

Agenda Including Addeds

Ecological Community Advisory Committee

The 1st Meeting of the Ecological Community Advisory Committee

December 14, 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**
 - 2.1 4:30 PM A. Curtis, Planner re Byron Gravel Pit Secondary Plan 2
 - a. Byron Gravel Pit Secondary Plan Questions 19
3. **Consent**
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 - 5.1 Dingman Environmental Assessment 30
 - 5.2 Environmental Impact Study One Page Review 32
6. ***Deferred Matters/Additional Business***
 - 6.1 *(ADDED) Resignation of E. Dusenge* 34
 - 6.2 *(ADDED) Multi-Year Budget Discussion* 35
7. **Adjournment**



Draft Byron Gravel Pits Secondary Plan



December 14, 2023

Ecological Community Advisory Committee

Byron Gravel Pits



Boundaries:

- East of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road, and generally north-west of Longworth Road and Crestwood Drive.

History:

- The site contains an unusually deep glacial deposit which has been used to produce sand and gravel products to supply the London construction market for over 75 years.
- The City of London began the process of exploring the long-term planning for the gravel pits and future use of this area in the early 1990's.
- The process of developing a secondary plan for this area was initiated in 2016, and was in part prompted by a development proposal.
- The development of the Secondary Plan was paused for the Commissioners Road West Realignment EA

What is a Secondary Plan?

Secondary Plans form part of the *Official Plan*:

- provide more **specific vision and policies** to guide growth and change **for a particular area** than the those contained with the existing *Official Plan*.
- They allow for a comprehensive study and a coordinated planning approach

No development is currently proposed, the Secondary Plan will provide direction for the review of future development applications (Zoning Amendments, Subdivisions, Condominiums, etc.)



Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, high-density, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site to provide for:

- a range of different recreational activities, both active and passive;
- an opportunity to maintain and grow our natural heritage system; and,
- create new and unique housing forms.

This area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and linking, existing and proposed facilities and amenities in the area.



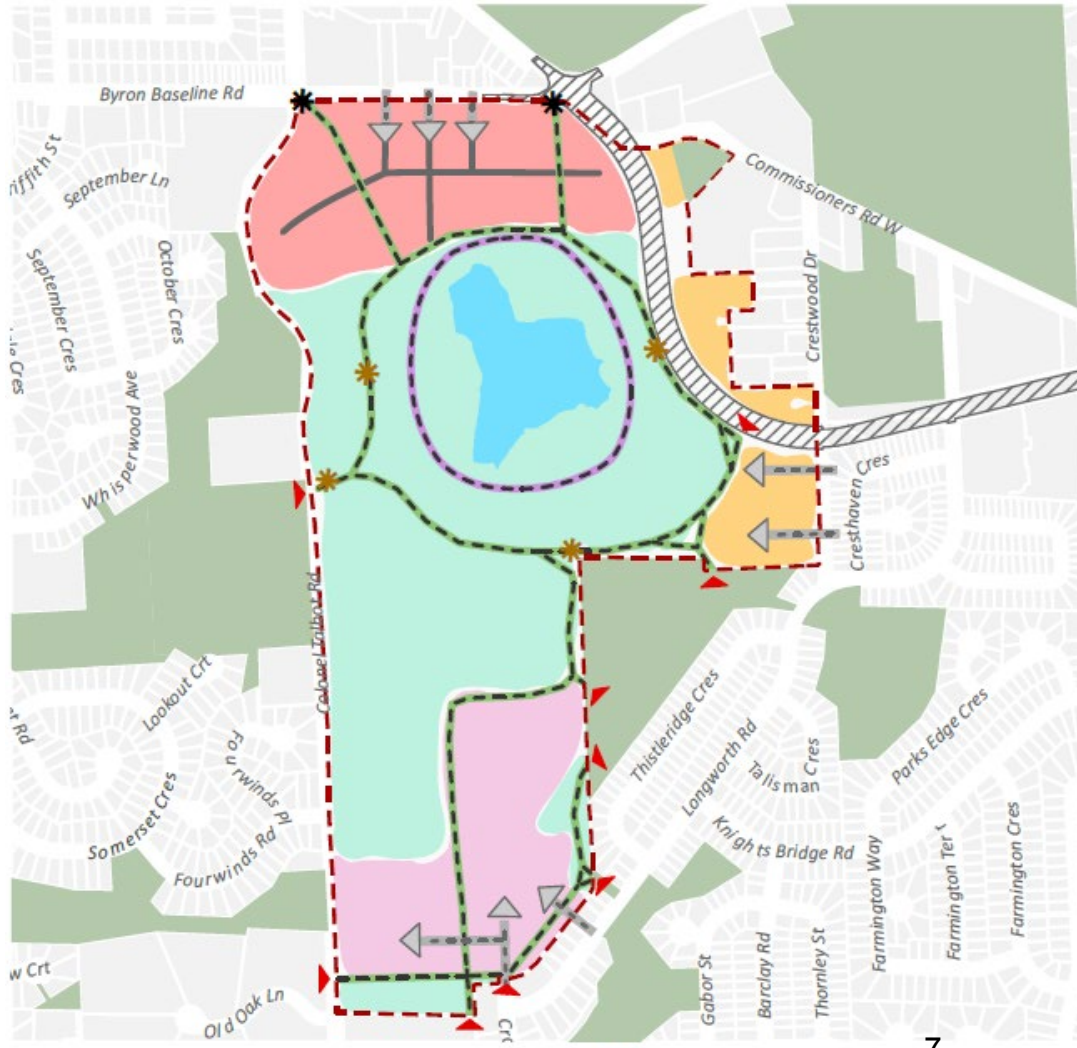
Principles














The preparation of this *Secondary Plan* has been guided by the following principles:

- 1) Promote Unique Opportunities for Recreation
- 2) Create a Unique Community that Supports a Mix of Uses and Housing Types
- 3) Create an Exceptional Community
- 4) Create a Diverse and Resilient Natural Environment
- 5) Sustainable Growth Management

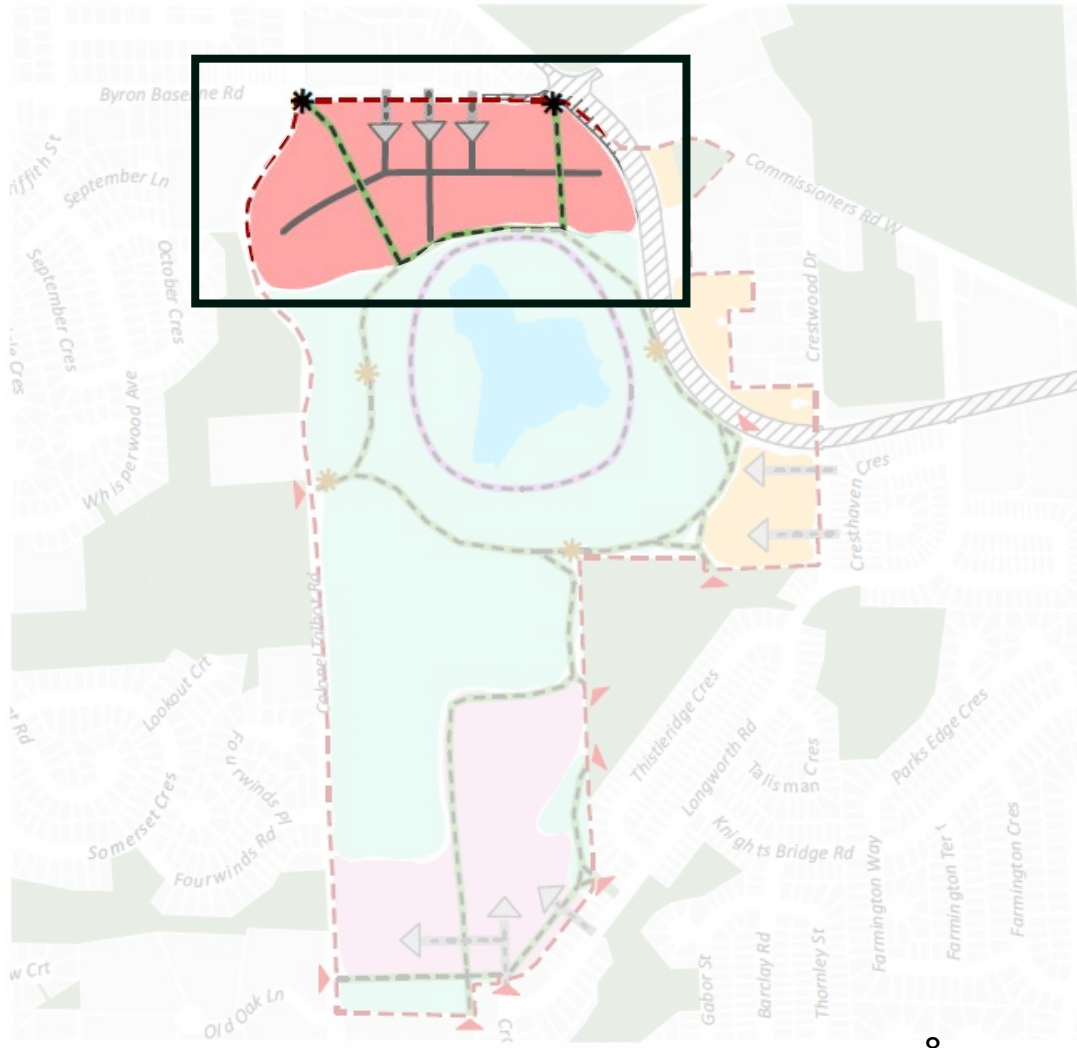









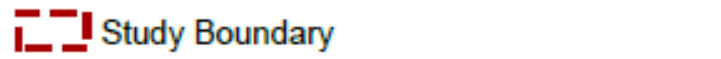

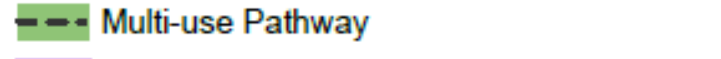

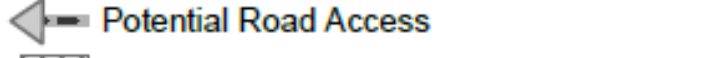
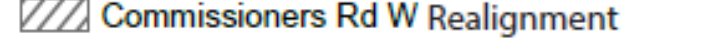
Land Use Plan



