (ESAs) are regions that hold significant ecological value, including wetlands, woodlands, water bodies, and wildlife habitats. Protecting these areas is essential for biodiversity conservation and sustainable farming practices.

Implementing Best Management Practices (BMPs):

By adopting BMPs, farmers can minimize negative environmental impacts and promote long-term sustainability. Here are some key practices to consider:

a. Riparian Buffer Zones:

Establishing vegetated buffers with native plants along water bodies helps reduce soil erosion, filter pollutants, and provide wildlife habitat. Maintain a minimum buffer width of 15 meters to protect water quality.

For more information please read the following links:

1. [Habitat-Self-Assessment](#)
2. [Drainage-conflict-natural-watercourses](#)
3. [Buffer Strips – Best Management Practices \(bmpbooks.com\)](#)
4. [Trees on farms](#)

b. Nutrient Management:

Proper nutrient management ensures optimal crop growth while minimizing nutrient runoff into water bodies. Conduct soil tests, develop nutrient management plans, and follow recommended fertilizer application rates.

1. [Soil sampling and analysis for managing crop nutrients](#)
2. [Nutrient management regulation – guides, protocols and tables](#)
3. [AgriSuite-online tools to make decisions about crop and nutrient management](#)

c. Integrated Pest Management (IPM):

Implement IPM strategies to manage pests effectively while reducing reliance on chemical pesticides. Use biological controls, crop rotation, and pest-resistant varieties to minimize environmental impacts.

1. [Ontario Crop Protection Hub](#)

d. Soil Conservation:

Adopt soil conservation practices such as contour plowing, cover cropping, and conservation tillage to reduce soil erosion. Maintain organic matter levels and promote soil health through appropriate management techniques.

1. [Provincial soil strategy](#)
2. [The Role of Healthy Soil in a Changing Climate](#)

e. Water Conservation:

Use irrigation systems efficiently, employing techniques like drip irrigation and soil moisture monitoring. Capture and store rainwater for irrigation purposes where feasible.

1. [Ontario's water conservation and efficiency goals, objectives and programs](#)
2. [Water efficiency and conservation practices for irrigation](#)

f. Livestock Management:

Implement strategies to manage livestock waste effectively, preventing nutrient runoff and protecting water quality. Proper manure storage, nutrient application planning, and rotational grazing practices are crucial.

1. [Calculating nutrient units for livestock and poultry](#)
2. [Deadstock disposal options on-farm](#)

Government Support and Programs:

The Ontario government offers various support programs to assist farmers in implementing BMPs. These programs provide financial incentives, technical assistance, and educational resources. Contact local agricultural extension offices or visit government websites for more information.

Relevant links:

1. [Agriculture and Agri-Food Canada - agriculture.canada.ca](http://agriculture.canada.ca)
2. [Ontario Soil and Crop Improvement Association \(OSCIA\) Cost Share Programs](#)

Collaborative Approaches:

Engage with local conservation authorities, environmental organizations, and neighboring farmers to exchange knowledge, share experiences, and collaborate on conservation initiatives. Collective efforts can have a more substantial impact on protecting ESAs.

Conclusion:

Adopting agricultural best management practices is crucial for farmers in Ontario to protect environmentally significant areas while maintaining profitable and sustainable operations. By implementing these practices, farmers can safeguard water quality, soil health, and biodiversity, ensuring a brighter future for both agriculture and the environment.

Remember, small changes can make a significant difference. Let's work together to preserve our environment and create a sustainable agricultural landscape in Ontario.

For more information and resources, please visit local agricultural extension offices, government websites, and conservation organizations in your area.

<https://www.ontario.ca/page/agricultural-best-management-practices>

https://alus.ca/alus_community/alus-middlesex/

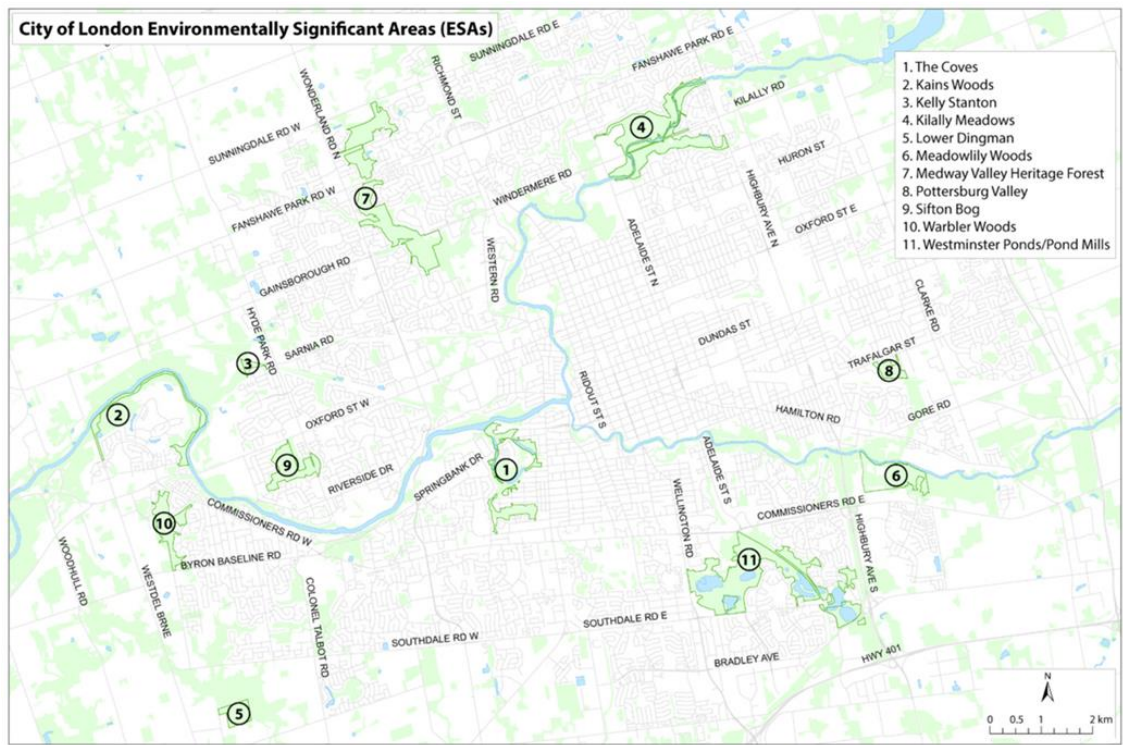
[Ontario Soil and Crop Improvement Association](#)

Disclaimer: This document provides general guidance on agricultural best management practices in Ontario. Specific farm conditions and local regulations may require customized approaches. Consult with agricultural experts and authorities for site-specific advice and compliance with applicable laws and regulations.

Phase 1 CMP Package

ECAC – July 20, 2023

Environmentally Significant Area Management



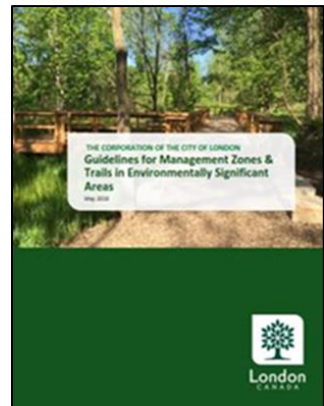
Conservation Master Plan

Phase 1

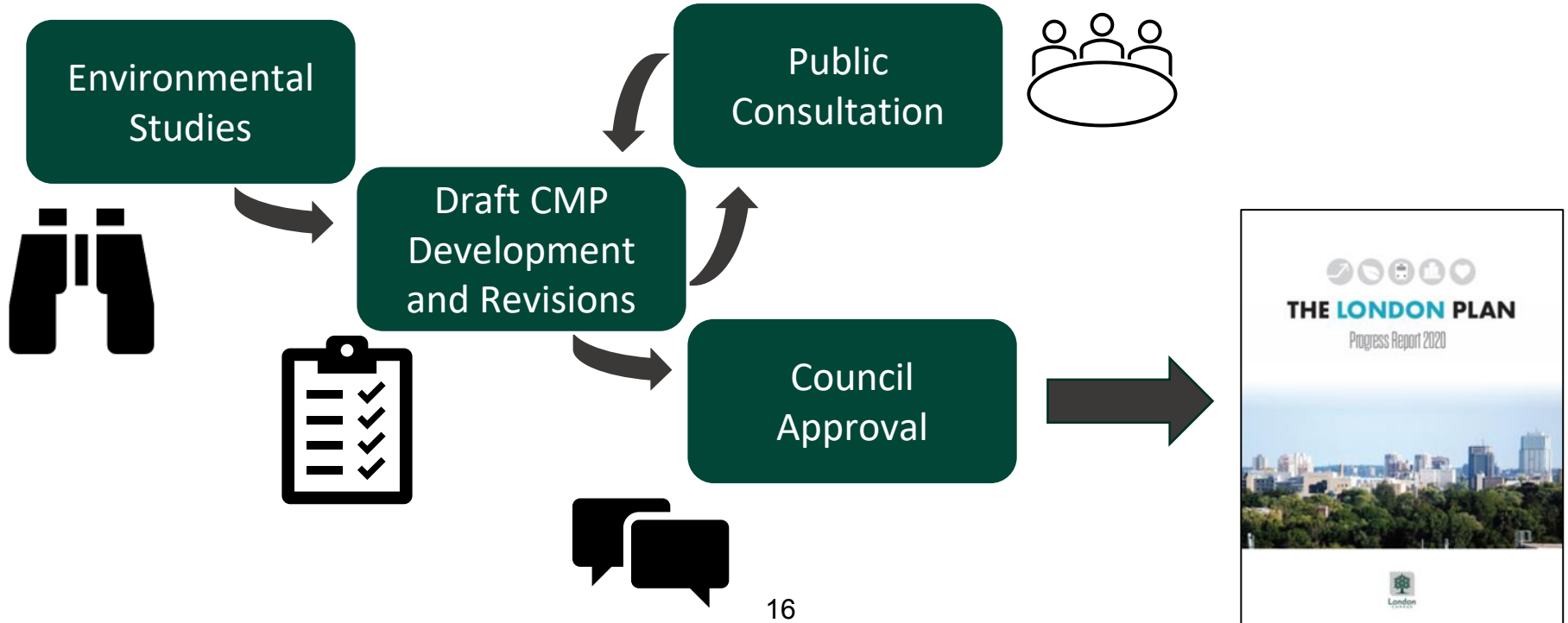
Community Engagement and Participation
Life Science Inventory and Evaluation
Boundary Delineation
Application of Management Zones and Review of Existing Trails
Identification of Management Issues

Phase 2

Community Engagement and Participation
Goals, Objectives and Recommendations
Ecological Protection, Enhancement and Restoration
Trail Planning and Design Process
Priorities for Implementation
Final Conservation Master Plan



Conservation Master Plan Process



What is a Conservation Master Plan?

