

Agenda Including Addeds

Environmental and Ecological Planning Advisory Committee

The 8th Meeting of the Environmental and Ecological Planning Advisory Committee
July 19, 2018, 5:00 PM
Committee Rooms #1 and #2

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1. Call to Order	
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<p>(Note: Copies of the updated Hydrogeological and Water Balance Assessment and the Environmental Impact Statement update will be available at the meeting)</p>	
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Next Meeting Date: August 16, 2018

Environmental and Ecological Planning Advisory Committee

Report

7th Meeting of the Environmental and Ecological Planning Advisory Committee
June 21, 2018
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), E. Arellano, C. Dyck, P. Ferguson, S. Hall, B. Krichker, K. Moser, N. St. Amour, S. Sivakumar, C. Therrien, R. Trudeau and I. Whiteside and H. Lysynski (Secretary)

ALSO PRESENT: C. Creighton and A. Macpherson

REGRETS: A. Boyer, E. Dusenge, C. Evans, C. Kushnir and S. Madhavji

The meeting was called to order at 5:05 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 Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 6th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on May 17, 2018, was received.

3.2 5th Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 5th Report of the Trees and Forests Advisory Committee, from its meeting held on May 23, 2018, was received.

3.3 Municipal Council Resolution - 5th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on May 8, 2018, with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, was received.

4. Sub-Committees and Working Groups

4.1 William Street Storm Sewer Outfall (EIS)

That, the ~~attached~~ Working Group comments with respect to the William Street Storm Sewer Outfall Environmental Impact Statement BE FORWARDED to P. Yanchuk, Engineer in Training, for review and consideration.

5. Items for Discussion

5.1 Southdale Road West Environmental Assessment Study - Notice of Public Information Centre #2

That B. Huston, Project Manager, Dillon Consulting, BE ADVISED that the Environmental and Ecological Planning Advisory Committee (EEPAC) requests to be a participant in the review of the detailed design documents on the Subject Land Status Report for the Southdale Road West Environmental Assessment Study; it being noted that the EEPAC reviewed and received the following with respect to this matter:

- a Notice of Public Information Centre #2 from B. Huston, Project Manager, Dillon Consulting Limited and T. Koza, Transportation Design Engineer;
- slides from the public information centre held on May 31, 2018; and,
- the attached communication dated June 6, 2018, from B. Huston, Project Manager, Dillon Consulting Limited.

5.2 Broughdale Dyke Environmental Assessment

That P. Adams, Environmental Planner or A. Spargo, Project Manager, AECOM Canada, BE REQUESTED to attend a future meeting of the Environmental and Ecological Planning Advisory Committee (EEPAC) to present the Environmental Impact Study for the Broughdale dyke, when it is ready to be reviewed by the EEPAC; it being noted that the EEPAC reviewed and received the Notice of Public Information Centre with respect to this matter.

5.3 City of London - Long Term Storage - Municipal Class Environmental Assessment

That it BE NOTED that the City of London Long Term Water Storage Municipal Class Environmental Assessment Notice of Project Commencement and Public Information Centre #1, was received.

5.4 Parks and Recreation Master Plan Update - Discussion

That, further to the presentation to the Environmental and Ecological Planning Advisory Committee (EEPAC) with respect to the Parks and Recreation Master Plan update, the Civic Administration BE ADVISED that the EEPAC would like guidance as to how to assist staff to achieve the objective to, "improve awareness and understanding about the importance of the City's natural heritage system, the city's urban forest and their broader role within Carolinian Canada" as noted in the Master Plan; it being noted that this is in alignment with the EEPAC mandate.

5.5 Hydrogeological Desktop Study - Sunningdale Court

That the attached issues identified in the review of the Hydrogeological Desktop study for Sunningdale Court BE REFERRED to the Civic Administration for review and consideration.

5.6 Detailed Design Stage - 3612 and 3630 Colonel Talbot Road and 6621 Pack Road

That the ~~attached~~, revised, Working Group comments with respect to the properties located at 3612 and 3630 Colonel Talbot Road and 6621 Pack Road BE FORWARDED to N. Pasato, Senior Planner, for review and consideration; it being noted that the Environmental and Ecological Planning Advisory Committee will provide hydrogeological comments at its next meeting.

5.7 Draft London Rapid Transit Environmental Impact Study - General Response to Comments from Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the communication dated June 7, 2018, from J. Ramsay, Project Director, Rapid Transit, with respect to the response to the Environmental and Ecological Planning Advisory Committee Working Group comments, relating to the draft London Rapid Transit Environmental Impact Study, were received.

5.8 Summer Meeting Schedule

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee will meet on July 19 and August 16, 2018.

6. Deferred Matters/Additional Business

6.1 (ADDED) ESA Management Committee Meeting Minutes

That it BE NOTED that the ESA Management Committee Meeting minutes from its meeting held on April 25, 2018, were received.

7. Adjournment

The meeting adjourned at 6:45 PM.



Highbury Avenue/Hamilton Road Intersection Improvements Environmental Assessment Study



Notice of Completion

The City of London has completed a Municipal Class Environmental Assessment (EA) study for improvements to the Highbury Avenue/Hamilton Road intersection. The study was completed in accordance with the planning and design process for a Schedule C project, as outlined in the Municipal Class EA (October 2000, as amended in 2007, 2011 and 2015).

The preferred intersection design includes the following key recommendations:

- Additional northbound and southbound through lanes along Highbury Avenue North;
- Eastbound channelized right turn lane;
- Westbound dual left turn lanes;
- Northbound channelized right turn lane;
- Eastbound and westbound bike lanes on Hamilton Road;
- Access management; and,
- Landscaping and urban design elements.

The Class EA process included public and agency consultation, a comparative evaluation of design options, assessment of potential impacts, and identification of mitigation measures. As part of the consultation program, two Public Information Centers were held (May 14, 2015 & March 9, 2016) to provide information on the project and to receive comments. Major businesses affected by the access management changes and property owners potentially affected by the full acquisition of their properties were also contacted to discuss the recommended plan.

An Environmental Study Report (ESR) has been prepared to document the decision-making process leading to the selection of the preferred design. This notice places the ESR on the public record for a **thirty (30) calendar day** public review period starting on **July 13, 2018** to be reviewed by members of the public and/or any other interested party at the following locations until **August 12, 2018**:

City Hall	London Public Library	Project Website
Clerk's Office, 3rd Floor or Transportation Div., 8th Floor 300 Dufferin Avenue, London Mon – Fri 8:30 a.m. to 4:30 p.m. Sat/Sun: Closed	Crouch Branch Library 550 Hamilton Road, London Tues – Thurs 9 a.m. to 9 p.m. Fri – 9a.m. to 6 p.m. Sat – 9 a.m. to 5 p.m. Sun/Mon: Closed	http://www.london.ca/residents/Environment/EAs/Pages/Highbury-Avenue-and-Hamilton-Road-Intersection.aspx

If you have any comments, questions or concerns regarding the information provided in the ESR, please contact one of the following team members no later than **August 12, 2018**:

Brian Huston, P.Eng.
Project Manager
Dillon Consulting Limited
 Tel: 519-438-1288 ext. 1227
 Fax: 519-672-8209
 E-mail: hamiltonhighbury@dillon.ca

Maged Elmadhoon, M.Eng., P.Eng.
Project Manager
City of London
 Tel : 519-661-2489 ext. 4934
 Fax : 519-661-4734
 E-mail: melmadho@london.ca

If concerns regarding this project cannot be resolved through discussions with the City of London and/or Dillon Consulting Limited, a person/party may request the Minister of the Environment & Climate Change to issue an order for the project to comply with Part II of the *Environmental Assessment Act* (known as a "Part II Order"), changing the status of the project to a full Individual Environmental Assessment. Requests must be received by the Minister at the address below by **August 12, 2018**. A copy of the request must also be sent to the Director of the Environmental Approvals Branch and City Clerk.

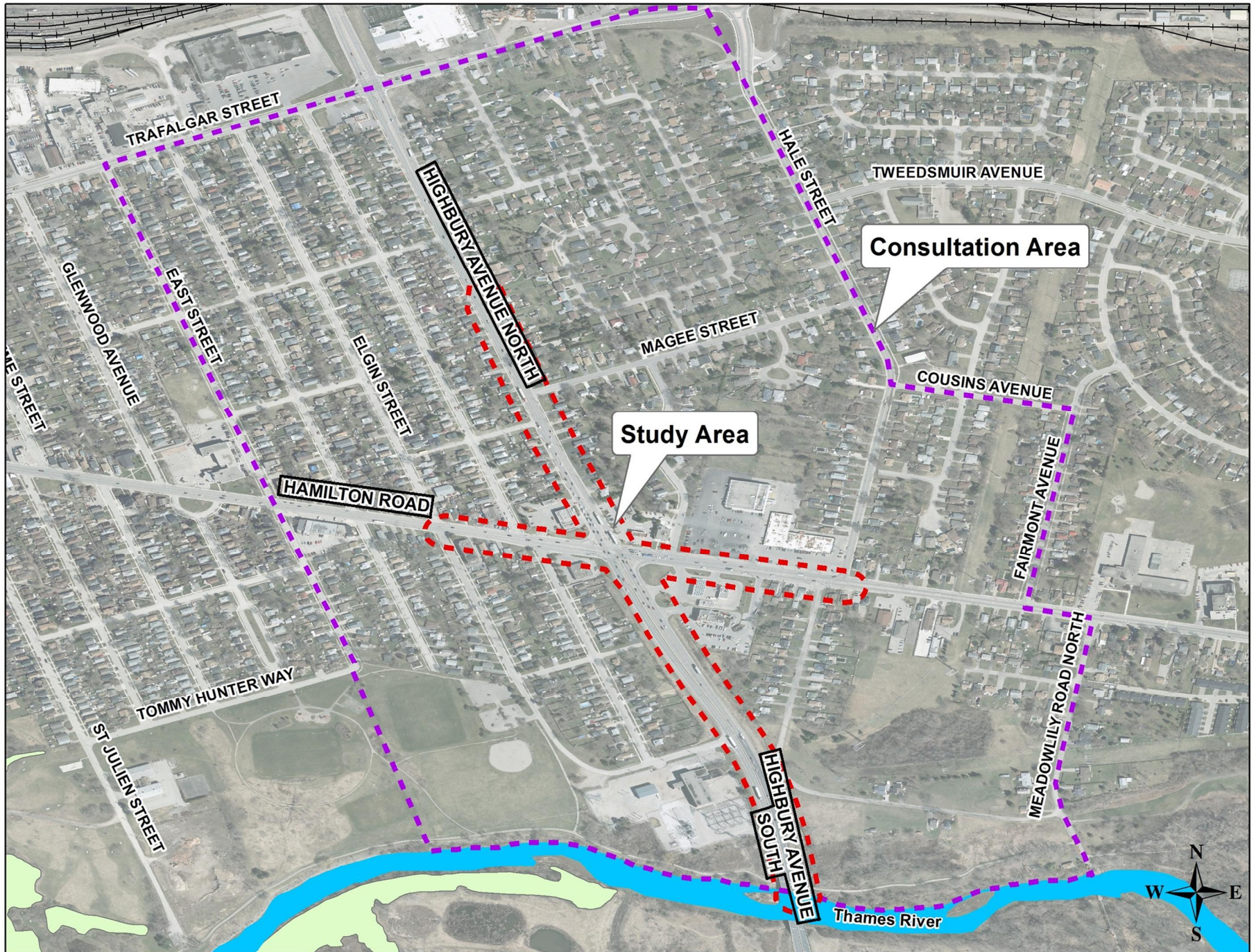
**Minister
Ministry of the Environment
and Climate Change
77 Wellesley Street West
11th Floor
Toronto, ON M7A 2T5**