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Byron Baseline Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

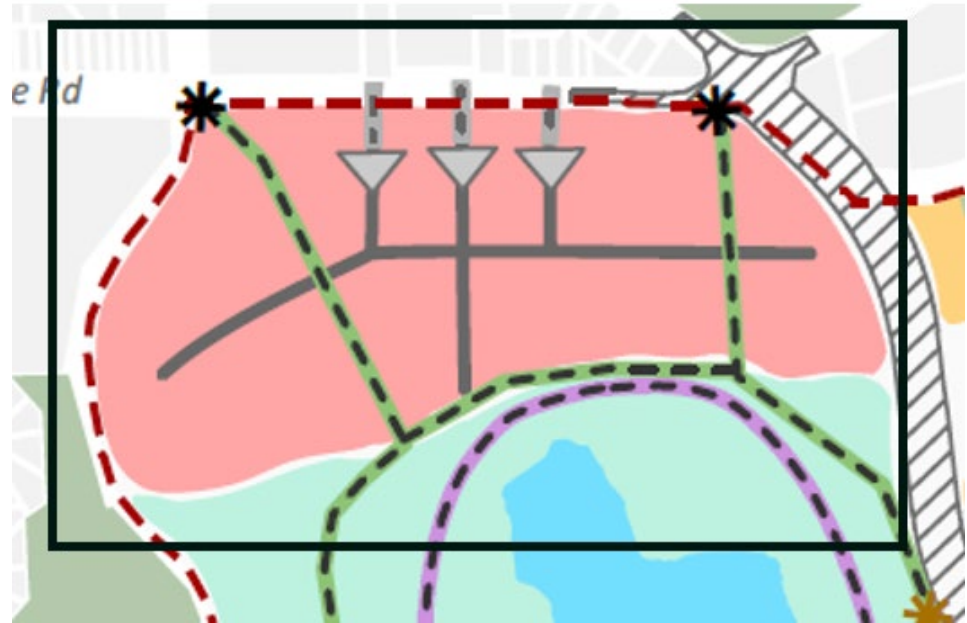
Byron Baseline Policy Area

Permitted Uses

- Residential:
 - apartment buildings;
 - townhouses and stacked townhouses; and
 - mixed-use buildings.
- Commercial: only within mixed use buildings, small scale-commercial uses may be permitted, including:
 - Medical/dental offices; Retail stores; Restaurants; Personal service establishments; Private and commercial schools; Convenience stores; Day care centers; Specialty food stores; Studios and galleries; Fitness and wellness establishments; and, Financial institutions.

Access and Services:

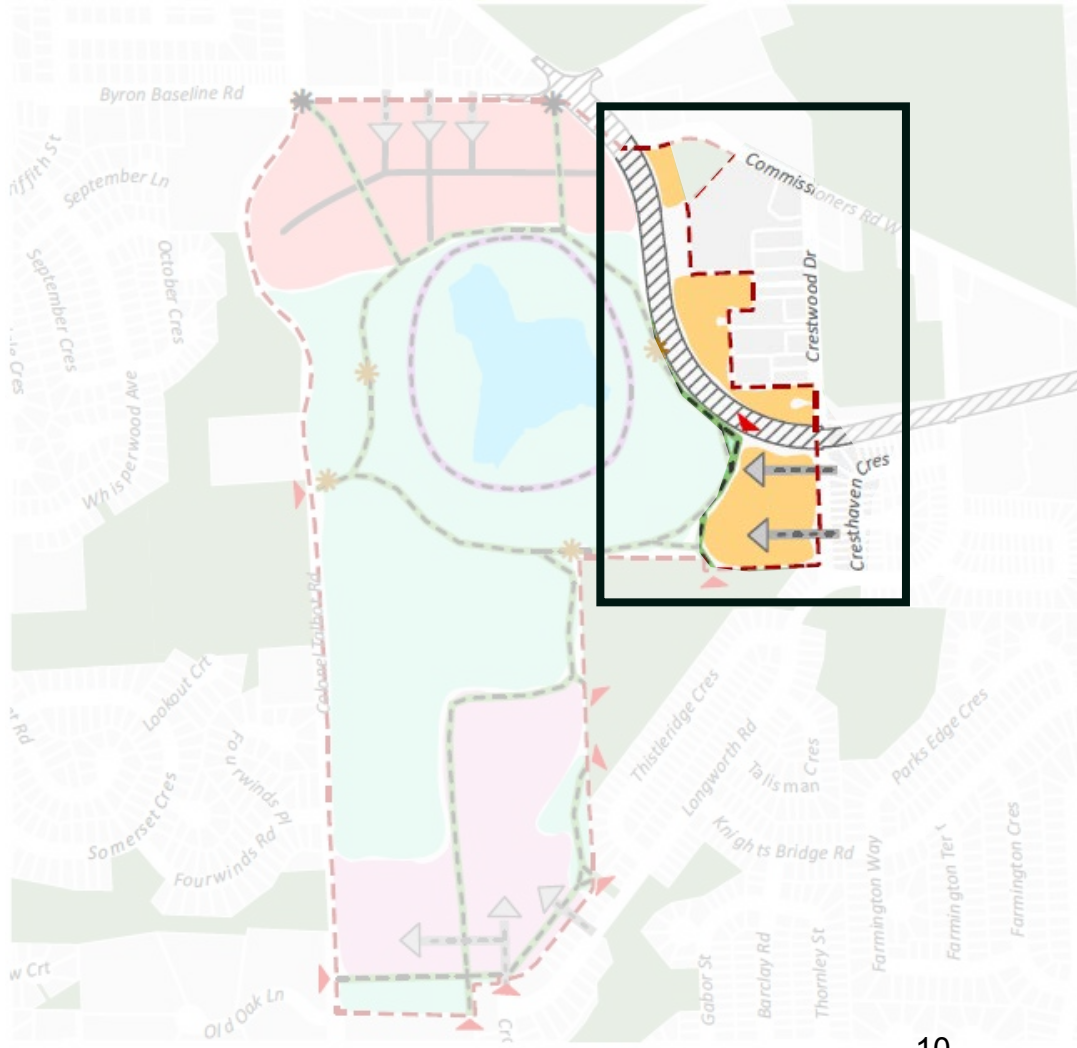
- Access and services must be available from Byron Baseline Rd.
















Permitted Heights

- Minimum 3 Storeys
- Maximums:
 - North Portion along Byron Baseline: between 6 and 9 storeys
 - Middle/South Portions near Open Space: between 9 and 12 storeys

Crestwood Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  **Crestwood Policy Area**
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Crestwood Policy Area

Permitted Uses:

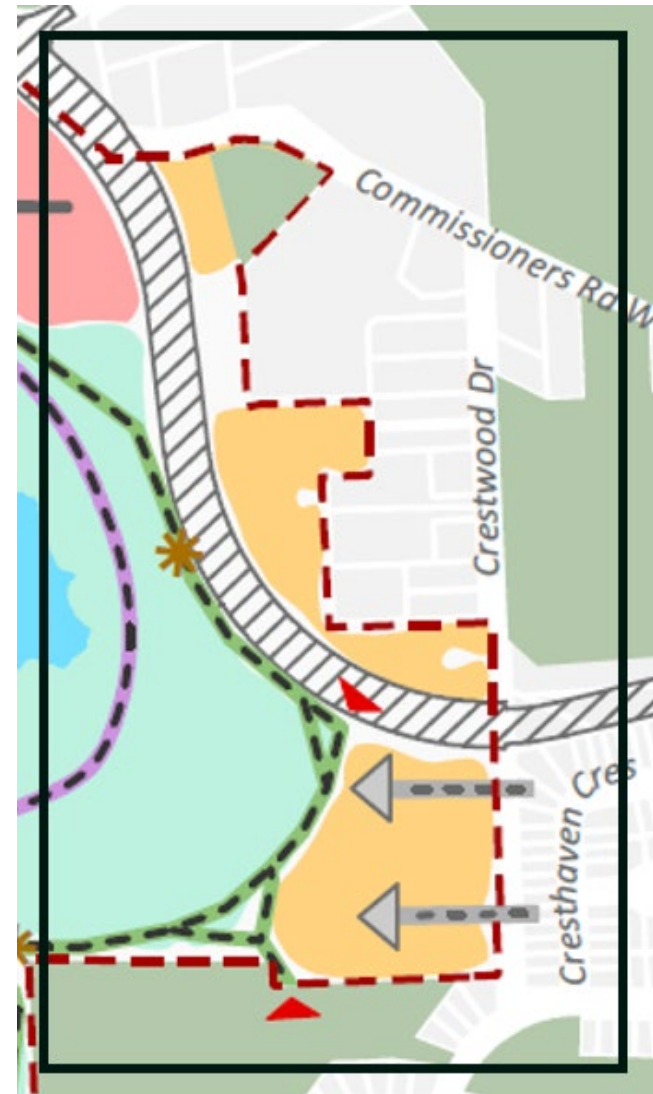
- Single detached, semi-detached, duplex, cluster dwellings and converted dwellings.
- Street townhousing, stacked townhousing, low-rise apartments, duplexes and triplexes are encouraged where appropriate.