Phase 1 CMP Components



1. Community Engagement and Participation
2. Life Science Inventory and Evaluation
3. Boundary Delineation
4. Management Zone Application & Existing Trail Review
5. Identify Management Issues



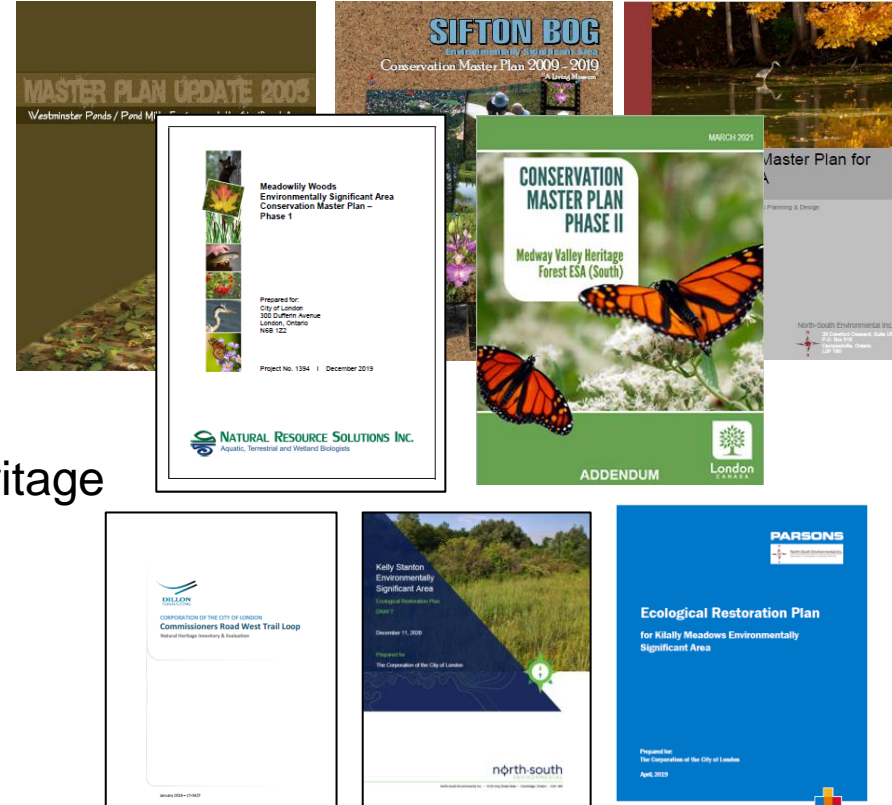
Which ESAs have CMPs?

Council Approved CMPs:

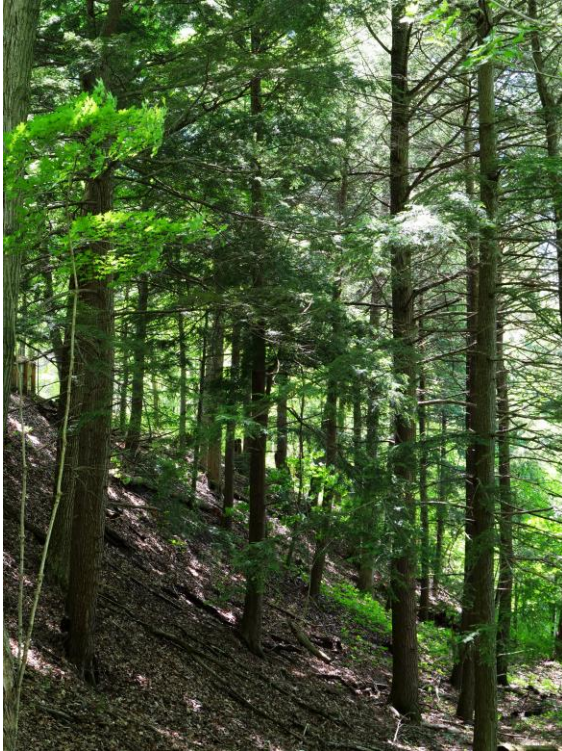
- Coves
- Meadowlily Woods (Phase 1)
- Medway Valley N/S
- Sifton Bog
- Westminster Ponds

Ecological Restorations and Natural Heritage Reviews:

- Kilally Meadows
- Kelly Stanton
- Byron Valley



Which ESAs need CMPs?



Kains Woods



Warbler Woods



Pottersburg Valley



Lower Dingman

Which ESAs need CMPs?



Staff have initiated the Phase 1 CMP project to bring these four ESAs up to the management standard.



Through a separate scope the existing Ecological Restoration Plans for Kelly Stanton ESA and Kilally Meadows ESA will be updated to include all components of a CMP.

2023 Phase 1 CMP Package: RFP



Ecological Land Classification



Floral Inventory



Breeding Bird Surveys



Anuran Call Surveys



Bat Habitat Assessment



Significant Wildlife Habitat Assessment

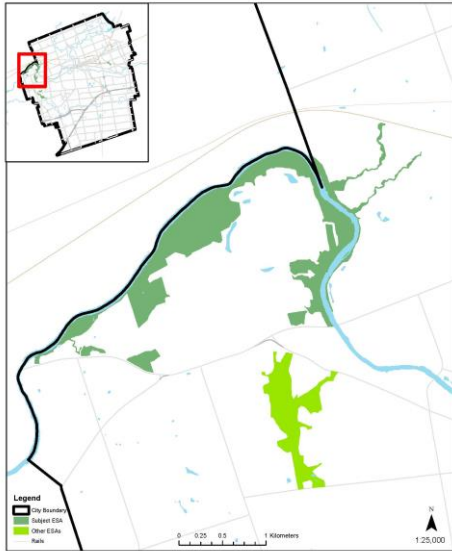


Species at Risk Screening

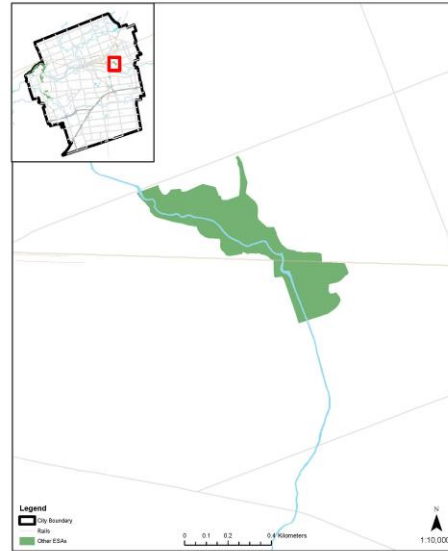


2023 Phase 1 CMP Package: RFP

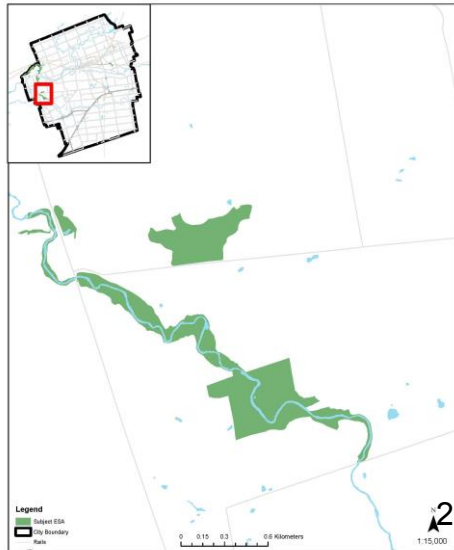
Kains Woods ESA



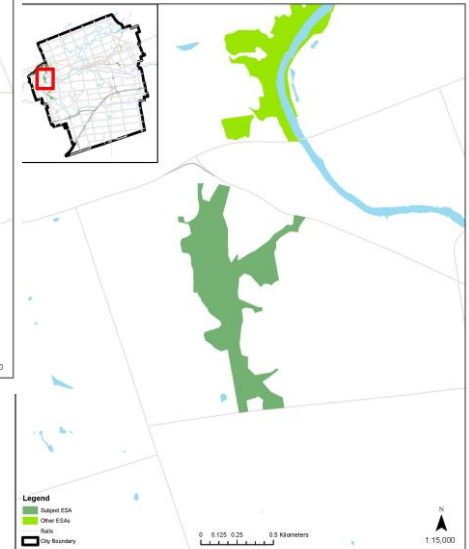
Pottersburg Valley ESA



Lower Dingman Corridor ESA

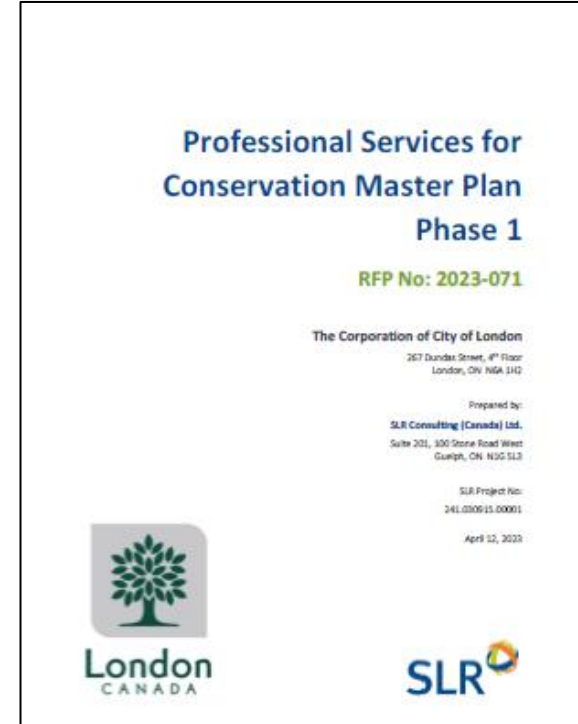


Warbler Woods ESA



2023 Phase 1 CMP Package: Award

- SLR awarded based on their strong project team.
- Lead Botanist Mike Oldham, author of:
List of the Vascular Plants of Ontario's Carolinian Zone (Ecoregion 7E)
- Field work has begun!
- Map turtle identified in one ESA



Next Steps



SLR – Complete Field Studies



Opportunity for Citizen science bioblitz on iNaturalist
#CMPLondonESA2023



Two Open Houses to Present Draft CMPs



Submit Phase 1 CMPs for Council Consideration



London
CANADA

Thank you

UTRCA ESA Management Contract Renewal

ECAC – July 20, 2023

Environmentally Significant Area Management

- Largest, core features of the Natural Heritage System
- 1,870 hectares of ESA lands protected on public and private property
- 778.3 hectares are publicly owned and managed by City – acquire more every year
- Managed by UTRCA through the Management Agreement.