**Director, Environmental
Approvals Branch
Ministry of the Environment
and Climate Change
135 St. Clair Avenue West
12th Floor
Toronto, ON M4V 1P5**

**City of London
Office of the City Clerk
3rd Floor
300 Dufferin Avenue
London, ON N6A 4L9**

If no request for a Part II Order is received, the project will proceed to design and construction as outlined in the planning documentation.

This notice issued on July 13, 2018.





City of London

PARKS & RECREATION

strategic master plan
2009



Final Report

Adopted by Municipal Council November 23, 2009





The integrated nature of parks and recreation planning involves several areas of study that are outside of the Master Plan's primary focus, including considerations related to arts and culture, environmental management (e.g., natural heritage system and environmentally significant areas), place-making, trails and pathways, urban design, and other civic responsibilities. The Master Plan speaks to these secondary areas of focus – many of which are guided by other documents – and more fully integrates them into the primary context of parks and recreation. It is not the purpose of this Plan to reiterate the content of other policy documents, but rather it recognizes the other processes that are involved. Reference should be made to other municipal documents in order to gain a more complete understanding of the full range of strategies and requirements in all areas indirectly related to parks and recreation.

Planning Context

This document is an update to the Plan that was approved by Council in 2003. As the City has implemented many of the actions from the 2003 Plan, the time was right to re-examine community needs and establish direction and priorities for the coming years.

Further, many elements of programming, infrastructure, and investment have changed in recent years and need to be updated to more accurately reflect the work that the City undertakes. Examples of some of the many infrastructure changes include the pending development of the new North London Community Centre (in partnership with the YMCA and London Public Library), improvements to several major facilities (e.g., North London Optimist Community Centre, Thames Park Pool, Stronach Community Recreation Centre, Storybook Gardens, Wonderland Gardens, etc.), the addition of over 250 acres of parkland and thousands of metres of new pathways, along with several new spray pads, skate parks, soccer fields, dog parks, etc.

In addition, the City has recently adopted a greater focus on neighbourhood-level service delivery, programming, and parks and facility use. By taking on a proactive role in community development, the City has embraced a more holistic approach to service delivery that also leverages the abilities and resources of countless community partners and volunteers. By investing in neighbourhoods, the City is able to help develop leaders, support families, and build community capacity. In this way, downstream costs and impacts (such as crime, reliance on the social safety net, and poverty) are deterred and positive outcomes (such as increased literacy rates, improved health and physical activity levels, and enhanced quality of life) are strengthened.

In terms of demographic statistics, it is important to note that the City's population (estimated at 355,675 in 2007) is forecasted to grow by nearly 3,300 new residents each year, to a level of 421,200 residents in 2027; this represents a total growth of 65,525 residents over a 20-year period. Older adults, age 55 years and over, are expected to account for 33% of the total population by 2027 (accounting for 76% of the population growth during this timeframe). All other age groups are expected to see less growth in total numbers, particularly the 10-19 age group, which is projected to shrink slightly by 2027. In terms of population distribution, the greatest amount of growth is forecasted to occur in the Southwest, Northeast, and Northwest. Recent trends also point towards greater ethnic diversity, an increase in the number of persons with disabilities, and continued poverty concerns (currently 17% of London residents live at or below the "low income cut-off").

Summary of Comments on Microsoft Word - London PRSMP_Final_November 6 2009_v2

Page: 2

 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:43:41 PM

although it may be outside the primary focus, it certainly became contentious when there were specific actions related to ESAs. Therefore, it is recommended that the parks and recreation master plan exclude ESAs and other components of the Natural Heritage System.

The Strategic Master Plan was developed within the context of recent strategic planning initiatives and directions of City Council and the Community Services Department, including Council’s Strategic Plan, the London Strengthening Neighbourhoods Strategy (ongoing), the Child and Youth Agenda, the Thames Valley Corridor Plan (ongoing), and the Bicycle Master Plan. The overall creation of this Plan also considered consultation with residents and stakeholders, as well as research and analysis of trends and service provision levels.

The Case for Parks and Recreation



Research has shown that even small investments in parks and recreation yield big economic, social and environmental returns. The City of London contributes to the realization of many community and personal benefits by providing interconnected opportunities for improving community well-being and the overall quality of life of its residents.

In considering the future of London’s parks and recreation system, greater emphasis should be placed on Strong Neighbourhoods, Healthy Lifestyles, and Sustainable Environments, the primary benefits of which are illustrated in the following graphic.

Strong Neighbourhoods

- Recreation and leisure opportunities are key entry points for belonging in our community by supporting strong families and individuals both young and old in building strong neighbourhoods.
- Neighbourhoods are about people and places and how they work in partnership to make great places to live, work and play.

Healthy Lifestyles

- Recreation directly benefits individuals and families who participate: learning new skills and knowledge, increasing personal health, reducing stress, developing stronger social skills and bonds of friendship, and staying independent longer.
- Recreation is essential to the social, cultural and economic well-being of the community.
- Creative cities enhance quality of life, marketability of the City, alternate forms of transportation, and create a climate for job creation in the knowledge economy.

Sustainable Environments

- The City of London values its natural heritage and environment.
- Parks, open space and natural areas are essential to ecological survival and contribute to the overall quality of life in London.



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 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:45:13 PM
would be nice to cite sources

 Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:46:38 PM
This is not a primary benefit of sustainable environments. And do you mean natural environment?

Guiding Principles

The Parks & Recreation Strategic Master Plan supports Council’s values of citizen engagement, open and accountable government, respect and integrity and fiscal responsibility and is a key contributor to the Community Vitality Priority of Council which states that:

“...we shall strive to make London one of the greatest places to live, work, play and visit by focusing on Londoners (our people) and the neighbourhoods in which they live.”

To deliver on Council’s priorities and Departmental mandates, the following guiding principles (core directional statements) were established for the Parks & Recreation Strategic Master Plan.

Accessibility and Affordability

- The City of London shall seek to provide fair, accessible and affordable recreation and leisure opportunities that encourage participation by a diverse community.

Quality of Service

- The City of London shall strive to provide the highest quality of services to its residents.

Quality Infrastructure (Facilities and Parks)

- A strategic and sustainable system of parks and recreation infrastructure is vital to the delivery of parks and recreation services and programs.

Adaptability and Flexibility

- The ability to be continually relevant and flexible is important to meeting the needs of the current and future populations.

Accountability

- Open and accountable government is key to a healthy community. The City values being accessible to residents, listening to their needs and reporting regularly on progress.








Key Directions and Recommendations

Note: Sections 4 to 6 contain a complete listing of all Strategic Master Plan recommendations.

System-wide Recommendations

(i.e., recommendations spanning the various departments and divisions involved in the delivery of parks and recreation services in the City)

Overall, public perceptions are largely positive about the work of the City of London. Nevertheless, continued attention to specific areas is required to enhance services and public approval, including:

- continuing to build and maintain a clean, safe, usable system of parks and recreation facilities that supports healthy and socially active lifestyles and that contributed to neighbourhoods that are strong, liveable, and inclusive;
- continuing to improve communication with community groups and stakeholders;
- establishing a performance measurement system; 
- regularly testing (every 3-5 years) the effectiveness of the current delivery system;
- continuing to strengthen the City's role in supporting volunteerism; 
- ensuring that programs, services, facilities and opportunities remain accessible, affordable and inclusive of all residents (including persons of low income, culturally diverse residents, and persons with disabilities) through a variety of mechanisms (e.g., subsidy policies, a wide range of no cost / low cost programs and opportunities, educating about the benefits of participating, providing leadership training toward potential future employment, providing childcare services to enable adults and caregivers to participate, etc.);
-  through social marketing and working hand-in-hand with related initiatives and agencies, educating the public on the importance and benefits of participating in leisure opportunities as a way of increasing participation and the overall health of residents;
- adopting a Standardized Partnershi  framework that sets out a decision-making process to ensure that new and existing relationships with outside groups provide maximum benefit to the municipality; the Framework should also include a mechanism through which unsolicited proposals can be objectively evaluated; and,
- continuing to protect and enhance the local natural heritage system through restoration, rehabilitation, and renaturalization, as well as stewardship initiatives and community partnerships. 

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Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:48:00 PM
Did this happen?

Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:48:42 PM
in what areas? What is the trade off between volunteers with no training and professionals?

Number: 3 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:28:54 PM
although educating is an admirable goal, limited budgets and competing priorities make this difficult.

Number: 4 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:49:30 PM
Done? Where reported?