Permitted Heights:

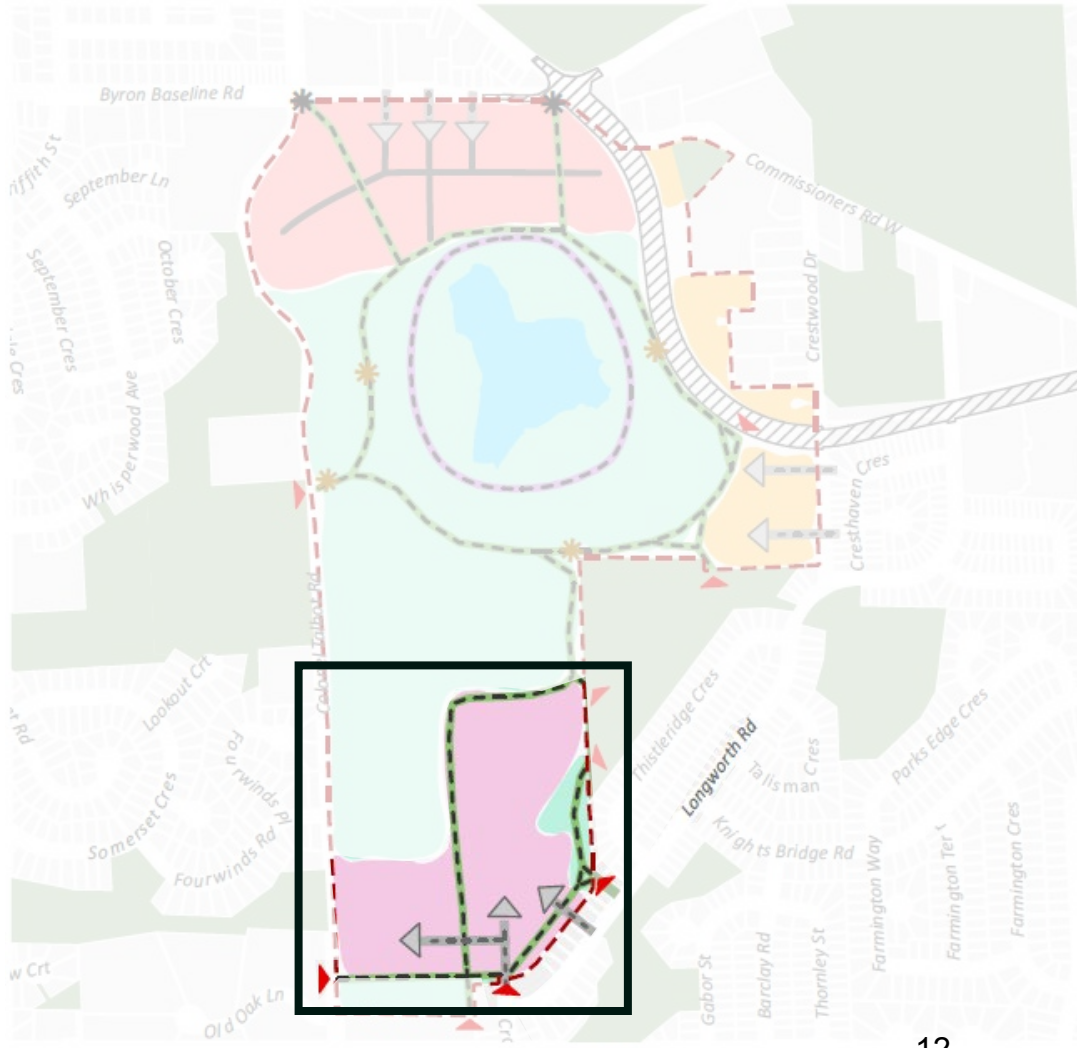
- Minimum 2 Storeys
- Maximum between 4-6 storeys














Access and Services:

- Access must be from Crestwood Dr.
- Stable top of Slope must be demonstrated



Longworth Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  **Longworth Policy Area**
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Longworth Policy Area

Permitted Uses:

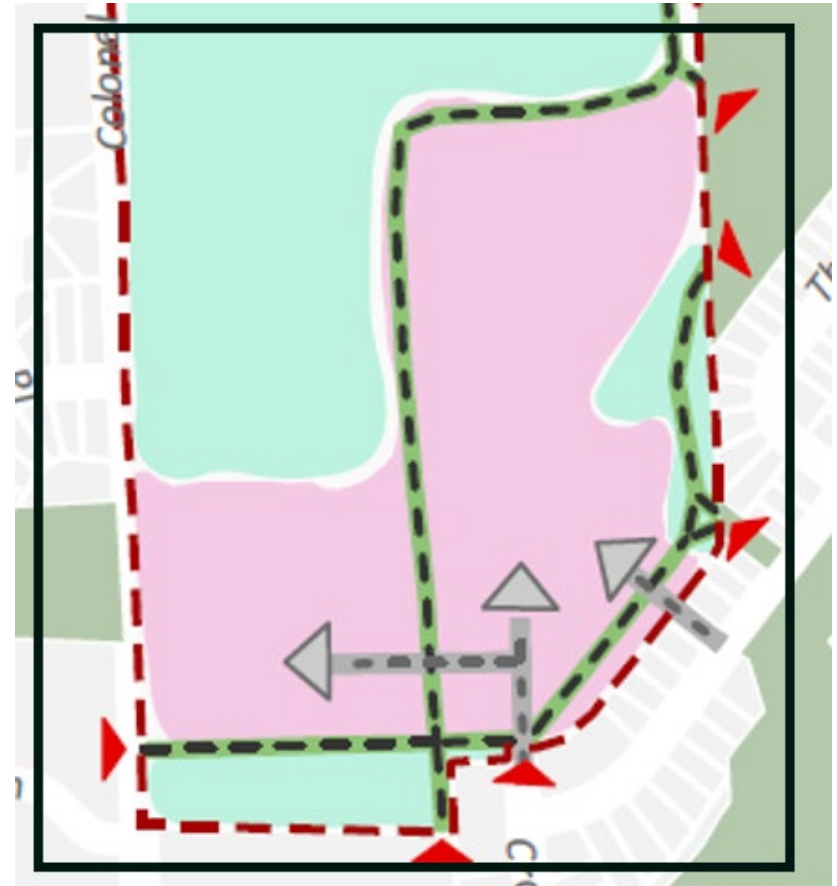
- Single detached, semi-detached, duplex, and converted dwellings with the exception of cluster housing.
- Street townhousing and stacked townhousing are encouraged where appropriate.

Permitted Heights:

- Minimum 1 Storey
- Maximum between 3-4 storeys














Access and Services:

- Access must be from Longworth Rd. / Cranbrook Rd.
- Stable top of Slope must be demonstrated



Central Pond and Open Space Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  **Central Pond and Open Space Policy Area**
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Central Pond and Open Space Policy Area

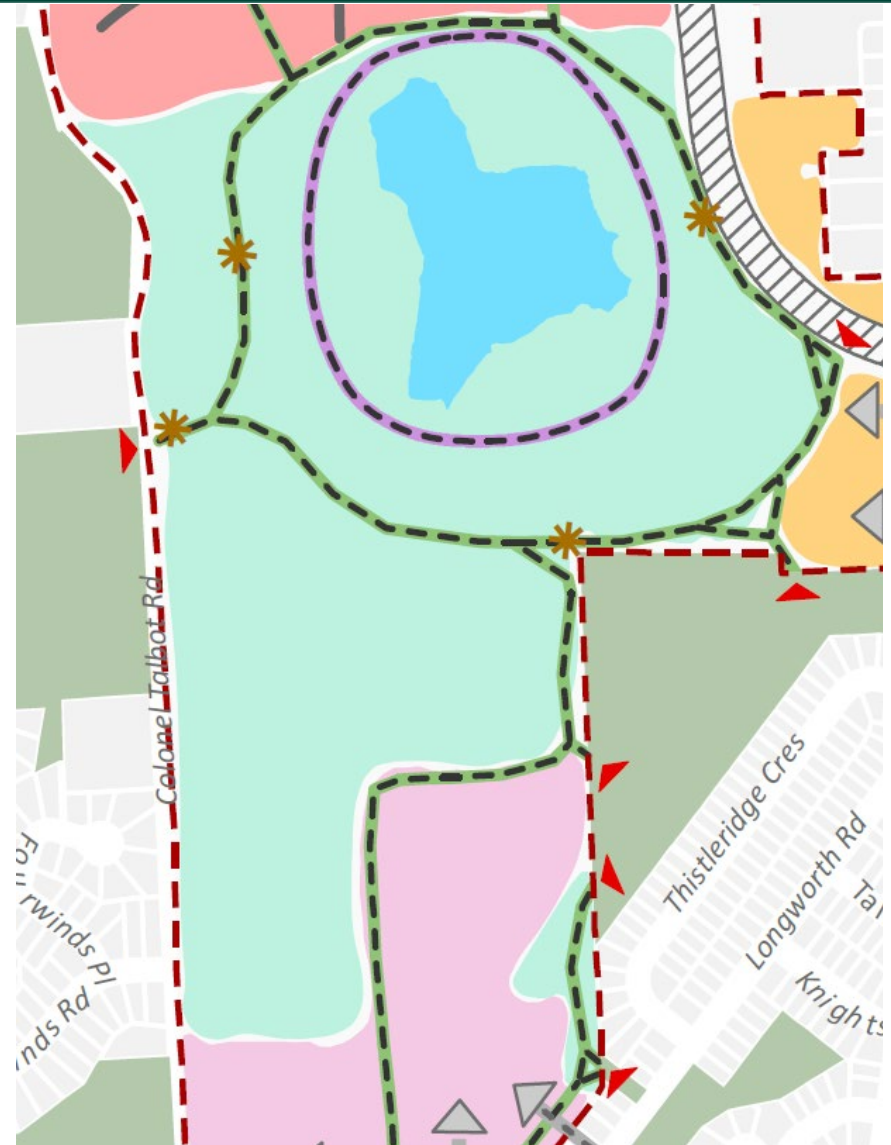
A Central Open Space is planned to be created which provides:

- High Quality Regional Recreational Activities and Facilities;
- Open Space Active and Passive Recreational Uses;
- Habitat for Threatened and Endangered Species;
- Significant Natural Heritage Features;
- Natural Hazards and Slopes; and,
- Water Resource System.

The design, facilities and layout the open space will be determined through a future Park and Recreation Master Plan, and may include, but not be limited to:







- Multi-use pathways, including connecting the top of the slope (south and east) to the bottom (north);
- An enhanced promenade around the central pond;
- Formal and informal gathering places;
- Viewpoints and lookouts;
- Connections to the surrounding park / pathway system outside the *Secondary Plan* (incl. Springbank Park); and,
- Other active and passive recreational facilities and uses designed at a regional level.

The Policy Area will also be applied to protect natural heritage lands throughout the *Secondary Plan* identified through ecological studies.



Natural Heritage and Species at Risk – Schedule



-  Study Boundary
-  Potential Naturalization Areas
-  Water Body
-  Natural Features and Areas Outside Study Area
-  Unevaluated Vegetation Patch
-  Unevaluated Wetland

Green Development

The *Byron Gravel Pits Secondary Plan* is based on a design in which one of the goals is to maximize the potential for sustainable development. This is achieved through such features as enhanced connectivity, mixed-use development, and a connected open space system. Sustainable design elements shall be incorporated into municipal facilities and private developments.



Natural Heritage and Species at Risk



Source: Malene Thyssen, <http://commons.wikimedia.org/>



- New development or site alternation will require Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS) to:
 - Assess the extent and significance; evaluate the anticipated impacts; identify ways to avoid or mitigate impacts; and demonstrate a net gain to the Natural Heritage System.
- Recognizing the long history of disturbance in the Study Area, replacement within other areas in the Secondary Plan (including within the central open space), rather than in situ protection, may be permitted for:
 - Non-provincially significant wetlands, small / poor quality woodlands, and significant wildlife habitat.

The [Byron Gravel Pit Secondary Plan](#) and breeding habitat for Bank Swallows
December 2023

Relevant historical and legal background is outlined here:

2022: <https://www.birdfriendlylondon.ca/post/byron-gravel-pit-bank-swallow-update>

2020-2021: <https://www.facebook.com/notes/500472734254921>



Photographs showing the full extent of the Bank Swallow colony can be viewed [here](#).
Markers were added for each nest burrow and 1,913 were counted in software; see [here](#).
Photographic documentation of Bank Swallows using the site can be found [here](#).

Regarding Species at Risk, the draft secondary plan says:

“There are also some wooded and successional areas around the perimeter of the former aggregate extraction areas, some of which are associated with the steep slopes which have also been recently documented as supporting habitat for Species at Risk. The Unevaluated Wetland and Unevaluated Vegetation Patches identified in Schedule 3 are to be subject to environmental

review in accordance with the applicable environmental policies The London Plan prior to any proposed re-development of the area.

New development or site alternation will require Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS), as set out in The London Plan, to:

- a) Assess the extent and significance of the remnant natural features and areas in the Study Area;*
- b) Identify linkages within and between these features and areas;*
- c) Confirm or refine the boundaries of components of the local Natural Heritage System with regards for the natural features and areas as well as open spaces in the adjacent lands;*
- d) Evaluate the anticipated impacts of any proposed development or site alteration on the Natural Heritage System in the Study Area or in the adjacent lands; and,*
- e) Identify mechanisms to avoid impacts or, where impacts are unavoidable, measures to mitigate these impacts in accordance with the applicable policies and regulations.*

Recognizing the long history of disturbance in the Study Area has created some types of significant wildlife habitat not previously documented, opportunities to protect and enhance these features in the Study Area shall be identified through the development process.

- a) For significant wildlife habitat, replacement rather than in situ protection may be considered where the feature(s) and function(s) can be provided elsewhere in the Secondary Plan area and are demonstrated, through an EIS, to provide a net gain to the Natural Heritage System, including consideration of buffers to adjacent land uses.*
- b) Significant wildlife habitat protection and/or creation may overlap with other protected and/or created natural heritage features and areas (e.g., wetlands and/or woodlands).*
- c) Assessments shall also consider local scale upland corridors that support plant and wildlife movement within the Study Area and to natural features and areas outside the Study Area*

Questions for City of London staff

- 1. Have official records and plans been updated to reflect the true size of the breeding colony of Bank Swallows?** The colony was drastically underestimated or underreported by a consultant (reasons for this are unknown) in [a subject land status report](#) presented to the Environmental and Ecological Planning Advisory Committee October 17, 2019. It stated the Byron pit contained a nesting colony of 70-75 burrows, with 80% of observed burrows being active, and less than 100 individual birds present. **Why isn't this report being updated?**
- 2. Is the EIS complete? If not, when will it be submitted? When will it be reviewed by ECAC?**
- 3. Is there a mitigation plan on file for the Bank Swallows at the Byron Gravel Pits? Can we access it through the City's contact for this file at MECP?** Section 23.14(6) of the Endangered Species Act O.Reg. 242/08 sets out that a mitigation plan must be prepared within two years after the first appearance of the species at the pit or quarry site. The previously undocumented colony of 1,913 birds was first reported to the Ministry in July 2020.
- 4. When it comes to limiting harm to the existing Bank Swallow colony and creation of new artificial habitat, what capacity does the City actually have to make or influence decisions?** e.g., design of mitigation, preserving existing habitat, location of new habitat, approvals by the province
- 5. Will the City be applying for external (e.g., provincial, federal or private sector) funding to support creation of artificial habitat? Who (which staff) would take the lead on that?**
- 6. The use of concrete structures for artificial habitat has been successful in [a recent pilot project](#) by the Québec Port Authority. A small pilot test in London/at the Byron gravel pits would help to understand the utility of this method better before scaling. Will the City include such a project as a requirement of future development approval?**
- 7. Who is responsible for the Species at Risk habitat compensation, and when will the plan be available for review by the public and ECAC? What will the City do to implement it?**
- 8. There is ongoing backfilling on the property. What is the grade they are trying to achieve, and when will that work be completed? How soon will further backfilling or slope remediation impact the locations of existing nest burrows? If this is unknown, who can be approached for an answer?**

- 9. When will a protective barrier be erected around the nest burrows to limit risks associated with backfilling? We are not aware of this step having been completed as there is no barrier around the area with active nests and this is a legislated requirement.**

Clause 9 of s. 23.14(9) of) the Endangered Species Act O. Reg. 242/08 says:

"If the species uses nests or hibernacula to carry out its life processes, the person must, before and during the period of time when the species is likely to use the nests or hibernacula, install and maintain barriers or other structures to create a protective zone around the nests or hibernacula to limit the adverse effects that may be caused by the operation of the pit or quarry."

O.Reg. 242/08 s. 23.14(9) says that a person "must" take all the listed steps under that subsection, including clause 9 regarding the creation of barriers or other structures around the SARO listed species' nests, "to limit the adverse effects that may be caused by the operation of the pit or quarry" for any species identified on a submitted "notice of activity form" under s. 23.14(5)(i).

- 10. Has a notice of activity form been submitted to MECP regarding the bank swallows at the Byron Gravel Pit? If not, why not? This is a legislative requirement.**

Background: s. 23.14(5) of the ESA makes clear that the submission of a notice of activity form is required "before doing anything" that would otherwise be prohibited under ss. 9(1)(a) or s. 10(1) of the ESA, being killing, harming or harassing the SARO listed species, or damaging or destroying their habitat, respectively.

s. 23.14(5)(i) requires this form to be submitted to the Minister before any work is done at the site, and the license holder that submits the form is required in turn to follow clause 9 of s. 23.14(9).