Publicly accessible ESAs and Maps

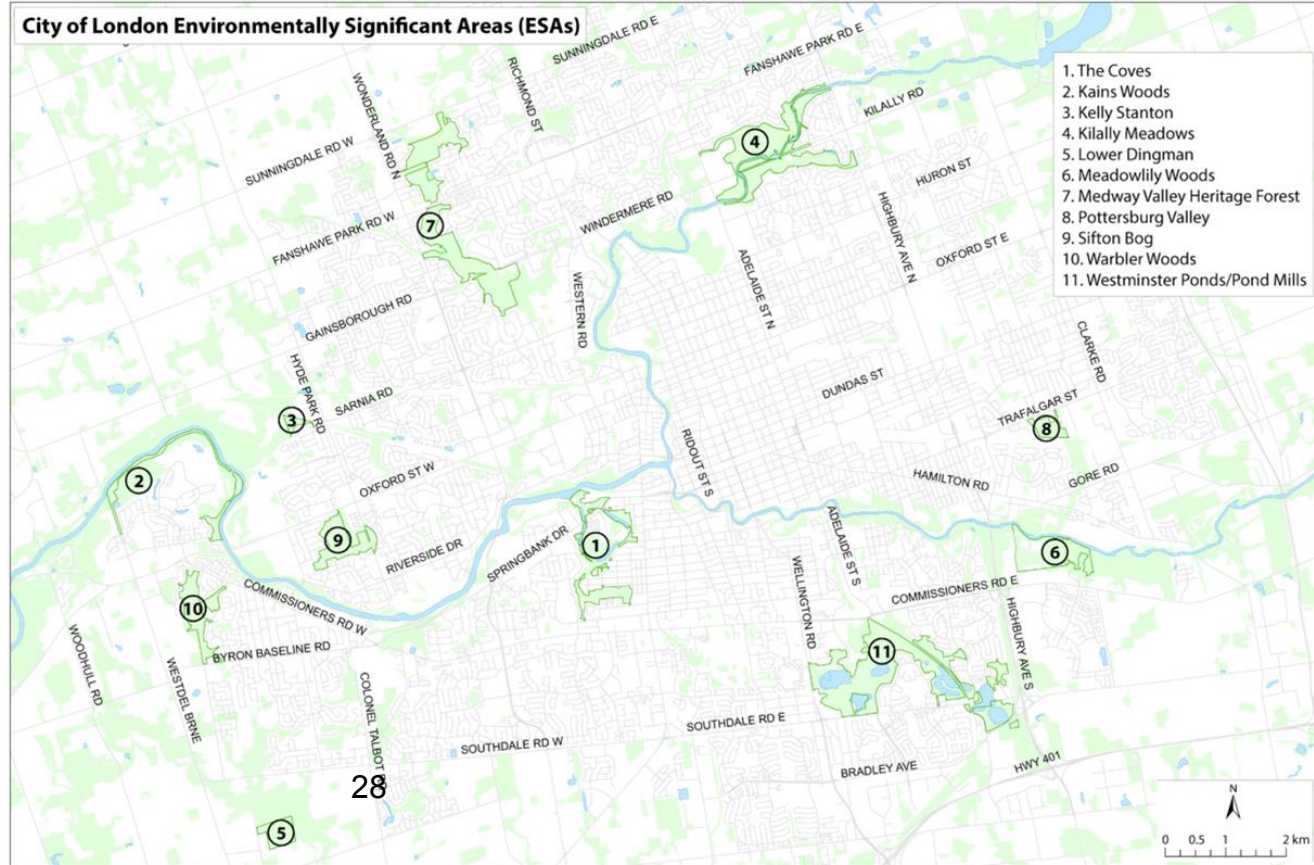
Medway Valley Heritage Forest

Environmentally Significant Area



ESA brochures & maps:
www.London.ca/esa

City of London Environmentally Significant Areas (ESAs)

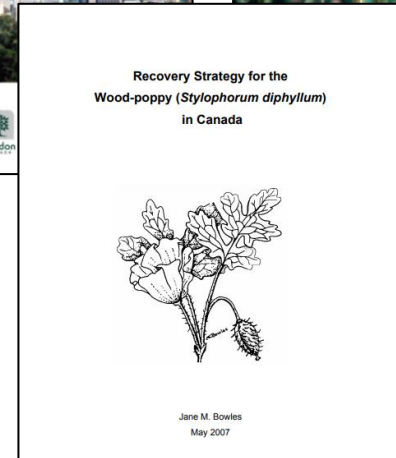
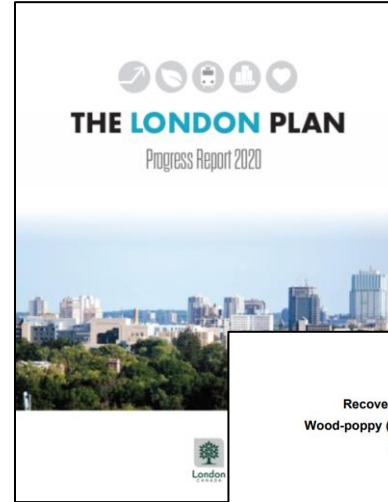




London
CANADA

How are ESAs Managed?

- London Plan policies
- Conservation Master Plans / Ecological Restoration Plans
- London Invasive Plant Management Strategy
- Guidelines for Management Zones and Trails in ESAs
- City funds contract with UTRCA for hands on ESA management



History of Agreement



First Signed in
2002



New lands added
every year

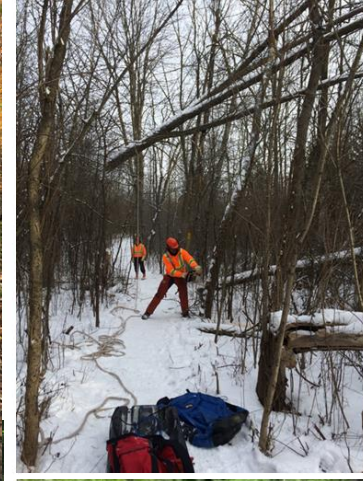
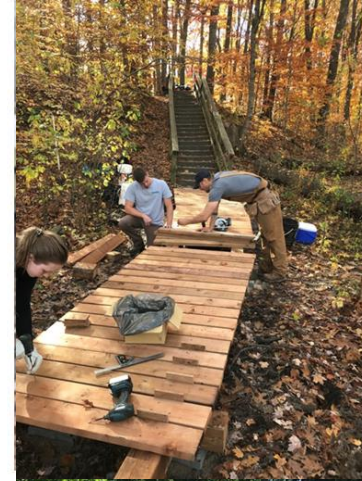


Management
Activities

Management Activities

Management Activities:

1. Monitoring and enhancing the natural resource
2. Enforcing applicable provincial statutes, regulations, and municipal bylaws
3. Overseeing and implementing risk management and hazard tree policies
4. Maintaining trail systems
5. Coordinating education programs, events and community projects
6. Other management activities



What Makes this Program Unique?

Management Activities:

1. Monitoring and enhancing the natural resource
2. Enforcing applicable provincial statutes, regulations, and municipal bylaws
3. Overseeing and implementing risk management and hazard tree policies
4. Maintaining trail systems
5. Coordinating education programs, events and community projects
6. Other management activities



Pathway to Canada Target 1
En route vers l'objectif 1 du Canada





Agreement Renewal Year Timeline

Previous Term 2019 - 2024

Update Process:

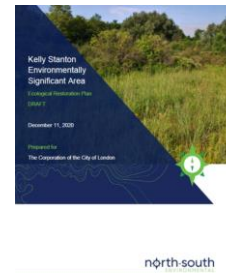
1. Internal Discussions with UTRCA/City
2. Aligned on next steps
3. PEC Requesting Direction
4. Finalize in advance of December



Management Challenges

- EEPAC noted concern for use changes in 2020.
- Population Increase
- Recreational Use Changes
- Encampments
- Increased CMP Implementation

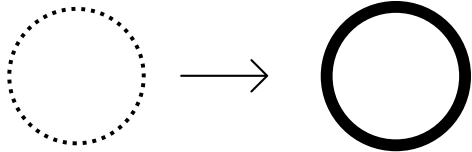
As a result of these pressures, agreement hours were diverted from the ESA specific tasks to core operational activities.



Management Scenarios

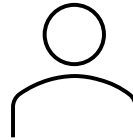
Scenario 1

Status Quo at True
Cost



Scenario 2

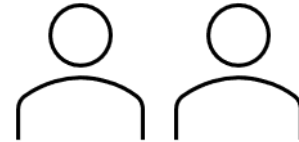
+1 Full Time Technician



35

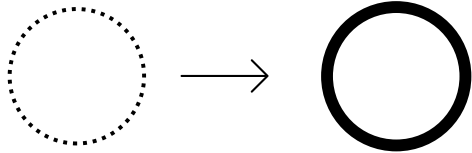
Scenario 3

+1 Full Time Technician
+1 Full Time Assistant
(2026)



Management Scenario 1

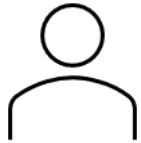
Scenario 1
Status Quo at True
Cost



- Declining level of service.
- Scenario 1 provides current management hours.
- The gap between the core management activities and ESA specific activities will continue to widen.
- Updated Agreement term to align with Multi Year Budget.

Management Scenario 2

Scenario 2
+1 Full Time
Technician



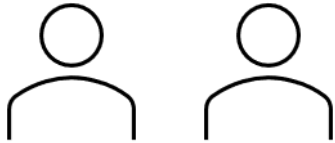
- Existing level of service.
- Scenario 2 provides an additional 1800 management hours to address the widening gap between core management activities and ESA specific activities.
- Updated Agreement term to align with Multi Year Budget.
- Allows for staff revision outside of the per hectare rate.