Number: 5 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:29:43 PM
Natural Heritage System should be capitalized as it is in the Official Plan and the London Plan

Service Level Recommendations

(i.e., recommendations that are of interest to specific service areas within the City)

Building on the Guiding Principles and the objective of ensuring a balanced distribution of recreational opportunities, the Strategic Master Plan recommends a model that accommodates a network of facility types. This approach allows for City and community-serving facilities to be provided at larger multi-use centres, as well as a series of smaller centres that can act as neighbourhood hubs and gathering places at the local level.

The Plan strives to place facilities like gathering/programming spaces, playgrounds, and accessible pathways and trails at the neighbourhood level of distribution. These “neighbourhood hubs” serve as anchors of community life and facilitate and foster broader, more creative interaction within neighbourhoods, along with serving as gathering places for programming, connecting with neighbours, and growing a sense of neighbourhood. For some neighbourhoods, these facilities may be multi-use community centres, for others it may be a community room attached to an arena or pool, while for others it may be space in a place of worship, school, or ethnically-based social club. Where gaps in the municipal inventory exist, the City may need to look to partnerships with other providers to assist in creating access to such opportunities. Implementation of the London Strengthening Neighbourhoods Strategy (once complete) will be critical to moving this concept forward.


In relation to parks and recreation facility and service planning and investment, the following recommendations highlight a few of the more significant projects:

- the development of a Southwest multi-use community centre (including an indoor aquatic centre, twin ice pads, gymnasium, activity rooms, etc.); the provision of two new ice pads would allow for Farquharson Arena to be re-purposed to other community recreational uses, pending further study and analysis;
- site evaluation and selection for the proposed Southeast/East London recreational components (e.g., indoor aquatics, gymnasium, activity rooms, etc.); additional study is recommended to confirm the statement of need and to complete a locational assessment and business case;
- the creation of additional program space in Northwest London at either Medway Arena or another local site;
- further evaluations (e.g., feasibility studies) of several facilities (e.g., Farquharson, Silverwood and Glen Cairn Arenas) that are located within key neighbourhoods and have the potential to serve new and meaningful roles (e.g., re-purposed to include components such as activity and meeting rooms, youth and senior space, gymnasiums, or other activity-specific space);
- as a key priority, addressing the gaps in the Thames Valley Parkway (along all tributaries of the Thames River) and creating connections to bike arterials and feeder routes, along with the implementation of London’s Bicycle Master Plan;
- the development of additional spray pads (some of which may be wading pool conversions), playgrounds, skate parks, off-leash dog areas, basketball courts, and tennis courts to address gaps in geographic distribution;
- increase the provision of additional soccer fields over time, with an emphasis on full size, lit, and irrigated pitches to accommodate demand from adults and competitive youth teams;

 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:32:18 PM

Remove. This has been used to threaten the integrity of the Natural Heritage System. If retained, indicate "gaps in the TVP must be outside the significant parts of the Natural Heritage System such as ESAs, Significant Woodlands, and Wetlands."


 Number: 2 Author: Sandy Subject: Highlight Date: 2018-07-15 4:30:27 PM

- giving consideration to re-purposing under-utilized ball diamonds and tennis courts to in-demand uses, in combination with expanding and/or improving the playability of other ball diamond sites (where warranted);
- exploring partnership opportunities for the development of outdoor artificial turf fields; 
- continuing to incorporate amenities that increase the usability of parks for older residents and residents of different ethnic backgrounds;
- implementation of the parks planning and acquisition policy considerations contained in a recent City report (“Parkland Dedication Requirements, Practices, and Procedures”, 2008);
- establishing a target level of 3 hectares of neighbourhood and district parkland per 1,000 population; in addition, the City should continue to acquire significant natural heritage areas, with the understanding that these strategies may require a mixture of acquisition-based strategies and collaboration with partners; and,
- adding an “Urban Park” category (e.g., plazas, civic squares, civic greens, etc.) to reflect emerging residential growth patterns and a movement toward improved walkability and place-making; alternate funding streams may be required to cover the additional costs associated with this park type.

The following table provides a summary of the recommended facility provision targets and projected needs over the next ten-year period.

Summary of Inventory, Provision Targets and Needs – Community Facilities

Facility Type	Current Inventory	Recommended Provision Target	Summary of Facility Needs (2009-2018)
Community Centres/Facilities	23 facilities offering programs and/or rentals, including: <ul style="list-style-type: none"> • 4 multi-use centres* • 19 neighbourhood facilities Major Non-Municipal Centres include YMCA recreation centres and Boys & Girls Club	1 multi-use community centre per 55,000 population 1 neighbourhood community centre per 20,000 population	3 multi-use centres over the next 10 years (including the new North London Community Centre). Repurposing of some neighbourhood facilities is recommended.
Gymnasiums	7 municipal gymnasiums*	1 municipal gymnasium per 30,000 population	4 gymnasiums (as components of larger community centres) over the next 10 years.
Arenas	22 ice pads at 12 facilities (includes municipal arenas and Western Fair Sports Centre, for which the City has an agreement) Arenas excluded from inventory include John Labatt Centre (event venue), Ice Park (private), and Thompson Arena (UWO)	1 pad for every 450 registered youth users (target is linked to youth as they represent the largest allocation for prime time ice)	None over the next 10 years.
Indoor Swimming Pools	3 municipal indoor pools* Major non-municipal indoor pools include YMCA recreation centres, Boys & Girls Club and UWO	1 indoor aquatic centre per 60,000 population	3 indoor pools over the next 10 years (including the new North London Community Centre).

 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:51:33 PM
why? Don't these result in more injuries than natural turf?

1.2 About the 2003 Strategic Master Plan

In 2003, Council adopted a Parks & Recreation Strategic Plan for the City of London. Many actions of that Plan have been implemented, while some items have yet to be achieved. With the Plan being six years old, the time has come for an update that revisits the direction, priorities, and accomplishments set forth in the 2003 Plan.

Many of the findings and directions of the 2003 Strategic Master Plan remain relevant to this updated Plan; therefore, it is important to review and understand some of the key conclusions from six years ago. The public consultation process in 2002/03 was extremely extensive and yielded a great deal of constructive feedback.

Since 2003, Council has developed new Strategic Priorities that more clearly identify the system of parks and recreation's key role in delivering on these priorities. As well, many elements of programming, infrastructure, and investment have changed and need to be updated to more accurately reflect the work Parks and Recreation, Neighbourhood and Children's Services and Parks Planning and Design undertake. While many of the existing recommendations continue to be relevant, other components need to be reviewed and updated under this new lens.

Recently, a greater focus on the neighbourhood for service delivery, programming, and parks and facility use has been identified through several corporate initiatives. The City's work in community development and community capacity building has taken on a more proactive role in the past few years. Specifically, the City's role as an enabler, facilitator, catalyst, educator, promoter and partner has greatly expanded, especially at the neighbourhood level.

Furthermore, modifications to the City's financial picture occurred in the years since the 2003 Plan was implemented. The introduction of a debt cap, new capital budgets to address emergent needs, prioritization of major capital projects funded by growth-related development charges, as well as changes in Provincial and Federal funding have contributed to a parks and recreation financial plan that was not feasible.

1.3 Key Accomplishments Since 2003




Over the past few years, the City has produced several landmark studies that will guide service provision into the future, including the following:

- Council's Strategic Plan (2007) outlines the strengths, values and priorities that will guide London until 2010.
- The London Strengthening Neighbourhoods Strategy (2008 and ongoing) engages local residents in neighbourhood improvement planning.
- The Strengthening Neighbourhoods Initiative: Kipps Lane Strategy (2007; action plan development ongoing) has acted as a model for successful neighbourhood capacity building.
- The Child and Youth Agenda (2008; action plan development ongoing) working to achieve "*happy, healthy children and youth today; caring, creative adults tomorrow*". The priorities of

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 5:27:46 PM

Nothing in this list relates to the Natural Heritage System. As mentioned, this plan is focused rightfully so, on recreation, and in most sections, active and facility based recreation. It is unwise to include the Natural Heritage System in this Plan.

the Agenda are: ending poverty; making literacy a way of life; leading the nation in healthy eating and healthy physical activity; and, creating a family-centred service system.

- Thames Valley Corridor Plan (ongoing) is a progressive step in ensuring that London's natural heritage assets are preserved, while enhancing recreational opportunities. 
- A Bicycle Master Plan (2005) was created to increase the infrastructure for cyclists, and provide guidelines for the design of new facilities.
- In 2008, an Outdoor Skate Park Implementation Strategy was created to ensure that skate parks were being provided at both the advanced and introductory levels with an appropriate distribution throughout the City.
- London CAREs (Community Addiction Response Strategy) was developed to establish an integrated strategy to improve the health of street involved and homeless individuals who live with the effects of poverty, addiction, and mental illness.

In relation to parks and recreation infrastructure, the following are some of the key accomplishments arising out of and since the 2003 Strategic Master Plan:

- a new multi-use community recreation centre is slated for opening in North London in 2010, in partnership with the YMCA and London Public Library;
- redevelopment of the North London Optimist Community Centre (2007);
- expansions to the South London Community Centre (2004), Stronach Community Recreation Centre (2005/06), Earl Nichols Community Centre (2006), and Lambeth Community Centre (2007);
- upgrades to the Hamilton Road Senior Centre and Community Centre and Annex, as well as the East Lions Artisans Centre;
- major lifecycle maintenance projects at facilities such as Carling Heights Optimist Community Centre, Oakridge Arena/Pool, and Earl Nichols Arena;
- Labatt Park – which is the oldest continuously used baseball park in the world – received capital improvements to its grandstand, among other items;
- Storybook Gardens was extensively renovated in 2003, including the addition of a spray pad, enhanced play area, and refrigerated winter skating path, among other changes to the park's operations and infrastructure. Most recently, a Business Plan (2008) and Task Force were created, which led to the development of several recommendations that will be implemented in the 2009 or 2010 seasons or as funding becomes available;
- thousands of metres of new pathways have been opened, bicycle lanes have been incorporated into new road works, requirements for additional bicycle parking have been accommodated, and many pathway replacement and widening projects have taken place;
- the Thames Park outdoor pool re-design and construction has been initiated;
- new spray pads have been built throughout the City, including at Southeast Optimist, Gibbons, and Lambeth Centennial Parks;
- several new skate parks have been built; including at Victoria Park, White Oaks, Stronach, Naomi Almeida, and Basil Grover Parks;

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:33:20 PM
The Corridor Plan is more about recreation than preservation.