- 11. Will an application be filed for a Species at Risk Overall Benefit Permit? If not why not? <https://www.ontario.ca/page/species-risk-overall-benefit-permits>**

Ecological Community Advisory Committee

Report

The 12th Meeting of the Ecological Community Advisory Committee
November 16, 2023

Attendance S. Levin (Chair), E. Dusenge, S. Evans, T. Hain, S. Hall, B. Krichker, R. McGarry, K. Moser, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)

ABSENT: K. Lee, M. Lima and G. Sankar

ALSO PRESENT: K. Edwards, P. Masse, M. Shepley, M. Szarka and E. Williamson

The meeting was called to order at 4:31 PM; it being noted that E. Dusenge, S. Evans, T. Hain, B. Krichker, K. Moser, S. Sivakumar and V. Tai were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Dingman Creek Stage 2 EA – Floodplain Update Mitigation Strategy and Official Plan Amendment process

That it BE NOTED that the Ecological Community Advisory Committee received the attached presentation and heard verbal presentations from A. Sones, Environmental Services Engineer, with respect to the Dingman Creek Stage 2 Environmental Assessment - Floodplain Update Mitigation Strategy and Official Plan Amendment process.

3. Consent

3.1 11th Report of the Ecological Community Advisory Committee

That it BE NOTED that the 11th Report of the Ecological Community Advisory Committee, from its meeting held on October 19, 2023, was received.

3.2 Municipal Council Resolution – 10th Report of the Ecological Community Advisory Committee

That, it BE NOTED that the Municipal Council resolution adopted at its meeting held on October 17, 2023, with respect to the 10th Report of the Ecological Community Advisory Committee, from its meeting held on September 21, 2023, was received.

3.3 Sarnia Road/Philip Aziz Environmental Assessment

That it BE NOTED that the Minutes of the EIS Scoping Meeting Consultation for the Western/Sarnia/Philip Aziz EA Detailed Design, from its meeting held on September 18, 2023, was received.

3.4 Revised Notice of Planning Application – 1982 Commissioners Road East
That it BE NOTED that the Revised Notice of Planning Application for Zoning By-law Amendments and the Notice of Public Meeting dated November 6, 2023, from M. Hynes, relating to the property located at 1982 Commissioners Road East, was received for information.

3.5 (ADDED) Notice of Planning Application - 2598-2624 Woodhull Road
That it BE NOTED that the Revised Notice of Planning Application for Zoning By-law Amendments and the Notice of Public Meeting dated November 6, 2023, from M. Hynes, relating to the property located at 2598-2624 Woodhull Road, was received for information.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Lambeth Centennial Park Boardwalk Lifecycle Renewal

That it BE NOTED that the presentation from S. Levin, Chair, Ecological Community Advisory Committee, on how to review Environmental Impact Statements and received the Lambeth Centennial Park Boardwalk Lifecycle Renewal presentation as appended to the Agenda, was received.

5.2 (ADDED) December Meeting Date

That it BE NOTED that the December Ecological Community Advisory Committee meeting date will be changed to December 14, 2023.

5.3 (ADDED) Attendance

That the appointment of K. Lee BE RESCINDED from the Ecological Community Advisory Committee due to lack of attendance.

6. Adjournment

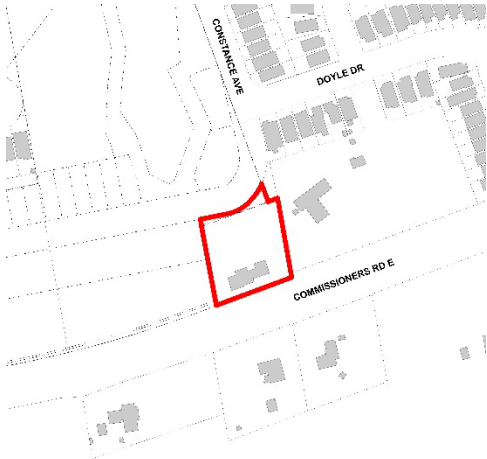
The meeting adjourned at 6:09 PM.



REVISED NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendments

1982 Commissioners Road East and part of 1964 Commissioners Road E



File: Z-9668

Applicant: 2804904 Ontario Inc. (c/o Siv-ik Planning & Design Inc.)

What is Proposed?

Zoning amendment to allow:

- A two-storey townhouse building, containing 7 units, and a three-storey back-to-back (stacked) townhouse building containing 12 units for a total of 21 residential units at a density of 60 units per hectare.
- Special provisions requested for reduced side yard setbacks.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, January 9, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Michaella Hynes
mhynes@london.ca
519-661-CITY (2489) ext. 4753
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9668

london.ca/planapps

To speak to your Ward Councillor:

Steven Hillier
shillier@london.ca
519-661-CITY (2489) ext. 4014

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

Possible change to Zoning By-law Z.-1 FROM an Urban Reserve (UR4) Zone TO a Special Provision Residential R5 (R5-7(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The complete Zoning By-law is available at www.london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR4) Zone

Permitted Uses: Existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands; managed woodlots; wayside pit; passive recreation use; and farm gate sales.

Requested Zoning

Zone: Residential Special Provision R5 (R5-7(_)) Zone

Permitted Uses: Cluster townhouse dwellings; cluster stacked townhouse dwellings.

Special Provisions: Front yard depth of 3.0 metres whereas 8.0 metres is the minimum required; and rear yard depth of 1.5 metres whereas 3.0 metres is the minimum required; and a north interior side yard depth of 1.8 metres whereas 3.0 metres is the minimum required.

Height: 12.0 metres

Density: 60 units per hectare

The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

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 Place Type in The London Plan.

The subject lands are in the Neighbourhoods Place Type, fronting on a Civic Boulevard Commissioners Road East in The London Plan. Uses permitted include stacked townhouses, fourplexes and low-rise apartments.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied 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 This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will 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 official plan amendment 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 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, 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, 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.

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

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Site Concept

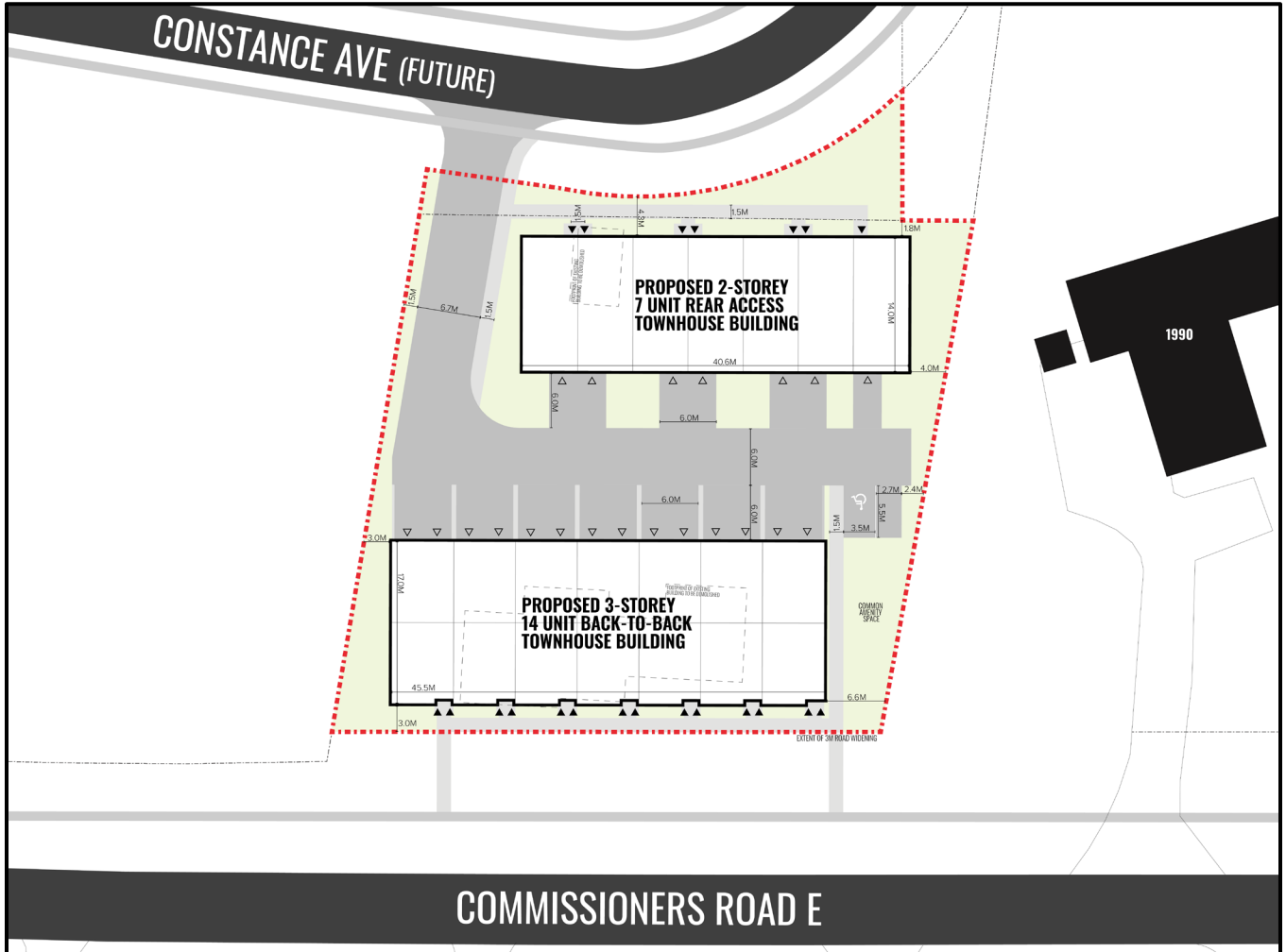


Figure 1. Site Concept Plan.

Renderings



Figure 2. ISO View of Proposed Development.



Figure 3. Rendering of Proposed Development.



Figure 4. Rendering of Proposed Development.