Management Scenario 3

Scenario 3

+1 Full Time
Technician

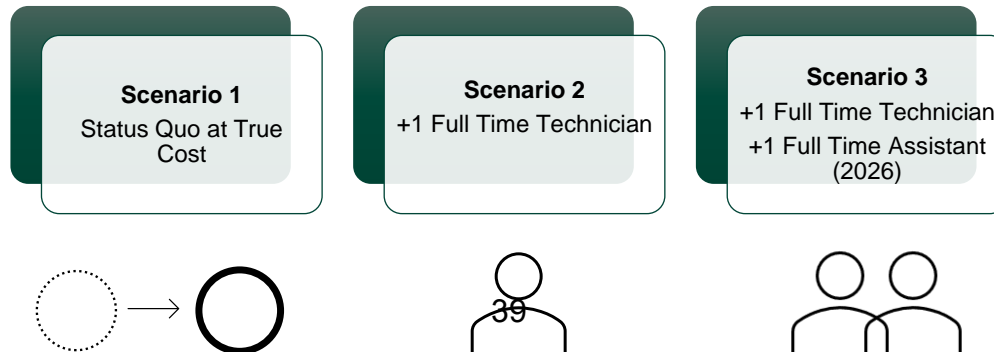
+1 Full Time Assistant
(2026)



- Improved level of service.
- Scenario 3 provides 1800 hours in 2024 and additional 3620 management hours by 2026 to address the widening gap between core management activities and ESA specific activities.
- Addition of Technician to implement Phase 1 CMPs.
- Updated Agreement term to align with Multi Year Budget.
- Allows for staff additions outside of the per hectare rate.
- Increase provides UTRCA capacity to attract and retain increasingly qualified team members.³⁸

Next Steps

- Staff are seeking ECAC input on the three scenarios including a recommendation letter in advance of PEC.
- UTRCA is here to speak to the Agreement and answer any specific questions you may have.





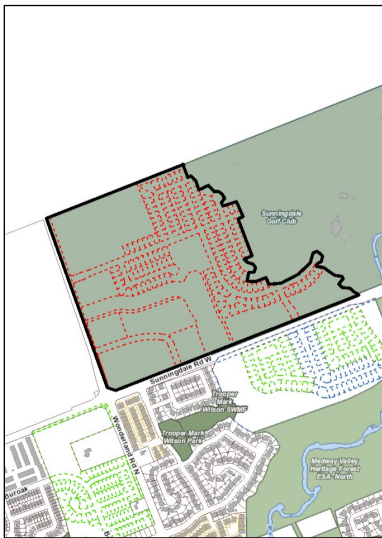
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CANADA

Thank you

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

465 Sunningdale Road West



File: 39T-23503 / OZ-9623

Applicant: Corlon Properties Inc.

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- A residential subdivision consisting of single detached dwellings, multiple-attached dwellings including townhouses, low-rise apartment and mixed-use buildings, neighbourhood facilities, parks, open spaces, multi-use pathways, stormwater management facilities, and a reconstructed/realigned drain corridor; served by eight (8) public streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 31, 2023**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-23503 / OZ-9623

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Councillor Corrine Rahman

crahman@london.ca

519-661-CITY (2489) ext. 4007

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 156 single detached residential lots, one (1) future residential/public road access block, one (1) school block, six (6) multi-family residential blocks, one (1) multi-family residential/mixed use block, four (4) blocks for neighbourhood park and multi-use pathways, one (1) open space block for the reconstructed/realigned Axford Drain corridor and two (2) associated dry pond SWM facilities, all served by eight (8) public roads.

Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the property from the “Green Space” Place Type to the “Neighbourhoods” Place Type to permit a range of uses including single detached, semi-detached, and duplex dwellings, triplexes, fourplexes, townhouses, stacked townhouses, low-rise apartments, mixed-use buildings, community facilities, and stand-alone retail, service and office uses. The Neighbourhoods Place Type would be applied to all residential lots/blocks, the school block, and all public road rights-of-way. The Green Space Place Type would be applied to all parkland and open space blocks as shown on the proposed draft plan of subdivision. A specific policy for the Neighbourhood Place Type is also requested to permit low-rise apartment buildings (4 storeys max.) on Block 159 which will have frontage on a “Neighbourhood Connector” street.

Requested Zoning By-law Amendment

Consideration of an amendment to the zoning by-law to change the zoning from an Open Space OS1 Zone, an Environmental Review ER Zone, and an Open Space OS5 Zone to the following zones (please refer to Requested Zoning map attached):

Lots 1 to 156 inclusive and Block 164 - Residential R1 Special Provision (R1-9()) Zone to permit single detached dwellings on lots with a minimum lot area of 690 square metres and minimum lot frontage of 18 metres, together with a special provision for an interior side yard for main dwelling of 1.2 metres, except where no private garage is attached to the dwelling, one yard shall be 3.0 metres;

Block 157 - a Residential R5 Special Provision (R5-3()) Zone to permit townhouses and stacked townhouses up to a maximum density of 35 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metres (north), 3.0 metres (west), 1.5 metres (south), and 1.0 metre for every 1.0 metres of main building height (east), maximum height of 1 to 3 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 158 - a Residential R5 Special Provision (R5-4()) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metre (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 1.0 metre for every 1.0 metres of main building height (east), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 2 to 4 storeys, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street; and, a Residential R9 Special Provision (R9-4()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 3.0 metres (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 1.0 metre for every 1.0 metres of main building height (east), maximum height of 2 to 4 storeys, maximum density of 120 units per hectare, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Block 159 - Residential R5 Special Provision (R5-6()) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.2 metres (north), 6.0 metres (west), 3.0 metres (southwest), and 6.0 metres (southeast), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

and, a Residential R9 Special Provision (R9-4()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings up to a maximum density of 115 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.2 metres (north), 6.0 metres (west), 3.0 metres (southwest), and 6.0 metres (southeast), maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 160 - a Residential R5 Special Provision (R5-4()) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.0 metre for every 1.0 metres of main building height (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (east), minimum landscaped open space of 30%, maximum lot coverage of 30%, maximum height of 2 to 4 storeys, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street; and, a Residential R9 Special Provision (R9-4()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 1.0 metre for every 1.0 metres of main building height (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (east), maximum height of 2 to 4 storeys, maximum density of 120 units per hectare, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Block 161 - a Residential R9 Special Provision (R9-7()) Zone to permit such uses as apartment buildings and senior citizens apartment buildings up to a maximum density of 150 units per hectare, together with a special provision to permit a range of Neighbourhood Shopping Area Commercial uses from the NSA1, NSA2 & NSA5 Zones within the ground floor of a mixed-use building, minimum front, exterior side, interior side and rear yard depths of 1.0 metre (maximum 8.0 metres) (north), 3.0 metres (maximum 8.0 metres) (west), 3.0 metres (maximum 8.0 metres) (south), and 3.0 metres (maximum 8.0 metres) (east), maximum height of 1 to 6 storeys, a maximum of 2000 square metres commercial gross floor area shall be permitted within the zone boundaries, commercial gross floor area shall be confined to portions of the site within 100 metre radius of intersection of Wonderland Road North and Sunningdale Road West, no parking or drive aisles shall be located between a building and the adjacent street line, and where more than one building is developed, the maximum yard depths shall only apply to the building nearest the lot line shared with the street;

Blocks 162 & 163 - a Residential R5 Special Provision (R5-6()) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare, together with a special provision for minimum front, exterior side, interior side and rear yard depths of 6.0 metres (north), 1.5 metres and 3.0 metres (west) for Blocks 162 and 163 respectively, 3.0 metres (south), and 3.0 metres (east), maximum height of 1 to 4 storeys, front face and primary entrance of all dwellings adjacent a public street shall be oriented to the public street, and townhouse blocks shall be a maximum of 8 units in length;

Block 165 – Residential R1 Special Provision (R1-9()) Zone to permit single detached dwellings on lots with a minimum lot area of 690 square metres and minimum lot frontage of 18 metres, together with a special provision for an interior side yard for main dwelling of 1.2 metres, except where no private garage is attached to the dwelling, one yard shall be 3.0 metres; and, a Neighbourhood Facility NF/Community Facility CF1 Zone to permit such uses as elementary schools, secondary schools, private schools, places of worship, and day care centres;

Blocks 167, 168, 169 & 170 – Open Space OS1 to permit such uses as conservation lands, conservation works, golf courses, public and private parks, and recreational buildings associated with conservation lands and public parks;

Block 166 – Open Space OS5 to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads. An Environmental Impact Study (EIS) report prepared by Ecosystem Recovery Inc., dated February 2023, has been submitted with the application for draft plan of subdivision. The EIS report is available for viewing by contacting the City's Planner listed above.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the "Neighbourhoods" and "Green Space" Place Types in The London Plan. The London Plan and the Zoning By-law are available at london.ca.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, and Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed official plan and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, or zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, or zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision

DRAFT PLAN OF PROPOSED SUBDIVISION
 PART OF LOTS 12 REGISTRARS COMPILED PLAN 1028
 CITY OF LONDON COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE LDS CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL

DATE: March 4, 2023
 I, Elizabeth Morgan, being the duly authorized agent of the Corporation of LDS CONSULTANTS INC. do hereby certify that the boundaries of the land to be subdivided are accurately and correctly shown.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: March 4, 2023
 JANE SUGENOR O.L.S.
 CALANQUEZ INC.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.c.p.13
 A. AS SHOWN B. AS SHOWN C. AS SHOWN
 D. RESIDENTIAL E. AS SHOWN F. AS SHOWN
 G. OPEN SPACE H. MUNICIPAL I. SILTY CLAY
 J. AS SHOWN K. ALL SERVICES L. AS SHOWN
 M. AS REQUIRED