Section 2: STRATEGIC DIRECTION / PHILOSOPHY BEHIND THE PLAN

This section presents the City's vision, priorities, and departmental and division mandates, a description of the parks and recreation service streams, and principles guiding the development of the Plan, as well as an overview of the benefits of parks and recreation.

2.1 City Council Vision and Priorities

The City plays an active and important role in the development and promotion of recreation, leisure and sport opportunities and is committed to initiatives and community-based projects that *"assure the health, safety and well-being of individuals and families while promoting liveable and inclusive neighbourhoods"* (Council Strategic Priority – Community Vitality).

It is intended that this Plan provide a long-term sustainable strategy for managing the City's parks and recreation resources (people and places) in a cost-effective manner that is responsive to both the current and future needs of the community. The Plan also identifies what the City provides and sets out how we can make London the best place to live, work and play.

The Parks & Recreation Strategic Master Plan supports Council's values of citizen engagement, open and accountable government, respect and integrity and fiscal responsibility.

The Plan will deliver on **Council's 2007-2010 Vision Statement:**

"We are a caring, responsive community committed to the health and well-being of all Londoners. The actions we take will be socially, environmentally and fiscally responsible so that our quality of life is enhanced and sustained for future generations. Our people, heritage, diverse economy, strategic location, land and resources are our strengths.

This Vision will produce a high quality of life, valued services and engaged residents and employees."

The Parks & Recreation Strategic Master Plan is a key contributor to the **Community Vitality Priority** of Council which states that:

"...we shall strive to make London one of the greatest places to live, work, play and visit by focusing on Londoners (our people) and the neighbourhoods in which they live."

Other corporate priorities impacting the Strategic Master Plan include:

- **Infrastructure and Renewal** – investing in strategic and sustainable municipal infrastructure. Our goal is to construct and maintain a progressive model of municipal infrastructure that meets the needs of a growing community.
- **Managed and Balanced Growth** – implementing a strategic approach to growth. Our goal is to plan and manage for growth for the long term economic, environmental and social benefit of the community.
- **Environmental Leadership** – valuing our natural heritage and environment. Our goal is to protect a healthy and sustainable environment and encourage an environmentally-sensitive City.



Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:35:09 PM

If the Natural Heritage System is included in the update, it should be made clear that environment means natural environment or the Natural Heritage System. Environment has a number of common meanings.

2.3 Benefits of Parks and Recreation


To provide an understanding for the need for parks and recreation opportunities within the City of London, the benefits of parks and recreation must be considered. According to the Canadian Parks and Recreation Association's (CPRA) Benefits of Recreation Catalogue, "to those involved in the delivery of leisure services, recreation has always been seen as a means to a bigger end." Research has shown that small investments in parks and recreation yield big economic, social and environmental returns. It is clear that this "benefits" perspective is important and significant for parks and recreation.

The City of London contributes to the realization of many community and personal benefits by providing interconnected opportunities for improving community well-being and the overall quality of life of its residents. In 2003, London City Council declared, through its endorsement of the Parks & Recreation Strategic Master Plan, that:

"Recreation is essential to the social, cultural and economic well-being of the community and shall be a core service of the City of London."


Community Benefits of Parks and Recreation

The City of London continues to be committed to improving community well-being by investing in recreation, leisure and parks that produce public goods. Public goods are benefits that everyone enjoys, not just those who directly participate. Everyone in our City benefits if:

- Children develop better social skills;
- Youth find ways to positively channel their energies;
- Culturally diverse groups find common social ground recreating together;
- Property values increase because of the quality of nearby green spaces and parks;
- Everyone takes on a stewardship role in protecting the environment;
- Health care costs are reduced because we build healthier populations;
- Businesses are more productive because of healthier workforces;
- New leaders are encouraged and supported;
- Community pride is enhanced;
- Volunteerism is encouraged and enhanced;
- Our City attracts new business and economic growth because of its quality of life; and,
- Tourism increases because of the festivals and events held in the City. 

Personal Benefits of Parks and Recreation

The most readily apparent benefits of parks and recreation are those that directly benefit individuals and families who participate by allowing them to:

- Learn new skills and knowledge;
- Increase personal health with particular attention paid to inactivity, obesity, disease prevention and overall well-being;
- Reduce stress and increase self-esteem;
- Develop stronger social skills and bonds of friendship;
- Stay independent longer;
- Increase life expectancy; and,
- Enjoy the beauty of parks and open spaces while enhancing quality of life. 

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 12:57:46 PM
Is this part of the Parks and Recreation Plan or Tourism?

Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:36:34 PM
.. and protecting the flora and fauna of the Natural Heritage System. Again, the challenge is the mixing of terms such as natural environment, parks and open spaces. Hence the recommendation to use Natural Heritage System if it is included in the updated Plan

2.4 Overview of the City's Parks and Recreation Service Areas

London's complex parks and recreation system delivers on Council's vision and priorities, department and division mandates, and the benefits of parks and recreation. This system is comprised of ten major service streams:

1. Community Investments and Planning
2. Community Programs/Spectrum
3. Community Facilities (Indoor)
4. Aquatics
5. Parks Planning and Design
6. Community Facilities (Outdoor)
7. Sports Services
8. Special Events
9. Golf
10. Storybook Gardens

The municipal role in supporting the principle of services for everyone ranges from one of direct delivery, to purchase of service, to partnership (private and public), to facilitator/enabler and broker or investor.


The City's role in community investments and planning is one of helping people by investing in neighbourhoods, developing leaders, supporting families, and working with communities. Through this type of upstream investment in our people, neighbourhoods and communities we are working to deter downstream costs and impacts such as crime, reliance on the social safety net, and poverty. Upstream investment will also result in improved outcomes, such as increased literacy rates, improved health and physical activity levels, improved quality of life, etc.

In community programs, the main objective is to provide a broad array of affordable, accessible, introductory recreation and leisure programming. The City might then work with community partners and act as a facilitator of activity by supporting the provision of programming by others for those who may wish to develop a level of excellence. In many cases the City provides the facility (e.g., meeting space, ice rinks, sport fields and playing surfaces) while community associations provide the programming (e.g., arts classes, minor hockey, soccer and football associations). The City also provides programs where gaps exist in the community and where facilities are available (e.g., adult recreational basketball and volleyball leagues).

With respect to community facilities and the two parks service areas (Parks Planning & Design and Community Facilities - Outdoor), these can be described as a network of parks and pathways, and small and large facilities that work together to strengthen neighbourhoods and meet the community development and programming needs of the community. Another important aspect of the Parks Planning and Design service area relates to the planning, protection, and management of the municipal natural heritage system, which is comprised of the Thames River valley and its many tributaries, several Environmentally Significant Areas, significant wetlands and woodlands, smaller woodlots, and open space corridors. In aquatics, the City has an historical investment in the full range of services from introductory swimming to supporting and encouraging excellence in the sport from both a programming and a facility perspective.



Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:37:38 PM
Natural Heritage System should be capitalized if or when it appears in the Plan.

Guiding Principle 3. Quality Infrastructure (Facilities and Parks) 	
<p>A strategic and sustainable system of parks and recreation infrastructure is vital to the delivery of parks and recreation services and programs.</p>	<ul style="list-style-type: none"> • Work towards providing appropriate and consistent service levels across the City; • Construct and maintain a modern and progressive system of parks and recreation infrastructure that meets the needs of a growing community; • Maximize utilization of existing resources, through investment in rehabilitation and renewal; and, • Maximize utilization of existing resources by investing strategically in their redevelopment or repurposing: <ul style="list-style-type: none"> ○ In planning and design – consider longer term community needs; and, ○ Compare costs and benefits of facility renewal against new construction.

Guiding Principle 4. Adaptability and Flexibility	
<p>The ability to be continually relevant and flexible is important to meeting the needs of the current and future populations.</p>	<ul style="list-style-type: none"> • Develop facilities, amenities and programming that are flexible, serve multiple users and can be linked to broader community strategies and initiatives related to health, economy, development, transportation, education and growth management; • Construct and maintain a modern and progressive system of parks and recreation infrastructure that meets the needs of a growing community; and, • Respond to evolving resident needs and strive to remain continually relevant in the types of programs, facilities and investments that London undertakes.

Guiding Principle 5. Accountability	
<p>Open and accountable government is key to a healthy community.</p> <p>The City values being accessible to residents, listening to their needs and reporting regularly on progress.</p>	<ul style="list-style-type: none"> • Continue to develop ways to meaningfully engage the public in decision; • Exercise fiscal and social accountability in all endeavours; • Continue to deliver consistent and responsive customer service to Londoners; and, • Publicly report on performance and results on a regular basis.



If you are going to leave Natural Heritage System in this Plan, it needs its own Guiding Principle. Otherwise, it gets lost in this section.

The City’s population forecasts between 2007 and 2027 suggest an annual growth rate of just under 1%, which translates into slightly more than 3,000 new residents each year. Ultimately, the City is forecasted to have 421,200 residents by 2027, representing 18.4% growth over 2007 (a total of 65,525 residents). It should be noted that the projections in this section are only an informed estimation of the future. They are not accurate predictions of the future and should be used accordingly.

Population by Age

With regard to population growth by age group, older adults age 55 years and over are expected to account for 76% of the population growth between the years 2007 and 2027; this age group currently accounts for 25% of the City’s total population and this proportion will grow to 33% by 2027. This aging of the population is a trend that is being witnessed province-wide.

The 20-39 age cohort will grow by 13% and the number of youth between 0 and 9 years will grow by 11%; however, neither of these groups will grow as fast as the City’s overall population, resulting in a reduced proportion of the population. The only age cohort that is declining in total numbers is the 10-19 age group, which is projected to shrink by 4% by 2027.