From: asones@london.ca
To: Sandy Levin Cc: jmackay@london.ca; ewilliam@london.ca
Sent: Friday, November 24th 2023, 12:24
Subject: RE: [EXTERNAL] ESR for Dingman EA

Hello Sandy,

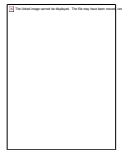
James and I spoke on the question below.

I suggest that ECAC is welcome to provide comments to the presentation last week for consideration in the EA process. We will have another public meeting spring/summer 2024 and could give another presentation to ECAC with the project updates. Comments would be welcome from ECAC following the presentation.

The ESR once complete can be circulated to ECAC for review in accordance with the EA process.

Regards,

Adrienne



Adrienne Sones, P.Eng

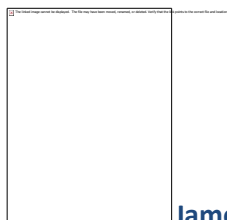
Environmental Services Engineer

Stormwater Engineering Division

City of London

From: MacKay, James <jmackay@london.ca>
Sent: Friday, November 17, 2023 8:57 AM
To: Sones, Adrienne <asones@london.ca>
Subject: FW: [EXTERNAL] ESR for Dingman EA

FYI, lets discuss.



James MacKay, M.Sc.

Ecologist Planner
ISA Certified Arborist
Stormwater Engineering Division
City of London
T: (519) 661-CITY (2489) | F: (519) 963-1483 | E: jmackay@london.ca

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From: s.levin
Sent: Friday, November 17, 2023 8:34 AM
To: MacKay, James <jmackay@london.ca>
Subject: [EXTERNAL] ESR for Dingman EA

Hi James, hope all is well with you and yours. Adrienne Sones presented to ECAC (new name for EEPAC) last night. She mentioned the timing on the ESR. I asked if ECAC will be asked to review the ESR. Staff suggested that I ask you. So I am asking :) - let me know.

Regards

Sandy

EIS REVIEW (this is a reference list and not an exhaustive assessment list) – Dec 2023

1. Get the context, look at air photos at [London.ca/maps](https://london.ca/maps). Look for ‘green and growy’, wetlands, aquatic habitat features. Where does that study fall within the larger natural heritage context? Some Significant Wildlife Habitat rely on large contiguous habitat tracts.
2. Look for Map 1 and Map 5 (Natural Heritage System) at: <https://london.ca/government/council-civic-administration/master-plans-strategies/london-plan-official-plan>.
Make a list of the natural heritage features and determine how that overlaps with aerial overview. Do the delineations need to be revised? Were sections missed? If missed, are the patches at least .5 ha?
3. Review the Table of Contents. Look for summary/conclusions, appendices, impact assessments, Significant Wildlife Habitat, maps. Species at Risk locations should be missing.
4. Become familiar with Legislation and Policies which appear at the start of the document.
 - Was the London Plan referenced?
 - Has the 2021 Environmental Management Guidelines (EMGs) been included?
<https://london.ca/ESA>
5. Look for the Scoping Checklist (to ensure all required studies are in the EIS). This list outlines the study requirements and includes the high-level desktop review.
 - What protocols are referenced?
 - Are these carried forward into the Methods section of the report?
 - Are these the correct study protocols?
6. Look at the Field Work – what was found. If a Wetland is in the study area, check the weather and calling stations to see if amphibian calling data collection was done properly under the Marsh Monitoring Protocols -
<https://naturecounts.ca/nc/mmp/resources.jsp?dir=Protocols%20and%20Habitat%20Guide>
7. Summary of proposed work – what is being done? What are the proposed construction methods?
8. Existing Conditions:
 - What are the results of the field studies? Have the ELC delineated ecosites been depicted on a map?
 - Is the feature delineated based on Section 4.8 of the EMGs?
 - If EIS, is the feature delineation consistent with the Subject Land Status Report (SLSR) delineation?
 - If SLSR, feature delineation and assessment of Significance is the key outcome of the report.
9. What is proposed to avoid, mitigate or compensate for impacts on the features and functions?
 - How does the area change during construction and post construction?
 - How will/could construction activities have negative or positive impacts on the site?
 - Are construction activities reported accurately in the impacts assessment? have they left out impacts? Are the limits of disturbance clearly identified on mapping and can construction activities be completed outside of the recommended buffer? The exception would be in cases where a publicly owned park path is placed within the buffer.

10. Species at Risk Screening:
 - What species were identified as candidate from the Ecological Land Classification (ELC) layers noted at the beginning of the report?
 - What species were noted in the background review?
 - Are the habitat conditions (ELC ecosites) appropriate on site for each species? Some can be ruled out based on ELC codes.
 - Have appropriate studies been completed to assume absence or confirm presence? Some studies will recommend species specific surveys as next steps.
 - Are the ELC codes consistent with, and support, other data collection results?
 - See EMGs Appendix C for Data Collection Standards minimum expectations for studies.
11. Wildlife Habitat Assessment / Significant Wildlife Habitat – these areas are to be protected: <https://www.ontario.ca/page/significant-wildlife-habitat-ecoregional-criteria-schedules-ecoregion-7e>
 - What ELC habitat is present? Do these ecosites align with any of the SWH triggers?
 - Where the study requirements noted in the 7E schedule completed?
12. Impact Assessment/Net Impact Table.
 - Understand the difference between direct, indirect, and cumulative impacts.
 - What will be impacted? Was anything missed?
 - Are you confident that there will be no negative impact on ecological features and functions?
 - If not, include your reasons in your write up.
13. Check to see if the buffers are consistent with the Environmental Management Guidelines - <https://london.ca/ESA>. Note that we buffer development, but mitigate and compensate for infrastructure. Development and infrastructure are governed by separate policies.
14. Have the proponents demonstrated that they have worked through the mitigation hierarchy of Avoid, Minimize, and Mitigate, **before** recommending removal and compensation of features?
15. What are the recommendations and conclusions of the study?
 - Are additional studies required?
 - What are the next steps?
 - If feature re-delineation is required, have they noted the Official Plan Amendment to revise and update Map 1 / Map 5?
 - Do you agree that this will result in no negative impact?
 - What monitoring has been proposed and is it in line with the EMGs?
16. Write your recommendations and send to the file holders noted in the Scoping Checklist:
 - Ecologist
 - The City's File planner
 - Heather for the agenda
 - Proponent's agent if available

Mirindi Eric Dusenge
55 Primrose Lane
Dieppe, New Brunswick, E1A 9K7
ericmirindi.dusenge@gmail.com
519 697 6794
November 27th, 2023

Sandy Levin
Chair of the Ecological Community Advisory Committee (ECAC)

Subject: Resignation from ECAC

Dear Sandy Levin,

I am writing this letter to formally resign as a member of the Ecological Community Advisory Committee (ECAC). My resignation is effective immediately.

The primary reason for my resignation is my recent relocation to New Brunswick, where I have accepted a faculty position at Mount Allison University. Consequently, I have permanently left London, Ontario.

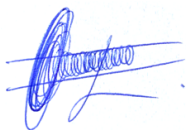
I would like to take this opportunity to express my sincere gratitude to Chair Sandy Levin and the City of London for providing me with the opportunity to serve on ECAC. It has been a privilege to contribute to the preservation of natural ecosystems in the City of London during my time as an ECAC member.

I am thankful for the valuable experiences and insights I have gained through my involvement with ECAC, and I look forward to seeing the continued positive impact of the committee's work in the future.

Please let me know if there are any formalities or procedures I need to follow to complete my resignation.

Thank you once again for the opportunity to serve on ECAC.

Sincerely,



Mirindi Eric Dusenge



2024-2027

Multi-Year Budget

City of London



Business Case #P-61 - Ecological Master Planning Funding

Primary Strategic Area of Focus: Climate Action and Sustainable Growth

Primary Outcome: London has a strong and healthy environment.

Primary Strategy: Protect the natural environment and avoid natural hazards when building new infrastructure or development.

Business Case Type: Additional Investment / Legislative Change

Description: Replacing Development Charges funding for Ecological Master Planning, Guideline Updates, and Post-Development Environmental Impact Study Monitoring

Service(s): Planning Services

Lead: Scott Mathers, Deputy City Manager, Planning and Economic Development

Business Case Tax Levy Impact Table (\$ Thousands)

Tax Levy Impact Detail	2024	2025	2026	2027	2024 to 2027 Total
Annual Tax Levy Impact	\$50	\$0	\$50	\$170	\$270
Annual Incremental Tax Levy Impact	\$50	-\$50	\$50	\$120	\$170
Estimated Annual Tax Levy Impact %	0.01%	-0.01%	0.01%	0.01%	0.01% Average
Estimated Annual Taxpayer Impact \$ ¹	\$0.22	\$0	\$0.22	\$0.76	\$0.30 Average

Subject to rounding.

1) Calculated based on the average assessed value of \$252 thousand for a residential property (excludes education tax portion and impacts of tax policy).

What is Included in the Base Budget?

Base Budget Table (\$ Thousands)

New Environmentally Significant Area (ESA) Conservation Master Plans	2023	2024 to 2027 Total	2028 to 2033 Total
Total Tax Levy Funded – Operating	\$0	\$0	N/A
Full-Time Equivalents	0.0	0.0	N/A
Total Capital	\$401	\$493	\$0
PD2179 - Conservation Master Plans	\$358	\$358	\$0
Environmental Management Guideline Updates	\$0	\$0	\$0
PD1036 - Post-EIS Development Monitoring	\$43	\$135	\$0

Subject to rounding.