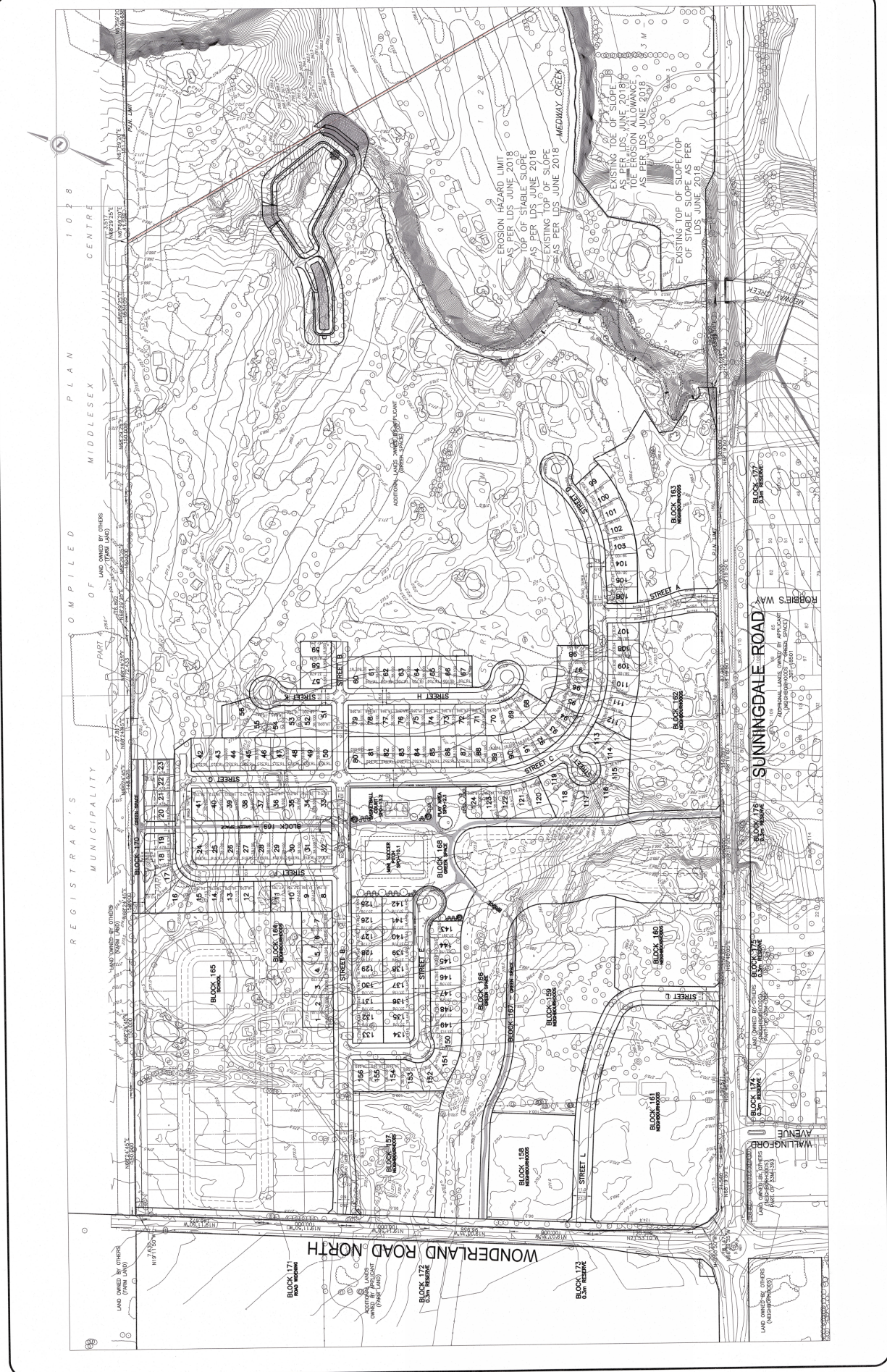
KEY PLAN



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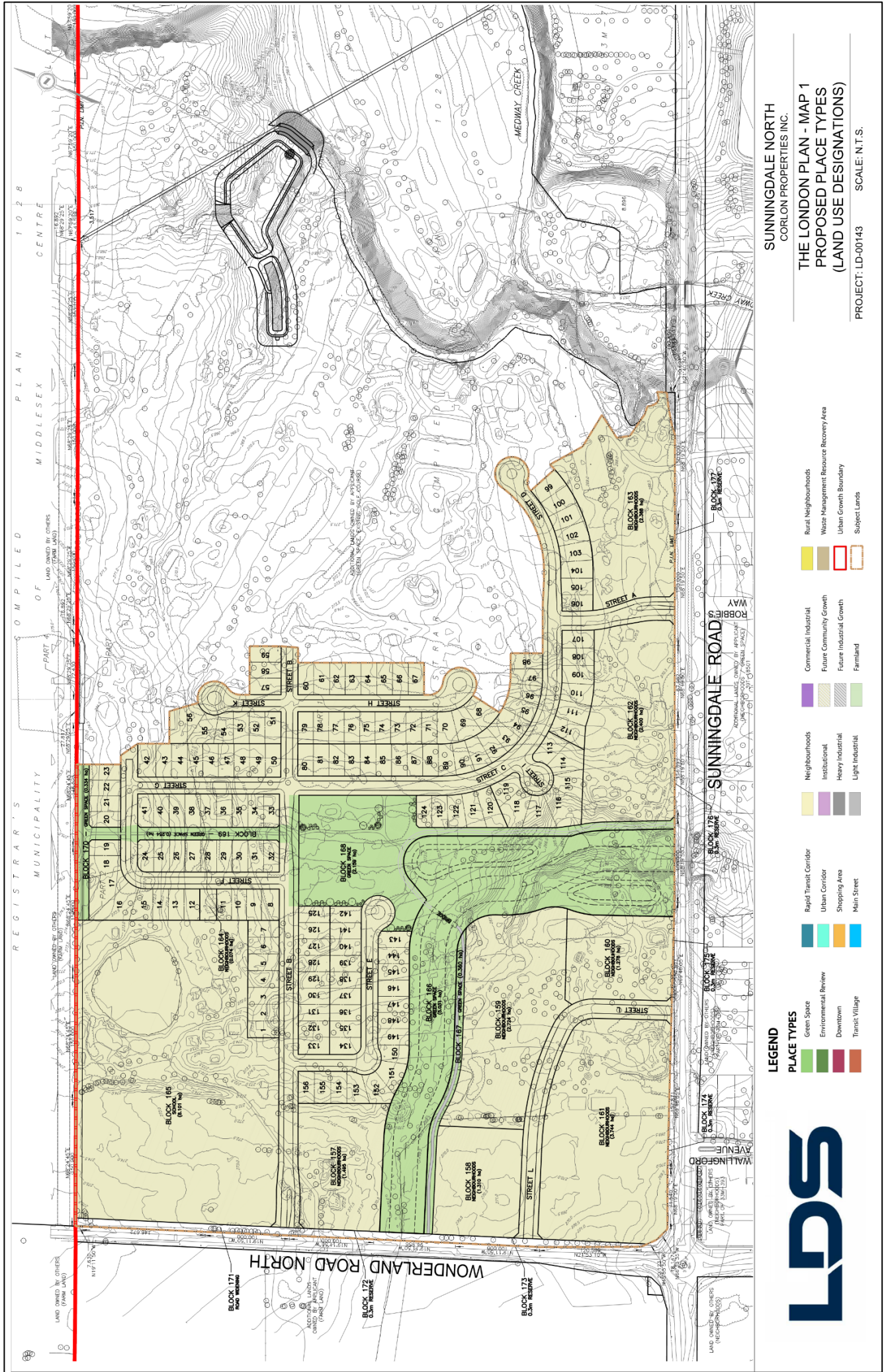
SCALE: 1:1000
 DATE: 2023/03/04

APPROVED: _____
 TITLE: _____
 FIRM: _____



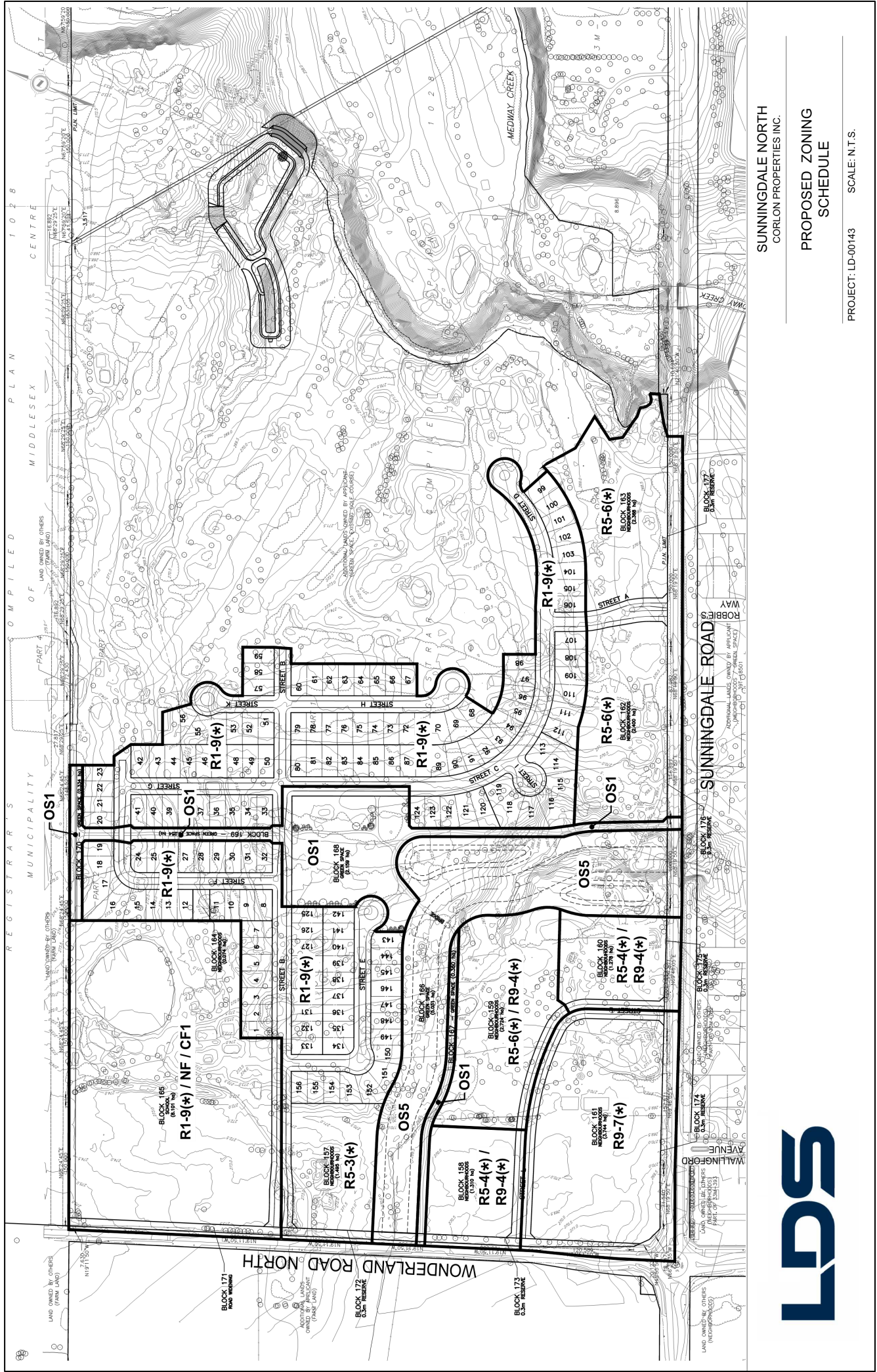
The above image represents the applicant's proposal as submitted and may change.