City of London Population Forecasts by Age

	Population Estimates & Projections			Total Population		% of Total Population	
	2007 (est.)	2017 (proj.)	2027 (proj.)	Change (2007-2027)		2007 (est.)	2027 (proj.)
0 to 9 years	37,890	39,700	41,900	4,010	11%	11%	10%
10 to 19 years	46,775	41,900	44,700	-2,075	-4%	13%	11%
20 to 39 years	101,470	112,900	115,000	13,530	13%	29%	27%
40 to 54 years	80,300	75,200	80,600	300	0%	23%	19%
55 to 64 years	39,480	51,100	48,800	9,320	24%	11%	12%
65+ years	49,760	67,800	90,200	40,440	81%	14%	21%
City – Total	355,675	388,600	421,200	65,525	18%	100%	100%

Sources: Altus Clayton (2007). Employment, Population, Housing and Non-Residential Construction Projections, City of London, Ontario 2007 Update.
Statistics Canada, 2006 Census, Custom Data Request prepared by Traffic Zone (Sept. 2007)

Population Distribution

The City has been divided into six smaller territories or “collections of neighbourhoods” for a more detailed analysis. This is a slight departure from the five “Plan Areas” that were identified in the 2003 Strategic Master Plan; however, the intent is the same – to better assess the spatial distribution of recreation services for the purposes of this Plan (e.g., facilities per population). All Plan Areas are generally similar in population and, where possible, have been defined by major physical barriers such as the Thames River. The application of the Plan Areas is not intended to suggest that each area should contain the same service provision levels, as the needs and capacities of each area are unique.

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:38:53 PM

you should break the seniors out into 65-74 and 75+ as they are very different and have different needs. The online survey uses 65-74 and 75+

Other Key Demographic Observations

The 2006 Census shows a growing diversity of Londoners. 20% of London residents have a mother tongue other than English or French and the total immigrant population is growing. 21% of the local residents were born in a country other than Canada and visible minorities represent 14% of the population; the characteristics of visible minorities in London are shown below.

City of London Visible Minority Population, 2006

Visible Minority	Residents in London	% of the London Population
Arab	7,700	2.0%
Latin American	7,700	2.0%
Black	7,600	2.0%
Chinese	6,300	1.8%
South Asian	6,200	1.7%
Aboriginal Identity	5,000	1.4%
South East Asian	3,700	1.0%
West Asian	2,200	0.6%
Korean	2,000	0.6%
Filipino	1,800	0.5%
Multiple Visible Minority	1,500	0.4%
Japanese	500	0.1%

Source: Statistics Canada, 2006 Census

A profile on children, youth and families in London, based on 2001 Census data, indicated that:

- 17% of London residents are considered low income and live at or below the Low Income Cut Off (LICO), which can be defined as spending 20 more percentage points on food, shelter and clothing than the average family;
- 46% of families living below LICO are led by lone parents;
- 51% of families living below LICO are immigrants;
- 41% of the users of the Food Banks are children and youth;
- 25% of the users of Food Banks have no income; and,
- a child born in London today has a 20% chance of living in poverty.




It is also important to note that Statistics Canada indicates that 1.9 million Canadians reported having a disability in 2006. 15.5% of Ontarians reported a disability, up 2% from 2001. Based on these percentages, approximately 56,400 of London’s current residents would report having a disability. It is anticipated that with the aging population, the percentage of persons with disabilities could increase to 20% in the future.

You might want to clarify that this includes all disabilities - often people assume this figure is only those with physical disabilities.

Participation Trends Impacting Parks & Recreation

- Growth in unstructured, self-scheduled activities.
- Participation in many organized sports is holding steady or even losing ground. Approximately 50% of children and youth and 28% of adults participate directly in sport in Canada, but as the community ages and less growth is seen in younger age groups, sport participation rates are not expected to increase as fast as the overall population. For example, participation in ringette and girls hockey is on the rise, while participation by boys in organized hockey is declining.
- Emerging (non-traditional) recreation activities, particularly in communities that are becoming more ethnically diverse.
- Increasing pressure for elite sport facilities for both training and competition (such as indoor turf complexes, track and field facilities, aquatic competitive use pools, etc.), as well as year-round opportunities for recreational and competitive sports (such as soccer, hockey, football, etc.).
- High levels of interest in pathways and trails, swimming, and other activities that can be done by all ages and levels of ability.
- Increased environmental awareness and stewardship, including park naturalization.

Design Trends Impacting Parks & Recreation

- Existing recreational infrastructure is aging, creating customer service and funding challenges – the majority of recreation facilities in Ontario are over 25 years old and 30% to 50% of these are near the end of their useful life.
 - National trends show a general preference for multi-use community facilities over single-use facilities as many users prefer a choice of amenities/services/activities in one location. At the same time, the demand for neighbourhood-level facilities (e.g., gathering/programming spaces, playgrounds, and accessible pathways and trails) remains important to Londoners.
 - Increased emphasis on resource-sharing, such as partnerships and other collaborative arrangements.
 - “Green” construction and facility retrofitting (many municipalities are adopting minimum LEED requirements), which can result in increased capital costs, but lower operating costs in the long-run.
 - Urban design trends emphasize the importance of plentiful greenspace and parks within individual neighbourhoods. Walkability and urban design that is conducive to alternative modes of transportation are gaining popularity as well.
-  Growth in passive recreational use of pathways and trails leads to demand for amenities (drinking fountains, washrooms, outdoor exercise equipment, benches etc.).
- Use of all-season sport surfaces and field lighting to increase capacity of existing sport fields.

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:39:59 PM

This is generally in conflict with protecting the Natural Heritage System. Such amenities are appropriate in parks, not in the Natural Heritage System.

Indoor Recreation Facilities

- Gaps in facility distribution (Southwest, Southeast, East, and Northwest were frequently raised);
- While larger multi-use facilities are great, there is a desire for more neighbourhood-based facilities;
- There is growing demand for indoor soccer facilities;
- There is a desire to re-examine single pad arenas and their ability to become repurposed as more multi-use, neighbourhood facilities; and,
- Linking facilities with pathways and bus routes is desired.

Outdoor Recreation Facilities, Parks, and Trails



- Completion of pathway and trails network should be a priority;
- Bike lanes are in demand, but safety is an issue (improve public awareness, provide or encourage development of lock-up facilities);
- Neighbourhood focus for parks and playgrounds must continue;
- Improvements to parks and support amenities are being requested;
- Sport field maintenance and upgrades should be considered, even if it means reducing the number of fields (e.g., baseball); and,
- Requests were received for a larger skate park, dedicated football field, more spray pads, indoor pools, soccer fields, and prime time ice at arenas.

3.5 Other Considerations

Strides have been made by federal and provincial governments (primarily through policies) that should be considered by the City of London in forming any recommendations and policies regarding parks and recreation participation:

- The Canadian Sport Policy (2002) outlines areas through which sport impacts Canadian society, including social and personal development, health, culture, education, economic development, and entertainment. The policy is based upon four key goals: enhanced participation, enhanced interaction, enhanced excellence, and enhanced capacity.
- The True Sport Movement's goal is to make sport one of Canada's most valued public assets and in the process, contribute immeasurably to the social fabric of Canadian society. Community sport has great potential to enrich the lives of those who participate and to help build strong, vibrant communities. "The London Declaration: Expectations for Fairness in Sport" was signed in London, Ontario in 2001 by the then Ministers of Sport in recognition of renewed emphasis on the ethical foundations of sport. Staff from the Parks & Recreation Department endorsed the True Sport Movement in 2006 and endeavour to promote the movement and to foster growth amongst program participants and community sport organizations.
- Active 2010 was created by the Provincial government with the goal of increasing participation in sport and physical activity throughout Ontario. The strategy presents numerous benefits of regular activity, including: increased longevity; psychological well-being; increased labour force productivity; and support for the economic growth of cities.

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:42:50 PM

This can be in conflict with protecting the Natural Heritage System. Given the ambiguity in the current survey, it is unclear how you will determine priorities?


Performance Measurement and Testing the Effectiveness of the Current Delivery System

Entrenching evidence-based decision-making processes will demonstrate when the City is meeting or exceeding the mark in terms of quality assurance, community and user satisfaction, community engagement levels, human resources efficiency, customer service and the delivery on community priorities (environment, inclusiveness, etc.). The development of performance measures and comparison of results year after year will clearly demonstrate the City's commitment to service excellence. A full review of the effectiveness of the model should be executed every 3-5 years.

Communication with Community Groups and Stakeholders

City Staff has formed strong relationships with stakeholders and partners and works together with the community to ensure that parks and recreation services are delivered in a thoughtful fashion. Staff works to ensure that these groups and stakeholders are supported in their endeavours and are consulted on any potential policy and procedural changes that may be under development. In some cases regular meetings are held to consider the collective approach to service delivery. The City has an "open door policy" to work on any emerging issues the groups may bring up. There is a continuing effort to strengthen communications with community groups and stakeholders and it is suggested that a communications audit form the basis of these improvements.

Recommendations – Service Excellence

1. Continue to support community development and customer service initiatives in order to:
 - increase partnership opportunities;
 - develop a more community-based delivery system;
 - modify direct programming in response to the current needs of the community; and,
 - encourage resident participation and engagement.
2. In defining its role in a strength-based delivery system, the City should be responsible for providing the following core services:
 - the supply and maintenance of a system of parks and recreation facilities capable of serving the needs of residents;
 - the provision of services and programs to serve specific groups where the City is the agency that is the best positioned to deliver them; priority should be given to those programs and services that reach the greatest number of residents and/or provides the greatest public benefit;
 -  • the supply and maintenance of appropriate areas of open space/parkland for passive and active pursuits and the protection of significant environmental features;
 - the provision of staff to co-ordinate and program core services including planning, research, facility allocation, customer service, community development functions, etc.; and,
 - research and response to social issues and emerging trends with respect to service delivery.


In addition, the City may become involved when:

- there is no other available and/or appropriate provider of a service for an identified activity;
- for reasons of legislation or public safety, the services are best provided by the City;
- the program is seen as a priority by the public and operation by an alternative provider would not be acceptable to the public; or
- revenue-generating opportunities are significant or can be self-sustaining to the overall operations and programs.

Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:43:43 PM

There is no definition of passive recreation in this document. The definition varies from place to place therefore, it should be included. Sadly, it was not in the current survey either.