Base Budget Summary:

Conservation Master Plans:

Conservation Master Plans are currently funded as a growth project (PD2179) as identified in the 2021 Development Charges Background Study Update which identifies funding to 2026. With Bill 23 changes, studies are no longer eligible for recovery with the adoption of a new Development Charges By-law. This business case would replace Development Charges funding beginning in 2027.

Environmental Management Guideline Review:

There is no base budget applicable to this initiative. As part of the Council approved Environmental Management Guidelines (2021), Council directed that the Guidelines be reviewed biennially. \$50,000 is proposed in 2024 and 2026 to undertake the biennial reviews.

Post-Development Environmental Impact Study Monitoring:

Post-Development Environmental Impact Study Monitoring is currently funded as a growth project (PD1036) as identified in the 2021 Development Charges Background Study Update. The study identifies funding to 2026. With Bill 23 changes, studies are no longer eligible for recovery with the adoption of a new Development Charges By-law. This business case would replace Development Charges funding beginning in 2027.

Business Case Summary

This business case is intended to fund projects that will no longer be eligible for Development Charges funding because of Bill 23 changes. These projects are required to undertake Ecological Master Plans for Environmentally Significant Areas, the review of Environmental Management Guidelines on a biennial basis as directed by Council, and Post-Development Environmental Impact Study Monitoring development monitoring which reviews the efficacy of Environmental Impact Study findings and recommendations over the long-term.

Financial and Staffing Impacts

Operating Budget Table (\$ Thousands)	2024	2025	2026	2027	2024 to 2027 Total
Expenditure – Capital Levy	\$50	\$0	\$50	\$170	\$270
Revenue: Grants	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: User Fees	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: Savings from Existing Budget	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: Other (Specify funding source)	-\$0	-\$0	-\$0	-\$0	-\$0
Net Tax Levy	\$50	\$0	\$50	\$170	\$270

Subject to rounding.

Capital Budget Table (\$ Thousands)	2024	2025	2026	2027	2024 to 2027 Total	2028 to 2033 Total
Expenditure	\$50	-\$0	\$50	\$170	\$270	\$1,280
Capital Levy	-\$50	-\$0	-\$50	-\$170	-\$270	-\$1,280
Debenture	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Reserve Fund	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Non-Tax Supported	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0

Subject to rounding.

Environmental, Socio-economic Equity and Governance (ESG) Considerations

Environmental, Socio-economic Equity and Governance Relevance Profile for this Business Case:



Environmental:

This business case is expected to support the City's natural environment by maintaining funding for growth-related ecological studies that plan for the protection and use of significant natural areas, provide the guidelines that consider development in the context of the natural environment, and monitor longer-term development impacts and the efficacy of Environmental Impact Study findings. This business case does not include any new greenhouse gas emission sources or increased emissions from existing sources.

Socio-economic Equity:

This business case is expected to result in improved access for all Londoners to no-cost recreational opportunities in our most significant natural areas. In addition to habitat protection and restoration planning, Conservation Master Plans provide the framework for ecologically sensitive uses and trail design. These include Accessibility for Ontarians with Disabilities Act (AODA) compliant trail upgrades which remove barriers for those with alternate access requirements through the addition of firm and stable surfaces. Time spent in quality natural settings correlates to improved physical and mental health.

Governance:

With Bill 23 changes, these studies are no longer eligible for recovery with the adoption of a new Development Charge Bylaw. A risk to not proceeding with this business case is the elimination of new Conservation Master Plans, Environmental Management Guidelines updates, and post-development environmental impact study monitoring beyond 2026.

Additional Details

- City of London Conservation Master Plan Process Link https://london.ca/sites/default/files/2021-07/Appendix%20D3%20First%20Nations%20Consultation_AODA.pdf
- Guidelines for Management Zones & Trails in Environmentally Significant Areas Link <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=25454>
- Environmental Management Guidelines (2021) Link <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=86166>
- Planning and Environment Committee, May 23, 2023, [Post-Development Environmental Impact Study Monitoring Update Link](#)



2024-2027

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City of London



Business Case #P-62 - Environmentally Significant Areas Management

Primary Strategic Area of Focus: Climate Action and Sustainable Growth

Primary Outcome: London has a strong and healthy environment.

Primary Strategy: Protect natural heritage areas for the needs of Londoners now and into the future.

Business Case Type: Additional Investment

Description: Funding to provide for additional hours to manage the City’s Environmentally Significant Areas.

Service(s): Planning Services

Lead: Scott Mathers, Deputy City Manager, Planning and Economic Development

Business Case Tax Levy Impact Table (\$ Thousands)

Tax Levy Impact Detail	2024	2025	2026	2027	2024 to 2027 Total
Annual Tax Levy Impact	\$140	\$146	\$289	\$296	\$871
Annual Incremental Tax Levy Impact	\$140	\$6	\$143	\$7	\$296
Estimated Annual Tax Levy Impact %	0.02%	0.00%	0.02%	0.00%	0.01% Average
Estimated Annual Taxpayer Impact \$ ¹	\$0.63	\$0.65	\$1.29	\$1.32	\$0.97 Average

Subject to rounding.

1) Calculated based on the average assessed value of \$252 thousand for a residential property (excludes education tax portion and impacts of tax policy).

What is Included in the Base Budget?

Base Budget Table (\$ Thousands)

Environmentally Significant Area Management	2023	2024 to 2027 Total
Total Tax Levy Funded – Operating	\$615	\$2,823
Full-Time Equivalents	0.0	0.0
Total Capital	\$0	\$0

Subject to rounding.

Base Budget Summary:

Environmentally Significant Area (ESA) Management is included in the Planning and Development base budget. Since 2002, the City has contracted the Upper Thames River Conservation Authority (UTRCA) to manage the City’s Environmentally Significant Areas. ESAs are considered as the largest, highest quality areas with the City’s Natural Heritage System. The UTRCA manages 778.3 hectares (1,923 acres) of City-owned lands and provides 7,300 hours annually that are categorized into five activities:

1. Monitoring and enhancing the natural resource activities (40%): Wildlife habitat protection, invasive species management, ecological restoration and monitoring, native tree planting and research coordination.
2. Enforcing applicable provincial statutes, regulations and municipal bylaws (20%): City Parks and Recreation By-laws, including encroachments into City ESA lands, Trespass to Property Act, Conservation Bylaw.
3. Overseeing and implementing risk management and hazard tree policies (5%): City Hazard Tree Risk Management Policy and Procedure Manual including addressing storm and other reactionary tree removal, annual inspection of built structures (e.g., stairs, boardwalks, docks, railings etc.)
4. Developing and maintaining trail systems (30%): Maintenance and upkeep of built structures (e.g., boardwalks bridges, stairs, docks etc.), ESA entrances, the existing trail system, required signage and garbage pick-up.
5. Coordinating educational programs, events and community projects (5%): Public meetings and presentations, community projects and volunteer groups, quarterly and annual reports to the City.

These management activities are delivered by a unique team where each member has the diversity of professional and technical skill sets needed to manage ecologically sensitive areas including:

- Provincial and Municipal By-law Enforcement Officers.
- Ecological Restoration Technicians with pesticide applicator licenses.
- Forestry Technicians with hazard-tree assessment and chainsaw qualifications.
- Fish and Wildlife Technicians.
- Trail Building and Design Specialists, and Carpenters.
- Communication Specialists.

Business Case Summary

Since the 2014 agreement when management hours were reduced from 9,200 to 7,300, a range of increased management pressures on the ESAs have emerged. Since 2015, permits have been issued for 6,900 housing units within 500 metres of the 12 managed ESAs. This translates into a population increase of approximately 17,250 people. Additional population corresponds to increased use of the 56 kilometres of managed trails in ESAs. Usage accelerated during the pandemic, and while use has declined from the peak in 2021, it remains well above pre-pandemic levels. The ESA Team has also been required to clean up more than 20 encampment sites since 2020.

Increased trail use has resulted in trail widening, informal access points and trails, mudholes, trenching, erosion and vandalism. As such, the ESA Team has had to increasingly divert efforts away from ecological restoration activities and towards projects to maintain the trail system in a state of good repair. In addition, encampment cleanup efforts are time consuming and further pull resources away from core ecological management activities.

As can be seen on the table below, the 2019 agreement identified 35% of the total 7,300 hours be dedicated trail system, refuse and risk management (activities 4 and 5) based on historic trends. However, between 2020 and 2022 the actual percentage of these activities was 63.1%. To accommodate this, over 2,000 hours are being redirected annually from ecological activities such as invasive species management, ecological restoration and enforcement. The 2019 agreement allocated 65% of time to these activities; the actual between 2020 and 2022 was 36.9%.

2019 Agreement Management Percentage and Hours versus Actuals

Management Activity	2019 Allocation	2019 Allocation	2020 to 2022 Actual	2020 to 2022 Actual
1. Monitoring and enhancing the natural resource.	40%	2,920	22.1%	1,613
2. Enforcing applicable provincial statutes, regulations and municipal bylaws.	20%	1,460	7.4%	540
3. Overseeing and implementing risk management and hazard tree policies.	5%	365	9.6%	701
4. Developing and maintaining trail systems.	30%	2,190	53.5%	3,906
5. Coordinating educational programs, events and community projects.	5%	365	7.4%	540
Total	100%	7,300	100%	7,300

The ESA Team has expressed concern with maintaining the current 7,300 hours moving forward. They have identified that the constant need to divert efforts to ongoing trail system repairs and garbage collection is undermining ecological management and degrading the level of ecological services – the core mandate of the program. Trail upkeep, refuse collection and risk management are leaving little time left for activities that take advantage of their unique cross-functional skillsets.