Requested Official Plan Designations



The above image represents the applicant's proposal as submitted and may change.

Requested Zoning



SUNNINGDALE NORTH
CORLON PROPERTIES INC.

PROPOSED ZONING
SCHEDULE

PROJECT: LD-00143 SCALE: N.T.S.



The above image represents the applicant's proposal as submitted and may change.



Lambeth Centennial Park Boardwalk Lifecycle Renewal

Ecological Community Advisory Committee (ECAC) Presentation

July 2023



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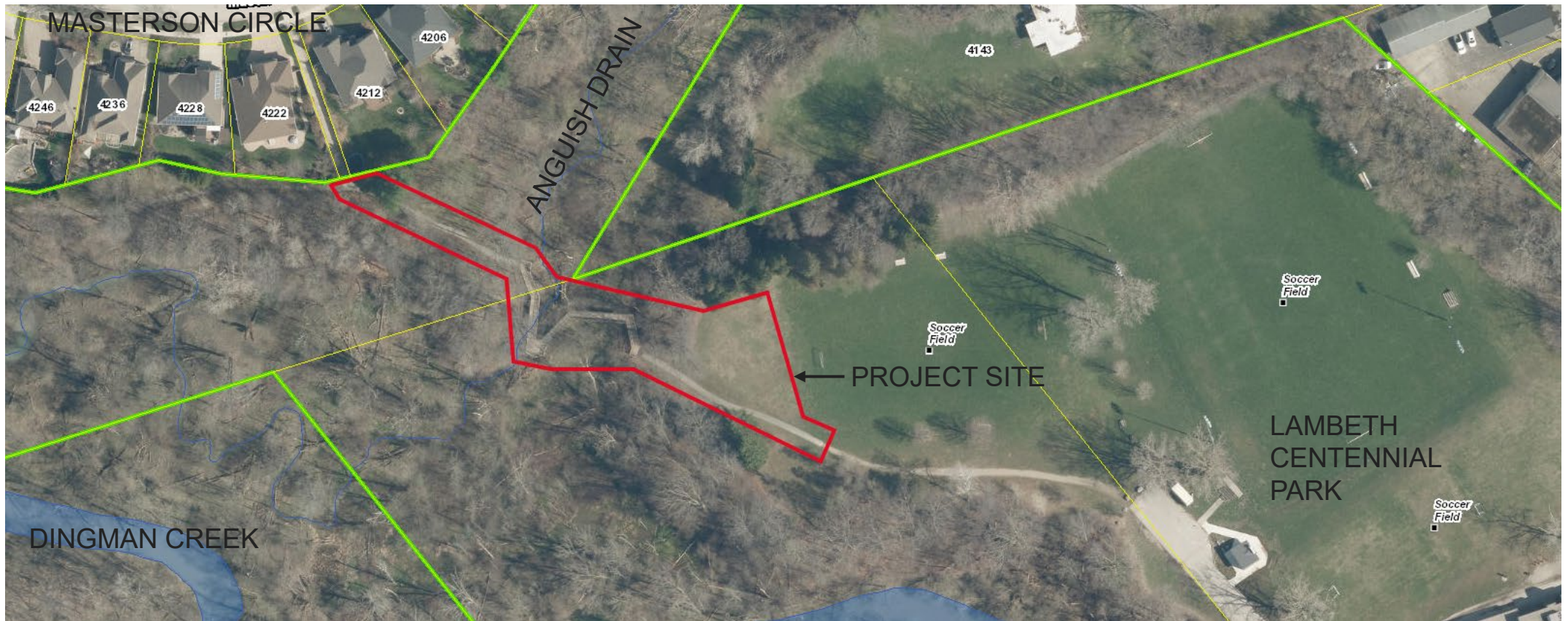


Lambeth Centennial Park Boardwalk Lifecycle Renewal
7112 Beattie Street, London



Agenda

1. Project Study Area and Background
2. Project Goals
3. Design Considerations
4. Natural Heritage Features & Species Records
5. Natural Heritage Studies
6. Ecological Restoration



Project Site and Background

- The boardwalk is within the Dingman Environmentally Significant Area and Significant Valleylands identified on Map 5 of the London Plan.
- The boardwalk is within an area regulated by the UTRCA.
- The existing boardwalk was installed in 2000 and is in need of lifecycle renewal.
- In 2017/2018 extensive background studies and 100% detailed design drawings were completed by Stantec and Debbert Engineering. Due to lack of funding, the project was not constructed in 2018.



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Project Goals

- Protect valleylands per the complete corridor approach identified in the Dingman Creek Subwatershed Servicing Study EA.
- Maintain and enhance the City's recreational pathway system and active mobility network (consistent with Provincial policies and the London Plan).
- Provide ecological net benefit through improved boardwalk design and naturalization / restoration, including invasive species management, native planting, and improved flows within the tributary.
- Promote healthier lifestyles and reduce greenhouse gas emissions by encouraging active mobility.



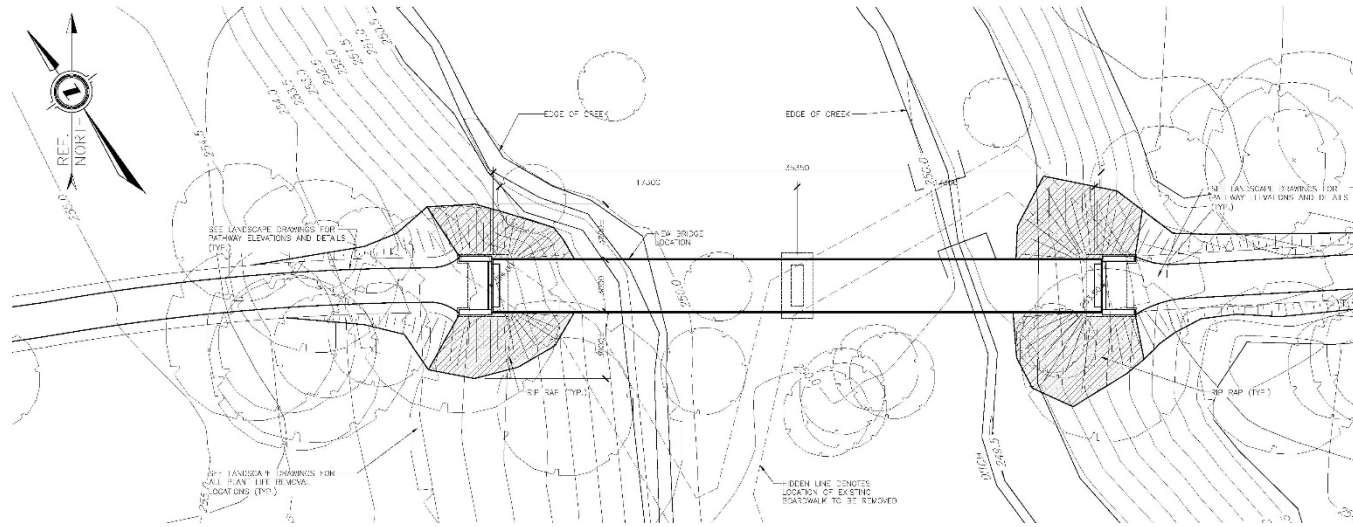
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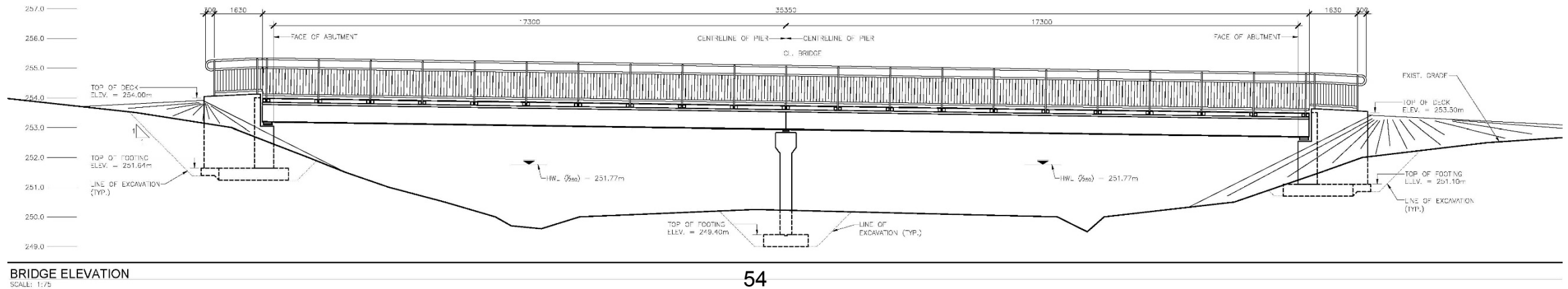
Existing Conditions

- The existing boardwalk consists of a wooden structure and decking with multiple concrete piers. It requires considerable maintenance and is susceptible to vandalism.
- Multiple concrete piers are located within the tributary.
- The existing concrete piers (over 40) are obstacles to flows, increasing flow velocity and erosion in the tributary (Anguish Drain).
- The existing boardwalk and pathway system is identified on Map 4 Active Mobility Network of the London Plan and provides a key linkage for residences to the north and a connection from the Lambeth Arena and Community Centre to the south.