Recommendations – Service Excellence

3. On an ongoing basis, the effectiveness of the City's service delivery model in meeting community needs should be monitored. The model should be reassessed every three to five years or as necessary by developing and assessing performance measures, efficiencies, quality assurance, service satisfaction and the City's ability to respond to service priorities.
4. Strengthen the City's role in supporting volunteerism, including the definition of roles, responsibilities and parameters for volunteer involvement in the delivery of parks and recreation services. As a general principle, the City will support volunteers by assisting with training, organizational development, providing advertising (e.g., Spectrum) and promoting increased recognition through organizations engaged in recreation, leisure and sport delivery.
5.  Develop a performance measurement system by which the level, quality, and effectiveness of service delivery can be strategically and operationally evaluated and assessed on an ongoing basis. The performance indicators should be based upon a benefits-driven approach that promotes positive end results for the entire community.
6. Review services and programs to identify the benefits that each one delivers and make continuous efforts to maximize the delivery of these positive outcomes and address gaps in delivery.

4.2 Communications / Engagement

City of London staff exist to provide and enable meaningful programs and services that respond to current leisure trends and needs within the City. To this end, staff engage residents, business, likeminded organizations and community groups on a regular basis to continue to focus on investments that enhance local capacity and support accessible, responsive programming – particularly in neighbourhoods with higher numbers of vulnerable children, youth and families. Meaningful programs and services cannot be provided without open dialogue with the people that the City serves.

In addition, the City engages in joint projects where its expertise can lead to positive outcomes for the community in several different ways. An example is the provision of land and resources for the development of community gardening. This initiative benefits our community in several different ways. Community gardens:

- is a greening strategy;
- strengthens the stewardship and protection of open space;
- is an educational opportunity;
- provides food security for our vulnerable populations; and,
- provides healthy and fresh food choices to individuals and families.

There are many synergies and collaborative opportunities that can provide benefits to the community in addition to those directly associated with parks and recreation. The City has seen many successes as a result of community engagement in support of community priorities. This reinforces the ability of collaborative partnerships to deliver on many fronts.

For example, including persons from culturally diverse backgrounds involves understanding and addressing the barriers to participation, possibly providing space for groups to self-manage the provision of recreational activities, and offering introductory experiences to typical Canadian recreation pursuits.

Residents with low incomes face particular barriers in accessing parks and recreation services, including: lack of transportation, family support, awareness, safe places to play, childcare and the inability to place a priority on participation in recreational pursuits spending time and money on security needs (housing, employment, food) instead. Special approaches must be taken to include residents of low income, including: subsidy policies, a wide range of no cost / low cost programs and opportunities, educating about the benefits of participating, providing leadership training toward potential future employment, and providing childcare services to enable adults and caregivers to participate.

The City's role in better serving under-represented residents and groups can best be described as follows:

- a) Organizational Commitment: The City states that programs and services are for all and inclusion is paramount to the success of program and service provision.
- b) Organizational Policy and Plans: Policies state the importance of access, equity and inclusion in the provision/enabling of programs and services. There are plans developed to address where the gaps in service provision exist.
- c) Informed Leadership: The leaders within the corporation and the champions within the community are well informed and play a role in promoting the balanced provision of service and inclusion of all under-represented groups.
- d) Representation in Decision-Making & Governance: The City's leadership, staff, advisory committees and volunteers reflect the community it serves.
- e) Effective Partnerships: Community partners are identified and assisted in building capacity where it is needed and role clarity is evident.
- f) Service Planning & Evaluation: Services and initiatives continue to be provided that address gaps in service provision to under-represented groups. Further that the effectiveness of the services is determined and results are distributed to like-minded organizations and the public annually.
- g) Communications, Language, Promotion and Publicity: Barriers to participation are reduced through the use of plain language in communications, City reports, promotion and publicity. Access to interpretation and translation services, as well as physical access, is recognized as essential to full participation.
- h) Human Resources: Policies and practices with respect to recruitment, retention, promotion, training and development of staff and volunteers enable a barrier-free workforce that reflects the community it serves.

It is critical that the Department strengthen its existing approach to understand needs, develop programs and services, strengthen partnerships, and evaluate its effectiveness in including under-represented groups. The City is compliant with provincial accessibility legislation and follows the advice of the Accessibility Advisory Committee to understand and create barrier free infrastructure and services.



Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:44:30 PM

you may want to reword this as the City is not required to follow the advice of this (or any) advisory committee as per the information available on the Ontario Government web site.

4.6 Environmental Stewardship

1 One of Council’s priority areas is to protect a healthy and sustainable environment and encourage an
2 **environmentally sensitive city.** The City of London is committed to taking a leadership role in addressing the environmental impacts of its operations. The provision of a safe and clean parks and open space system strengthens the liveability and vibrancy of the City, while making London a place where people of all ages are engaged in healthy lifestyles.

Through the Planning and Development Department, the City’s Parks and Horticulture Services staff provide property management services and program support to the community’s parks and open space system and civic and recreation facilities for the benefit of Londoners in the enjoyment of active and passive recreational pursuits. These functions include ground maintenance, program support to existing and emerging recreational activities, and environmental stewardship initiatives.

London’s parks and open space system has consistently been rated by the public as one of the City’s best assets, both for its quality of design and quality of maintenance. The mix of neighbourhood parks, community sport complexes, and environmentally significant areas receive high praise from residents, as do the City’s many environmental stewardship initiatives. The coordination of community partnership projects in parks has also been a great success.



In terms of the local natural heritage system (e.g., environmentally significant areas, woodlots), the City will continue to support its protection and enhancement through restoration, rehabilitation, and renaturalization, as well as through stewardship initiatives and continued community partnerships. Alignment of the recommendations between this Strategic Master Plan and the Thames Valley Corridor Plan (currently being prepared) will be important in this regard.




Recommendations – Environmental Stewardship


- 56. New capital projects should be in accordance with principles of environmental and financial sustainability.


- 57. In designing and managing its facilities, parks and open spaces, the City should take into consideration “green” technologies and design principles that will assist in reducing environmental impacts and realizing energy efficiencies over the long term. Over time, this will require the development of strategies and operational initiatives aimed at addressing issues such as climate change and emission/carbon reduction.


Note: Additional recommendations directly related to Environmental Stewardship can be found in Section 5.



 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:47:03 PM
if included in the new Plan, would suggest "..encourage awareness of environmental sensitivity."

 Number: 2 Author: Sandy Subject: Highlight Date: 2018-07-15 4:46:06 PM

 Number: 3 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:48:17 PM
There has been no public process of developing Guidelines for the use of Significant Woodlands. If the Natural Heritage System remains in the Plan, developing a Guideline must be included as a recommendation.

 Number: 4 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:26:08 PM
the TVCP was not a stewardship document. Again, by mixing the Natural Heritage System into this Plan, you are overlaying it with a recreation over protection and enhancement framework.

Recommendations - Aquatics

100. Develop a public education campaign on the need for all families to learn to swim including drowning and water incident prevention messaging. Targeted presentations and assisting families to access pools and swimming lessons should also accompany the public education plan.
101. Continue to pursue partnerships for the provision of access to non-City owned aquatic facilities.


Note: Additional recommendations directly related to this service area can be found in Section 5.3.

5.5 Parks Planning and Design

The Parks and Natural Areas Planning and Design service area is part of the City's Planning and Development Department. It provides direction for many planning, design and development activities within the City's parks and open space system.

Specifically, this service area recommends policy direction for the Official Plan and for Council with respect to the provision of parkland, and land acquisition priorities. It also reviews development approvals related parks, open space, and pathways.


In addition, this service area is responsible for lifecycle renewal programs, as well as growth and new initiative capital projects related to the Thames Valley Parkway, Open Space Development, District Parks, Neighbourhood Parks, Sports Parks and specialty parks. Natural heritage protection and management of the City's seven municipally-managed Environmentally Significant Areas (ESAs) and its 80 smaller woodlots is another area of focus of this service area.

¹ As identified in the City's (draft) Official Plan, "Environmentally Significant Areas contain natural features and perform ecological functions that warrant their retention in a natural state. While Environmentally Significant Areas are protected to some extent by their inclusion in the Open Space designation, additional measures to provide for their protection and utilization are considered necessary." "The City's management and rehabilitation priorities with respect to Environmentally Significant Areas are to protect the existing ecosystem features and functions, to increase the amount of interior forest habitat, and to strengthen corridors." 

Furthermore, it should be noted that "where necessary, public access to identified Environmentally Significant Areas within public ownership will be controlled so that such access will not be detrimental to the significant features of the property."

Residents encourage the City to strive for high quality design of parks and pathways and to reflect the values of their neighbourhood, while recognizing the need for higher-level parks that serve broader district or City-wide needs. Several design-related recommendations are contained in this Strategic Master Plan, including the need to incorporate amenities that increase the usability of parks for older adults and residents of different ethnic backgrounds (both of which are growing groups in the City).

Demands for both organized (e.g., team sports) and unstructured (e.g., casual play) recreational activities are high in the City of London. It is likely that the aging of the population and a general

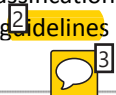
 Number: 1 Author: Sandy Subject: Highlight Date: 2018-07-15 4:49:00 PM


 Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:49:39 PM


These two paragraphs seem to be "throw ins" that are unrelated to the rest of this section. Again, highlights why this document is not the place for the Natural Heritage System. Whether or not there should be a separate Master Plan for the NHS or not is a separate discussion.