This business case would allow for the addition of 1,800 hours to the program in 2024 resulting in an increase from 7,300 hours to 9,100 hours annually. This would have the effect of providing funding to allow the UTRCA to increase the ESA Team from four dedicated positions to five. As noted on the table below, the additional hours would be used to offset the existing shortfall in natural resource (invasive species management, ecological restoration, tree planting, etc.) and enforcement, allowing for a partial return to the management task percentages and corresponding hours as identified in the 2019 agreement allocations.

An additional 1,800 hours would be added in 2026 resulting in an increase in hours from 9,100 to 10,920 annually. This would allow the UTRCA to increase the ESA Team from five dedicated positions to six. The increase in hours in 2026 would be used to improve service levels and undertake and maintain projects identified in Conservation Master Plans.

2019 Agreement Management Hours vs. Proposed

Management Activity	2019 Allocation	2019 Allocation	2020 to 2022 Actuals	2020 to 2022 Actuals	2024 to 2025 Budget	2024 to 2025 Budget	2024 to 2025 Budget	2024 to 2025 Budget
1. Monitoring and enhancing the natural resource.	40%	2,920	22.1%	1,613	30%	2,730	35%	3,822
2. Enforcing applicable provincial statutes, regulations, and municipal bylaws.	20%	1,460	7.4%	540	15%	1,365	15%	1,638
3. Overseeing and implementing risk management and hazard tree policies.	5%	365	9.6%	701	10%	910	10%	1,092
4. Developing and maintaining trail systems.	30%	2,190	53.5%	3,906	40%	3,640	35%	3,822
5. Coordinating educational programs, events and community projects.	5%	365	7.4%	540	5%	455	5%	546
Total	100%	7,300	100%	7,300	100%	9,100	100%	10,920

Financial and Staffing Impacts

Operating Budget Table (\$ Thousands)	2024	2025	2026	2027	2024 to 2027 Total
Expenditure	\$140	\$146	\$289	\$296	\$871
Revenue: Grants	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: User Fees	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: Savings from Existing Budget	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: Other (Specify funding source)	-\$0	-\$0	-\$0	-\$0	-\$0
Net Tax Levy	\$140	\$146	\$289	\$296	\$871

Subject to rounding.

Staffing Summary - Changes	2024	2025	2026	2027
# of Full-Time Employees Impacted	0	0	0	0
# of Full-Time Equivalents Impacted	0.0	0.0	0.0	0.0
Cost of Full-Time Equivalents (\$ Thousands)	\$0	\$0	\$0	\$0

Subject to rounding.

Environmental, Socio-economic Equity and Governance (ESG) Considerations

Environmental, Socio-economic Equity and Governance Relevance Profile for this Business Case:



Environmental:

This business case is expected to improve the environmental health of the City’s most important ecologically significant areas by increasing the ability to manage invasive species, ecological restoration, tree planting and enforcement.

This business case is expected to increase resilience to extreme weather events or any other climate change-related impacts, improve air quality, improve native Carolinian plant community diversity and rare species-at-risk habitat restoration. As ESAs represent the largest carbon sequestration opportunity in the City, additional restoration opportunities will support these outcomes.

Socio-economic Equity:

ESAs provide no-cost recreational opportunities for all Londoners. This business case would provide the hours necessary to implement Accessibility for Ontarians with Disabilities Act (AODA) compliant trail upgrades by removing barriers for those with alternate access requirements through the addition of firm and stable surfaces. As ESAs are located through the City, they allow for those unable to travel outside of the transit system to access large natural areas. Improved trail management throughout will encourage multigenerational use of the ESA trails for hobbies such as hiking, bird watching and forest bathing. Time spent in quality natural settings correlates to improved physical and mental health.

Governance:

A risk to not proceeding with this business case is continued degradation of ecological services in Environmentally Significant Areas. The Environmental Community Advisory Committee (ECAC) was consulted in the development of this business case. The progress, results and impacts of this case will be monitored by hours spent on ecological restoration and projects completed, and reported annually through the ECAC.

Additional Details

Link to the City of London Website: [Environmentally Significant Areas](#)

Link to [Upper Thames River Conservation Authority Environmentally Significant Area Management Presentation](#)



2024-2027

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Business Case #P-63 - Silver Creek Ecological Enhancements

Primary Strategic Area of Focus: Climate Action and Sustainable Growth

Primary Outcome: London has a strong and healthy environment.

Primary Strategy: Protect and enhance the health of the City’s watersheds through the implementation of the Shared Waters Approach, the Thames Valley Corridor Plan, and the Watershed Resources Management Strategies.

Business Case Type: Additional Investment

Description: An ecological enhancement project to benefit an environmentally significant area.

Service(s): Planning Services

Lead: Scott Mathers, Deputy City Manager, Planning and Economic Development

Business Case Tax Levy Impact Table (\$ Thousands)

Tax Levy Impact Detail	2024	2025	2026	2027	2024 to 2027 Total
Annual Tax Levy Impact	\$200	\$1,800	\$0	\$0	\$2,000
Annual Incremental Tax Levy Impact	\$200	\$1,600	-\$1,800	\$0	\$0
Estimated Annual Tax Levy Impact %	0.03%	0.20%	-0.23%	0.00%	0.00% Average
Estimated Annual Taxpayer Impact \$ ¹	\$0.90	\$8.06	\$0	\$0	\$2.24 Average

Subject to rounding.

1) Calculated based on the average assessed value of \$252 thousand for a residential property (excludes education tax portion and impacts of tax policy).

What is Included in the Base Budget?

Base Budget Summary

There is no base budget applicable to this initiative. This initiative is identified as a recommendation in the Coves Subwatershed Plan and Conservation Master Plan.

Business Case Summary

The Silver Creek ravine is located within the Coves Environmentally Significant Area (ESA) downstream from an older urban neighbourhood developed without substantial stormwater infrastructure. Large water flows are causing ecological impacts to ravine woodlands and siltation of the Coves ponds. The Council approved Coves Conservation Master Plan (CMP) (funded through funding received from the Trillium Foundation) recommended enhancements to the Silver Creek to improve its ecological condition.. Funds were received from the Trillium Foundation in 2018 and a restoration design has been completed that includes an erosion assessment, geomorphology, flora and fauna inventory, archaeology and site plan design.

This project would implement the Conservation Master Plan recommendations and subsequent ecological restoration design by completing the required designs and approvals, the implementation of 810 metres of bank stabilization, restoration work and a pedestrian bridge that would provide an accessible link between the trail system on the west side of Southcrest Ravine and the Euston Park trail system on the east side. This project can be completed with \$2.0 million over 2024 and 2025.

Financial and Staffing Impacts

Operating Budget Table (\$ Thousands)	2024	2025	2026	2027	2024 to 2027 Total
Expenditure – Capital Levy	\$200	\$1,800	\$0	\$0	\$2,000
Revenue: Grants	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: User Fees	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: Savings from Existing Budget	-\$0	-\$0	-\$0	-\$0	-\$0
Revenue: Other (Specify funding source)	-\$0	-\$0	-\$0	-\$0	-\$0
Net Tax Levy	\$200	\$1,800	\$0	\$0	\$2,000

Subject to rounding.

Capital Budget Table (\$ Thousands)	2024	2025	2026	2027	2024 to 2027 Total	2028 to 2033 Total
Expenditure	\$200	\$1,800	\$0	\$0	\$2,000	\$0
Capital Levy	-\$200	-\$1,800	-\$0	-\$0	-\$2,000	-\$0
Debenture	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Reserve Fund	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Other	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Non-Tax Supported	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0

Subject to rounding.

Environmental, Socio-economic Equity and Governance (ESG) Considerations

Environmental, Socio-economic Equity and Governance Relevance Profile for this Business Case:



Environmental:

This business case is expected to support the City's natural environment by providing ecological enhancements to the Silver Creek east branch ravine and improve the health of The Coves subwatershed. The goals are to provide channel stability for water quality and habitat, enhance riparian habitat, provide an appropriate, stable location for a pedestrian bridge, and restore suitable fish habitat.

This business case is expected to improve or increase community adaptation and resilience in the community.

Socio-economic Equity:

This business case is expected to result in improved access for all Londoners to no-cost recreational opportunities in our most significant natural areas with the proposed pedestrian link would connect the Southcrest and Manor Park neighbourhoods having an anticipated result of more people visiting this ESA. The proposed Accessibility for Ontarians with Disabilities Act (AODA) compliant pedestrian bridge and associated trail upgrades would remove barriers for those with alternate access requirements through improved connectivity and the addition of firm and stable surfaces. Time spent in quality natural settings correlates to improved physical and mental health.

Governance:

Consultations have occurred with Friends of the Coves and the Ecological Community Advisory Committee.

A risk to not proceeding with this business case is continued channel erosion, woodland degradation, siltation of the Coves ponds and corresponding fish habitat destruction. Potential risks to contravening the Fisheries Act, Endangered Species Act and Conservation Authorities Act.

Additional Details

- Link to the Conservation Master Plan for the Coves Environmentally Significant Area <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=16269>
- Silver Creek Restoration at Friends of the Coves' Website <https://thecoves.ca/projects/silver-creek-restoration>