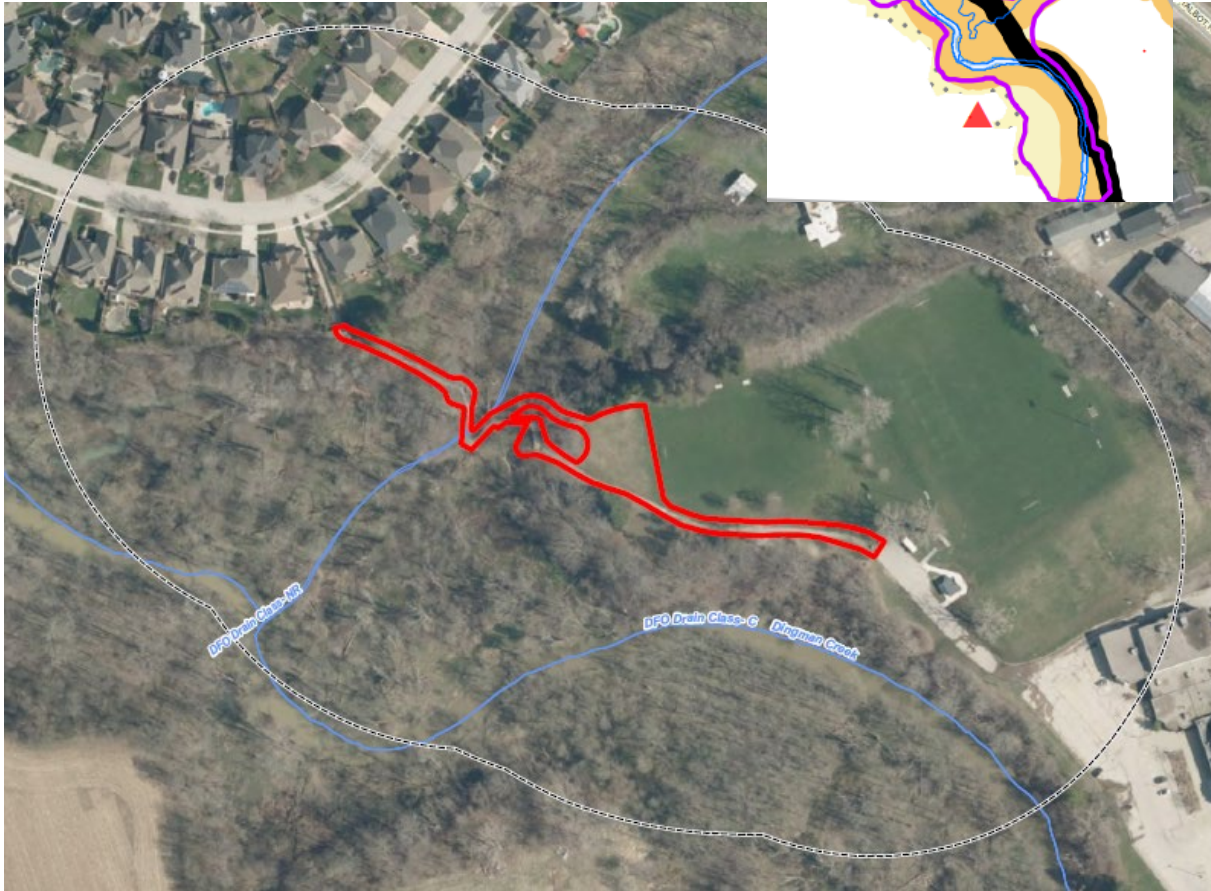
Boardwalk Design Considerations



- The existing boardwalk structure is to be removed from the site as a part of this project.
- The proposed boardwalk consists of two abutments and a single central spread footing supporting steel beams and a concrete deck.
- The boardwalk has been designed to minimize disturbance in the valley.
- Installation of the central pier and removals of the existing boardwalk and concrete piers will be carried out in the winter months under frozen conditions to minimize disturbance.



BRIDGE ELEVATION
SCALE: 1:25



- The London Plan Map 5 (Natural Heritage)

- Significant Valleylands
- Environmentally Significant Areas (ESA)

- Natural Heritage Information Centre:
 - Wooded Areas
 - Anguish Drain (permanent fish habitat)
 - Dingman Creek (permanent fish habitat)
- Background SAR / SOCC Records (1-km Element Occurrence records from NHIC):

Common Name	Provincial Rank	SARO Status	COSEWIC Status	Source
Snapping Turtle	S4	Special Concern	Special Concern	NHIC
Eastern Wood-pewee	S4B	Special Concern	Special Concern	NHIC
Greater Redhorse	S3			NHIC
Silver Shiner*	S2S3	Threatened	Threatened	DFO

* Record from Dingman Creek.

Natural Heritage Features and Species Records



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Previous Studies:

- Stantec field data collection for the project in 2017
- Stantec (2022) North Lambeth P9 SWM Facility – Tributary C Post-Construction Monitoring Report, Year 3 (2021)
- UTRCA London Dingman Creek Subwatershed monitoring Report (November 2022)

2023 Site Investigations:

- Vegetation surveys and wildlife habitat assessments
 - Ecological Land Classification
 - Botanical inventory
 - Species at Risk and Significant Wildlife Habitat assessments
- Wildlife surveys
 - Amphibian call surveys
 - Breeding bird surveys
 - Acoustic bat surveys
 - Aquatic habitat assessments and fish community sampling

Environmental Impact Study Report:

- Draft report fall 2023

Natural Heritage Studies



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Lambeth Centennial Park / Dingman Ecological Corridor Restoration Plan 2024-2026

Lambeth Centennial Park Boardwalk Lifecycle Renewal
7112 Beattie Street, London



Legend

- Priority Invasive Species Management
- Proposed Naturalization with ReForest London
- Parcel Fabric
- City Property
- P Parking Lot
- ♿ Washrooms
- 🏠 Lambeth Community Centre
- Water
- Existing Path
- Replacement Boardwalk Bridge

As per the City of London Invasive Plant Management Strategy

Scale: 1:3,000

Priority species to be managed include:

- Phragmites*
- Dog Strangling Vine*
- Buckthorn
- Japanese Knotweed*
- Giant Hogweed*
- Initial management in 2024
- Follow up / touchups in 2025

*If present

Lambeth Centennial Park - 7112 Beattie Street

Proposed Naturalized Areas in Lambeth Centennial Park for Fall 2024



Scale: 1:1,500

Legend

- Proposed Planting
- Roads
- Parcels
- Water
- ♿ Restroom
- 🚗 Parking Lot

POLYGON	AREA (m ²)	TREES	SHRUBS	TOTAL WOODY PLANTS
A	845	110	40	150
B	294	35	15	50
Planting Density: 1800/ha				

Candidate Species List

Large Trees

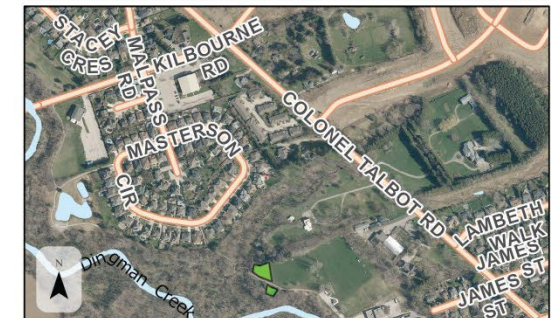
- | | |
|-------------------|------------------------------|
| Freeman Maple | <i>Acer x freemanii</i> |
| Sugar Maple | <i>Acer saccharum</i> |
| Bitternut Hickory | <i>Carya cordiformis</i> |
| Blue Beech | <i>Carpinus caroliniana</i> |
| Hackberry | <i>Celtis occidentalis</i> |
| Sycamore | <i>Platanus occidentalis</i> |
| Black Cherry | <i>Prunus seratina</i> |
| Bur Oak | <i>Quercus macrocarpa</i> |
| White Cedar | <i>Thuja occidentalis</i> |
| Basswood | <i>Tilia americana</i> |

Small Trees

- | | |
|---------------------|----------------------------|
| Smooth Serviceberry | <i>Amelanchier laevis</i> |
| Alternate Dogwood | <i>Cornus alternifolia</i> |
| Choke Cherry | <i>Prunus virginiana</i> |
| American Elderberry | <i>Sambucus canadensis</i> |
| Highbush Cranberry | <i>Viburnum trilobum</i> |

Shrubs

- | | |
|------------------------------|---------------------------|
| Grey Dogwood | <i>Cornus racemosa</i> |
| Red Osier Dogwood | <i>Cornus stolonifera</i> |
| Narrowed -Leaved Meadowsweet | <i>Spiraea alba</i> |
| Wild Black Currant | <i>Ribes americana</i> |



Scale: 1:10,000



Next Steps

- Summer 2023 - Scope EIS as per Environmental Management Guidelines
- Summer 2023 - Field Studies continue
- Fall 2023 - Draft EIS circulated to ECAC
- Winter 2023-2024 - New boardwalk installed
- 2024 - 2026 Ecological Restoration



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Lambeth Centennial Park Boardwalk Lifecycle Renewal
7112 Beattie Street, London



Lambeth Centennial Park Boardwalk Lifecycle Renewal

Questions

What's the problem?

- Birds are dying - estimates suggest that about 25 million birds die each year from window collisions in Canada.
- There are many species, including some species at risk, that collide with buildings in Canada.
- In 2019, scientists reported a 29% decrease in birds since 1970.
- Increased use of glass in modern architecture has increased the incidences of bird collisions.
- Excessive use of artificial light - known as light pollution - may cause birds to wander off course and increase the likelihood of collisions.

What is the solution?

New and existing buildings should be made less harmful to migratory birds, with a focus on two key areas:

- making glass less dangerous
- reducing light pollution

These strategies can be incorporated into the design of new buildings and into retrofit projects of existing buildings.

The City of London has implemented lighting requirements for new site developments in an effort to preserve local bird species and migrating birds.



For questions on lighting criteria for new developments:

Planning and Development
519-930-3500
plandev@london.ca

Preventing window collisions

Saving our birds

Visit **flap.org** for tips to protect birds at your home and office.

london.ca



Why do birds crash into windows?

Birds do not see window glass as a solid object and do not understand reflections.

Birds try to pass through glass to reach where they see open space or habitat.

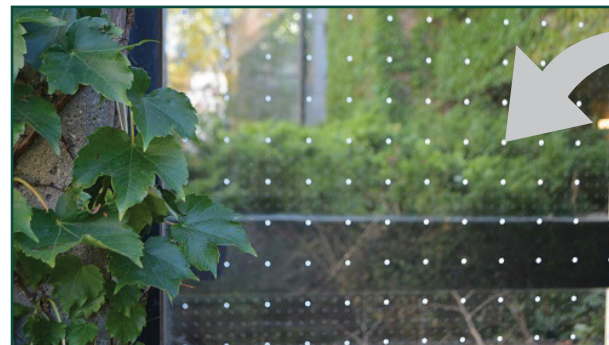
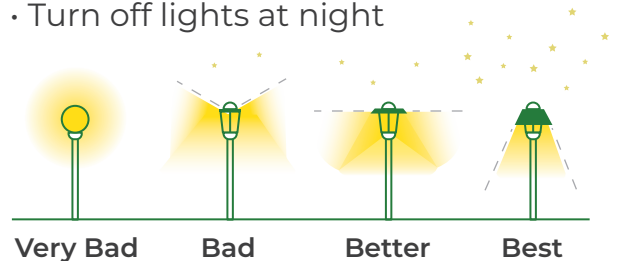
Light pollution, especially from poorly positioned exterior lighting, impacts migration patterns.