Recommendations – Parks Planning and Design

Official Plan Classification and Hierarchy of Parkland	105. Add an “Urban Park” category to the existing parkland classification and hierarchy established in the Official Plan, along with appropriate definitions, standards, and policies. An alternative funding program may be required for the full development of “Urban Parks”.
Guidelines for Acquiring and Developing Municipal Parks	106. Implementation of the City of London’s report on “Parkland Dedication Requirements, Practices, and Procedures” should be pursued to maximize land dedications for public use.
	107. Give consideration to the issues and options raised in this Parks & Recreation Strategic Master Plan (including the associated background documents) when reviewing the City’s Official Plan.
	108. The City’s Bicycle Master Plan identifies conceptual routes that support cycling and linkages across the City and between neighbourhoods. To achieve this goal, appropriate lands should be dedicated to the City in accordance with the <i>Planning Act</i> and not as part of the parkland dedication requirements. Should any of these routes involve natural heritage areas, their establishment may be subject to the findings and recommendations of a Conservation Master Plan, an environmental assessment or other environmental study, as directed by the City’s Official Plan.
	109. Allocate general revenue and/or development charge funds to ensure that land is acquired in advance of development for higher order needs such as planned community centres.
Parks Development and Redevelopment Priorities and Guidelines	110. Continue to maintain and improve “Neighbourhood” park infrastructure by allocating capital budget funds to yearly improvements.
	111. Within “District” level parks, the City should, wherever possible, cluster the same type of playing fields together to increase a sense of form and function. Wherever possible, “District” level parks should also include washrooms, water fountains, electrical outlets, benches and safe, accessible pathways, etc.
	112. Special recognition and attention is required for “City-wide” or “Regional” level parks that attract visitors, local residents, and tourists or that have the potential of playing this role (e.g., Storybook Gardens, Springbank Park, Ivey Park, Victoria Park, Kiwanis Park, Harris Park, and Gibbons Park). The City should strive to maintain the delicate balance of protecting the environmental integrity of these parks while committing to an ongoing program of enhancing them through the addition of amenities, upgrades, and promotion.
Natural Heritage System Planning	113. Continue to work to complete the assembly of the Ecological Land Classification (ELC) database to support the identification of significant natural heritage features and areas.
	114. To assist in priority setting in parkland acquisition, the City should use the City’s Ecological Land Classification (ELC) database, in conjunction with the Official Plan criteria, to update guidelines for acquisitions of significant natural heritage features and areas.



 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:50:53 PM
The Bicycle Master Plan wisely avoided the Natural Heritage System. Therefore it would be better to delete this or to say, "...the Bicycle Master Plan avoids the Natural Heritage System.


 Number: 2 Author: Sandy Subject: Highlight Date: 2018-07-15 4:51:01 PM

 Number: 3 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:51:04 PM
There are Guidelines?

Recommendations – Parks Planning and Design

**Park Design,
Maintenance and
Management
Issues**

- 115. Design and manage the separations between active and passive park areas to effectively discourage active uses encroaching into passive park areas.

- 116. Develop Park Resource Management Plans for those park and open space areas with smaller woodlots and natural features (e.g., wetlands). 

- 117. Establish a cooperative process and formal agreement framework by which developers may build parks and install recreational amenities (under the direction and to the satisfaction of the City) in residential areas prior to the parkland being dedicated to the City.

- 118. In keeping with Crime Prevention Through Environmental Design (CPTED) principles, the City should only light parks where “after-dusk” activities are permitted and/or encouraged.

- 119. A consistent system of park signage should be developed that indicates points of access and features to be found in each park with priority being assigned to “City-wide” and “District” parks.

- 120. Maintain a commitment to accessibility, safety, and security within its entire parks and pathway system.

- 121. To better reflect changes in London’s population, greater attention should be paid to incorporating amenities (such as washrooms, benches/seating areas, shaded areas, picnic areas, floral gardens, open spaces that can accommodate new activities, etc.) that increase the usability of parks for older adults and residents of different ethnic backgrounds.

- 122. Provisions to incorporate spaces and amenities encouraging physical activity, wellness, and informal use opportunities – in an effort to encourage use and improve activity levels – should be key considerations in the design of parks and open spaces.





- 123. Work with its partners to develop “value-added” improvements to the parks system. Such improvements must address City and local priorities and must conform to City safety and design standards.

- 124. Refine principles and criteria for the establishment, management, and subsequent public education of naturalized areas within parks.


Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:51:46 PM
Not sure this was done. And why include wetlands?

Recommendations – Parks Planning and Design


Environmental Stewardship


125. In order to foster partnership relationships to enhance the parks system, the City should:
- develop a community partnership agreement to guide community development and maintenance of additional parkland features beyond basic level standards;
 - continue to seek community sponsorships and partnerships to support the development of trails, pathways, and park features;
 - work with surrounding municipalities and organizations to develop a regionally integrated pathway and trail system; 
 - promote Citywide and corporately sponsored “greening” programs;
 - continue to promote community gardens in municipal and non-municipal locations;
 - continue to implement a tree watering stewardship program that will get more Londoners actively involved in maintaining the City’s corporate image (“The Forest City”); and,
 - promote the development of new partnerships.
-
126. Continue to support enhancement of the natural heritage system through restoration, rehabilitation, and re-naturalization.
-
127. Review the current policy and by-law for woodland acquisition to potentially use the woodland acquisition fund to acquire woodlands deemed desirable by the City to ensure their protection and retention within the natural heritage system.
-
128. Develop guidelines and set priorities for the management of City woodlots in parks.
-
129. Develop and implement a natural resource management strategy to address invasive species that threaten biodiversity within sensitive habitat areas, with technical input and assistance from the province and the Conservation Authority. 
-
130. Develop and implement strategies to address excessive wildlife-induced impacts (such as excessive deer browsing).
-
131. Establish stewardship priorities for the natural heritage system. Stewardship ranges from direct ownership and management by the City, to private ownership and land stewardship initiatives with landowners. 
-
132. Improve awareness and understanding about the natural heritage system, both with the general public and City administration. 
-
133. As identified in the City’s Official Plan (as amended from time to time), pathways and community trails for recreational use may be permitted in natural heritage areas, provided that such uses are designed, constructed and managed to minimize their impact on the natural heritage area. New or expanded infrastructure (sewer, roads, SWM facilities) shall only be permitted where it has been supported through an environmental assessment process under the Environmental Assessment Act and the policies of the City’s Official Plan.

Page: 25

 Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:35:26 PM
... outside the Natural Heritage System





 Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:52:54 PM
done!

 Number: 3 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:36:17 PM
done for city owned. Not so much for those still in private hands

 Number: 4 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:52:40 PM
Suggestions would be helpful. This is a big task given competing priorities and limited budgets

Recommendations – Parks Planning and Design

Environmental Stewardship
(continued)

134. Requests for proposals issued by the City should contain provisions that require satisfactory acknowledgement and treatment of any natural heritage system features and areas so that negative impacts are avoided.
-
135. Within recreational areas containing both natural areas and intensively used and/or developed recreational components and facilities, a suitable separation of these uses should be established, in keeping with the City’s Official Plan policies and any recommendation contained in an environmental study.
-
136. Prohibit inappropriate uses, including off-leash dogs, within parks and natural heritage areas, and support this prohibition with active public education programs and follow-up enforcement as necessary. The City should enhance enforcement efforts aimed at controlling running of pets “off leash” within all natural heritage areas. 
-
137. Align the recommendations of this Strategic Master Plan with those of the Thames Valley Corridor Plan (once approved), particularly in relation to items such as (but not necessarily limited to):
- undertaking strategic land acquisitions to improve access points to the river and pathway system and for natural heritage conservation;
 - optimization of under-utilized open space and park space for recreational or naturalization purposes; 
 - establishing pathway and trail connections from the Thames River to parks, open space areas, tributaries, and surrounding neighbourhoods; and, 
 - ensuring reasonable access to accessory recreational amenities along the river, such as seating, trash cans, washrooms, etc.
-
138. Champion City beautification efforts by:
- developing strategies to plant on unplanted roadways;
 - encouraging the development of more floral gardens, ornamental parks, urban squares, and quiet retreats at the neighbourhood level in order to enhance the passive experience in parks; 
 - continuing to pilot innovative park design utilizing cultural, heritage and artistic themes, working with partners to fund and implement projects (example downtown “reading garden” associated with library);
 - developing a “partners in parks” program to support, enhance, and expand community-based volunteer beautification; and,
 - promoting art in public spaces, in parks, and in private developments.

Note: Additional recommendations directly related to this service area can be found in Sections 4.6 and 5.6.





Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:37:59 PM
active programs not done. EEPAC did not get much cooperation from Civic Administration (communications in particular) in its efforts to produce a brochure directed at cat owners.

Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:38:36 PM
meaning? Open Space as per the OP or open space including the Natural Heritage System? Better be specific

Number: 3 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:54:04 PM
why? The notion is access to and not through the Natural Heritage System

Number: 4 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:55:09 PM
If you are going to use parks generically this might confuse people who do not understand that ESAs and Woodlands are NOT parks. Do you really want invasive flora in the Natural Heritage System? It should be clear that the Natural Heritage System and the Park System are different.

Recommendations – Community Facilities (Outdoor)

- Pathways & Trails**
139. A number of pathway development projects are required in order to complete the gaps in the Thames Valley Parkway and connections to the secondary recreational bike system and on-road network. Pathway development projects should be implemented based on the following priorities (in order of priority):
1. filling the gaps between existing pathways;
 2. connecting neighbourhoods; and,
 3. extending the pathway system to new areas.
- Where conceptual routes cross components of the natural heritage system, the appropriate environmental studies shall be undertaken in accordance with the policies of the Official Plan. 
-
140. Clearly sign and define pathway and trail entry or access points. 
-
141. Pathways, wherever possible, should connect to London Transit Commission (LTC) bus stops or have well defined walking routes from LTC bus stops to the pathways. Routes providing access to all City parks, open space areas and natural areas should be provided to the LTC. This information should be available on the LTC web-site, on bus schedules (as appropriate) and noted on the route maps.
-
142. Where appropriate and in keeping with Official Plan policies, infrastructure within publicly accessible components of the natural heritage system should be designed such that persons with disabilities can be reasonably accommodated.
-
143. In high traffic areas, continue efforts to separate types of use (pedestrians do not mix well with cyclists and rollerblade enthusiasts).
-
144. Continue efforts to connect the “missing links” in the pathway and trail system. In some circumstances, this may require negotiating agreements with privately owned lands. 
-
145. In designing new pathway and trail routes, the City’s Ecological Land Classification (ELC) database should be used to plan activities, uses, and alignments so they avoid sensitive habitats. 
-
146. Implementation of the City of London’s Bicycle Master Plan should continue to be pursued as a high priority relative to recreational use.
-
147. Identify and consider opportunities to enhance the City’s “walkability” through urban design and active transportation initiatives.
-
- Soccer Fields**
148. Continue to work with the school boards to maintain access to and appropriate maintenance of school fields on an as-needed basis.
-
149. Carefully monitor public access to the Ontario Realty Corporation lands (London Psychiatric Hospital) at Highbury Avenue and Oxford Street to ensure continued availability of these or alternate fields (should they be removed from service).