Did you know?

Birds use the moon and stars to navigate. During peak bird migration periods—from March to May and from August to October—turn out all unnecessary lights and draw your blinds from 10 p.m. to 6 a.m.

Ways to reduce light pollution

- Direct lighting towards the area requiring illumination
- Provide full cut-off (no light at or above 90 degrees from source) and have no up lighting
- Turn off lights at night



Ways to make glass less dangerous to birds

Modify glass to appear as a visible barrier rather than a potential fly-through area:

- Use visual markers by having an image or pattern screened, printed or applied to the glass surface. Spaced at a maximum of 5 cm apart*, visual markers have proven to be the most effective way of deterring bird collisions with glass.

The denser the pattern, the more effective it becomes. Must also be high contrast.

- Opaque, etched, stained, frosted glass, as well as glass block are excellent bird-friendly options.

Incorporate decorative facades to reduce the amount of visible glass.

- Screens, grilles, shutters and exterior shades are commonly used elements that can make glass safer for birds.

* Source: CSA A460

What's the problem?

You might bring a Goldfish into your home with the best intentions and then find yourself in the future with a need to find somewhere else for it to live. Goldfish are an invasive species, and bring with them a variety of problems:

- can grow to be 30-35 cm (12-14 in) and weigh several pounds
- can live for 30-40 years
- are messy and should not be kept in small containers
- need large containers as adults with water filtration, oxygen circulation and regular water changes.



Frequently Asked Questions

Q: I don't want to, or can't, take care of my Goldfish anymore. Can I just flush or release it outside?

A: Pet fish (alive or dead) should never be released outside or flushed down the drain. Released fish can become invasive and/or transmit diseases. Dead fish can also transmit diseases to wild fish. Live fish may survive being flushed and end up in our waterways.

Q: What should I do instead?

A: To find a new home for live fish, submit a classified ad or post on social media, offer your fish to a local school, look for a rescue, or ask pet stores if they will take it.

Q: Where can I find more information?

Learn more at these websites:
www.invasivespeciescentre.ca/goldfish
www.thamesriver.on.ca



Protecting our waterways

The problem with Goldfish – what you should know about this invasive species

Prepared by the City of London
Ecological Community
Advisory Committee

london.ca





Why are Goldfish considered an invasive species?

Goldfish are from East Asia and do not belong in nature in North America

Dumping Goldfish creates a bigger problem

Dumped or flushed Goldfish harm native species by:

- growing and multiplying quickly
- eating other fish species' eggs and young
- eating plants and animals native species feed on
- stirring up mud, causing cloudy water that disturbs native fish and destroys their habitat

Before you buy, consider alternatives to Goldfish

Other types of fish or amphibians are easier to keep as aquarium pets:



Betta fish

- Live 2-5 years
- Remain small, low-mess
- Solitary
(easier to keep alone)



Freshwater tropical fish like Guppy, Danio, Tetra, Platy

- Live 1-5 years
- Most remain small in size
- Thrive in most water conditions
- May require a water heater
- Social (best kept in groups)

Infestation: a growing problem

Goldfish infestations currently occur in London in the Thames River, Westminster Ponds, Sifton Bog, The Coves and other waterways.

From: Steve Evans, Susan Hall, Sandy Levin, ECAC

Re: 952 Southdale Road

Proposed Commercial Development, EIS Review

An ECAC working group has reviewed the above-noted development proposal and recognize that this proposal has been changed in an effort to avoid appeals to LPAT. Previous appeals were supported by the Tribunal with respect, specifically, to a reduced buffer on the west side of the existing Buttonbush wetland which a designated PSW. The applicant has now submitted a revised application that maximizes the buffer as much as possible even though the required 30 metre buffer will not be maintained. As a means of mitigating the potential impacts of a reduced buffer the applicant is proposing wetland compensation along with substantial engineering techniques to ensure no negative impacts to the PSW.

Such techniques would include LID's to help control surface water flows on the site and water taking and discharge plans that would support construction dewatering. It is understood that the City will review such plans and require that any groundwater and surface water that is pumped as a result of construction dewatering will avoid harm to the PSW. This is very important as the Buttonbush PSW could be impaired by a reduction in water flowing into this feature (as noted below). ECAC is supportive of City's oversight of the water taking and discharge plans to ensure proper water balance and the protection of the PSW.

The applicant is proposing to construct a retaining wall along the west boundary of the reduced buffer to the Buttonbush PSW to control any surface flooding that may impact the developed portion of the site. While it is acknowledged that such retaining wall is necessary to protect the proposed development, the construction of such wall could have a negative impact on the buffer. This is because it will be difficult to excavate for such structure along the buffer boundary without any construction activity occurring within the buffer. This situation is of concern to ECAC especially since the buffer is less than 30 metre from the PSW as required by the London Plan. As a result, ECAC would recommend that the City oversee the design and construction of the retaining wall to ensure that any impacts to the buffer are adequately mitigated.

The Michigan Natural Features Inventory website includes a natural community description of inundated shrub swamp and a more detailed abstract on inundated shrub swamp. We have provided the links for both below to provide more detail than the EIS.

https://mnfi.anr.msu.edu/abstracts/ecology/Inundated_Shrub_Swamp.pdf

Abstract Citation:

Slaughter, B.S., M.A. Kost, and J.G. Cohen. 2010. Natural community abstract for inundated shrub swamp. Michigan Natural Features Inventory, Lansing, MI. 14 pp.

Buttonbush is tolerant of a variety of hydrologic disturbances, including short- and long-term flooding, deposition of salts in low concentrations, and effluent accumulation (McCarron et al. 1998, Hubbard et al. 1999, Simmons et al. 2007), but impacts of hydrologic disturbance on the inundated shrub swamp community as a whole are less well understood. Lowering of the local water table is likely to increase periods of seasonal drying in occurrences strongly influenced by groundwater inputs and result in tree establishment and conversion to southern hardwood swamp. Alteration or conversion of adjacent forest may result in increased or decreased surface water runoff. Decreased surface water runoff to inundated shrub swamps that are primarily fed by precipitation may result in longer periods of drying and the establishment of a forest overstory and subsequent conversion to southern hardwood swamp. Increased runoff from adjacent agricultural fields, roads, and developments may lead to excessive inputs of nutrients, sediments, and chemicals, which may lead to the establishment and eventual dominance of invasive plants such as narrow-leaved cat-tail (*Typha angustifolia*), common reed (*Phragmites australis*), and purple loosestrife (*Lythrum salicaria*). In addition, changes in hydrology that raise water levels for prolonged periods can result in mortality of species intolerant of long-term flooding, thereby reducing overall floristic diversity.

Simmons, M.E., X.B. Wu, and S.G. Whisenant. 2007. Bottomland hardwood forest species responses to flooding regimes along an urbanization gradient. *Ecological Engineering* 29: 223-231.

While major flood events kill invading trees, contributing to the persistence of inundated shrub swamp, extended periods of drought or hydrologic changes that lower the water table foster tree establishment and conversion to swamp forest. Anderson, D.M. 1982. Plant communities of Ohio: A preliminary classification and description. Division of Natural Areas and Preserves, Ohio Department of Natural Resources, Columbus, OH.

Buttonbush is also tolerant of nutrient inputs and water pollution, including low concentrations of salt (McCarron et al. 1998, Hubbard et al. 1999).

Although buttonbush has broad ecological amplitude, it is particularly characteristic of inundated shrub swamp due to the hydrologic dynamics that shape this natural community. Inundated shrub swamp is characterized by an impermeable clay layer that results in seasonal

to permanent inundation. Maintenance of buttonbush populations appears to require a minimum water depth of 0.5 m (19 in) (Faber-Langendoen and Maycock 1989).

Hubbard, R.K., J.M. Ruter, G.L. Newton, and J.G. Davis. 1999. Nutrient uptake and growth response of six wetland/riparian plant species receiving swine lagoon effluent. Transactions of the ASAE 42: 1331- 1341.

McCarron, J.K., K.W. McLeod, and W.H. Conner. 1998. Flood and salinity stress of wetland woody species, buttonbush (*Cephalanthus occidentalis*) and swamp tupelo (*Nyssa sylvatica* var. *biflora*). Wetlands 18: 165-175.

Faber-Langendoen, D., and P.F. Maycock. 1989. Community patterns and environmental gradients of buttonbush, *Cephalanthus occidentalis*, ponds in lowland forests of southern Ontario. The Canadian Field-Naturalist 103: 479-485.

Long-term drought may result in tree colonization and the conversion of inundated shrub swamp to closed-canopy southern hardwood swamp (Anderson 1982, Kost et al. 2007)

Kost, M.A., D.A. Albert, J.G. Cohen, B.S. Slaughter, R.K. Schillo, C.R. Weber, and K.A. Chapman. 2007. Natural Communities of Michigan: Classification and Description. Michigan Natural Features Inventory, Report No. 2007-21, Lansing, MI. 314 pp.

Inundated shrub swamp hydrology should be maintained by establishing a relatively wide upland buffer zone to prevent surface water run-off from inappropriate sources and protect groundwater seepage zones. Hydrologic disturbances, including increased or decreased flood cycles, sediment and/or nutrient loading, and changes to water chemistry, may alter vegetative composition and structure of wetland communities.

Invasive vascular plant species documented in inundated shrub swamps include garlic mustard (*Alliaria petiolata*), Canada thistle (*Cirsium arvense*), autumn olive (*Elaeagnus umbellata*), moneywort (*Lysimachia nummularia*), reed canary grass (*Phalaris arundinacea*), glossy buckthorn (*Rhamnus frangula*), multiflora rose (*Rosa multiflora*), curly dock (*Rumex crispus*), horse nettle (*Solanum carolinense*), and bittersweet nightshade (*S. dulcamara*) (Kost et al. 2006, Kost et al. 2007). Additional invasive plants capable of invading inundated shrub swamp in Michigan include narrow-leaved cat-tail, common reed, purple loosestrife, and hybrid cat-tail (*T. xglauca*). Efforts to detect, monitor, and control invasive species should be implemented to prevent these plants from outcompeting native species and altering community structure and function.

<https://mnfi.anr.msu.edu/communities/description/10680/inundated-shrub-swamp>