-
- Number: 1 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:56:43 PM
If you are going to include this, change it such that the Natural Heritage System (capitalized) should NOT be crossed for a recreational bike system.
-
- Number: 2 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:41:18 PM
still not done
-
- Number: 3 Author: Sandy Subject: Sticky Note Date: 2018-07-15 4:56:28 PM
as long as they are outside the Natural Heritage System
-
- Number: 4 Author: Sandy Subject: Sticky Note Date: 2018-07-02 1:42:15 PM
again, this should exclude linking the system through the Natural Heritage System.

Hi Sandy

I breezed through the report and read your comments. Following are my comments:

What is the Thames Valley Corridor Plan ? Is it the same as the Thames Valley Parkway which is described as being "along all tributaries of the Thames River and creating connections to bike arterials and feeder routes, along with the implementation of London's Bicycle Master Plan"? One is recreational and the other supposedly, preservation while enhancing recreational opportunities as a secondary objective.

P. 28 talks about supporting volunteers in terms of training etc. Very little is said though about the various roles of volunteers and degree of knowledge for volunteers. For example what is the role of expert volunteers in contrast to a volunteer who is handing out drinks at an event?

P.57, point 133. It might be important to clarify the role of the AODA here and the impact of these regulations on trail development in ESAs.

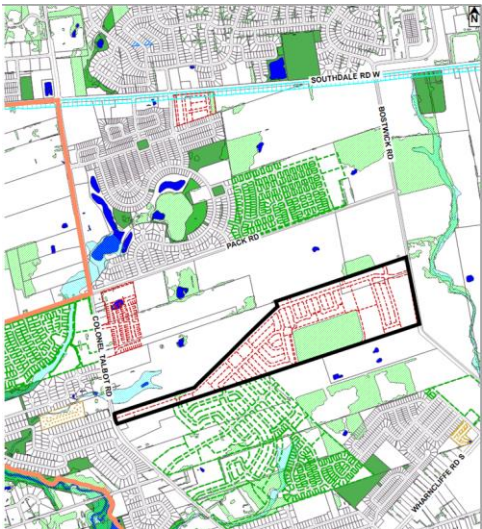
Thanks Sandy

Susan

NOTICE OF PLANNING APPLICATION

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

Address – 3070 Colonel Talbot Road and 3645 Bostwick Road



File: 39T-17503/OZ-8838

Applicant: MHBC Planning (Scott Allen) (Owner: W3 Farms c/o York Developments)

What is Proposed?

A Draft Plan of Subdivision, Official Plan and Zoning By-law amendments to allow:

- the creation of a mixed use subdivision consisting of low density single detached dwellings/lots, cluster dwellings, street townhouse dwellings, apartment buildings, convenience commercial uses, small scale offices, mixed use (residential/commercial/live work/offices), school, parks, multi-use pathways, and public road access via street connections to Colonel Talbot Road and Bostwick Road.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 27, 2018**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 4586

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-17503/OZ-8838

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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

Commonly Used Planning Terms are available at london.ca/planapps.

Requested REVISED Draft Plan of Subdivision

Draft Plan of Subdivision (please refer to attached map)

Consideration of a mixed use draft plan of subdivision consisting of:

- 28 low density residential blocks (consisting of single detached, semi-detached or converted dwellings) with an estimated 376 lots (Block 1-28)
- Nine (9) medium density blocks (consisting of single detached, semi-detached, converted dwellings or street townhomes) with an estimated 238 units/lots (Block 29-37)
- Two (2) medium density blocks (consisting of cluster housing, such as cluster singles, cluster townhomes, and cluster apartments) with an estimated 113 units (Block 38-39)
- One (1) medium density block (consisting of cluster housing, such as cluster singles, cluster townhomes, cluster apartments, and apartment buildings) with an estimated 378 units (Block 40)
- One (1) medium density block (consisting of cluster housing, such as cluster singles, cluster townhomes, cluster apartments, and apartment buildings, as well as convenience commercial and office uses) with an estimated 98 units (Block 41)
- Two (2) mixed use blocks (consisting of a range of mixed uses including commercial, office, community-oriented activities, live/work units and residential dwellings) with an estimated 32 units (Block 42-43)
- One (1) school block (Block 50)
- *Three (3) park blocks (Block 51-52 and 65)
- *Two (2) open space blocks (Block 53 and 66)
- *Five (5) multi-use pathways/walkways (Block 45-49)
- Several 0.3 m reserves and road widenings
- All served by two (2) secondary collector roads (Street A and Street D) and nine (9) new local roads.

Requested Amendment to the Current Official Plan

Possible Amendment to the Official Plan:

- Schedule "A" to change the land use designation:
 - o from "Low Density Residential" to "Multi-Family, Medium Density Residential" to permit intensive residential uses (a range of cluster housing, townhomes and apartment buildings), convenience commercial uses, and small-scale offices along the Bostwick Road (Blocks 40 and 41);
 - o from "Low Density Residential" to "Multi-Family, Medium Density Residential" to permit intensive residential uses (a range of cluster housing, townhomes and apartment buildings), convenience commercial uses, small-scale offices facilitate and mixed use buildings within the Neighbourhood Central Activity Node (Block 42 and 43);
 - o from "Low Density Residential" to "Multi-Family, Medium Density Residential" to permit a broad range of low and medium density residential uses, such as cluster housing, townhomes, and low rise apartment buildings (Block 39);
 - o *from "Low Density Residential", "Multi-Family, Medium Density Residential" and "Environmental Review" to "Open Space" to permit woodlots and buffers associated with the woodlot (Block 53);
 - o *from "Low Density Residential" to "Multi-Family, Medium Density Residential" to permit a broad range of low and medium density residential uses, such as cluster housing, townhomes, and low rise apartment buildings (Block 38);
 - o *from "Low Density Residential" to "Multi-Family, Medium Density Residential" to permit an elementary school (Block 50).
- Schedule "C" to change the alignment of the "Proposed Secondary" collector roads (Street A and Street D).
- Chapter 10 to add a special policy for this subdivision "In the Low Density Residential and Multi-Family, Medium Density Residential designation at 3700 Colonel Talbot Road and 3645 Bostwick Road, all local roads within the subdivision will not be required to provide sidewalks on both sides of the street."

Requested Amendment to The London Plan (New Official Plan)

- *As per policy 1565, to amend the Southwest Area Secondary Plan:
 - o Schedule 2 To Southwest Area Secondary Plan – Multi-Use Pathways and Parks, to amend/realign the "Planned Route" through this site;

- Schedule 4 Southwest Area Land Use Plan, from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit intensive residential uses (a range of cluster housing, townhomes and apartment buildings), convenience commercial uses, and small-scale offices along the Bostwick Road (Blocks 40 and 41); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit intensive residential uses (a range of cluster housing, townhomes and apartment buildings), convenience commercial uses, small-scale offices facilitate and mixed use buildings within the Neighbourhood Central Activity Node (Block 42 and 43); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit a broad range of low and medium density residential uses, such as cluster housing, townhomes, and low rise apartment buildings (Block 39); from “Low Density Residential”, “Multi-Family, Medium Density Residential” and “Environmental Review” to “Open Space” to permit woodlots and buffers associated with the woodlot (Block 53); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit a broad range of low and medium density residential uses, such as cluster housing, townhomes, and low rise apartment buildings (Block 38); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit an elementary school (Block 50); to amend the Neighbourhood Central Activity Node location (on Blocks 42 and 43).
- Schedule 8 (Bostwick), from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit intensive residential uses (a range of cluster housing, townhomes and apartment buildings), convenience commercial uses, and small-scale offices along the Bostwick Road (Blocks 40 and 41); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit a broad range of low and medium density residential uses, such as cluster housing, townhomes, and low rise apartment buildings (Block 39); from “Low Density Residential”, “Multi-Family, Medium Density Residential” and “Environmental Review” to “Open Space” to permit woodlots and buffers associated with the woodlot (Block 53); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit an elementary school (Block 50).
- Schedule 9 (North Lambeth), from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit intensive residential uses (a range of cluster housing, townhomes and apartment buildings), convenience commercial uses, small-scale offices facilitate and mixed use buildings within the Neighbourhood Central Activity Node (Block 42 and 43); from “Low Density Residential” to “Multi-Family, Medium Density Residential” to permit a broad range of low and medium density residential uses, such as cluster housing, townhomes, and low rise apartment buildings (Block 38); change Neighbourhood Central Activity Node location (on Blocks 42 and 43).
- Chapter 20 (20.5 Southwest Area Section 20.5.3.9 ii) b) by adding “The plan of subdivision located at 3700 Colonel Talbot Road and 3645 Bostwick Road” to the exceptions list.
- Chapter 20 (20.5 Southwest Area Secondary Plan) to amend Bostwick Residential Neighbourhood Section 20.5.9.1 iii) by adding a new subsection g) “Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development.”
- Chapter 20 (20.5 Southwest Area Secondary Plan) to amend North Lambeth Residential Neighbourhood Section 20.5.10.1 iii) by adding a new subsection c) “Notwithstanding Section 20.5.3.9 ii) b) to the contrary, for the lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road an alternative sidewalk arrangement is permitted to provide safe pedestrian connections throughout the site. This sidewalk arrangement does not require sidewalk construction on both sides of all street sections or on all street sections, in recognition of the provision of other mobility infrastructure within the development.”;
- *Amendment to the London Plan, Map 3, Street Classifications, to change the alignment of the “Neighbourhood Connector” (Street A and Street D).

Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone and an Environmental Review (ER) Zone to:

- Residential R1 (R1-3) Zone (Block 15, 16, 17, 18, 19, 22, 23, 24, 25, 42, and 43) – to permit single detached dwellings with a minimum lot area of 300m² and a minimum lot frontage of 10 m (metres);
- Residential R2 (R2-1) Zone (Block 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 50) - to permit single detached dwellings with a minimum lot area of 250m², a maximum height of 9 m, and a minimum lot frontage of 9 m; semi-detached dwellings with a minimum lot area of 430m² (200m²), a maximum height of 10.5 m and a minimum lot frontage of 18 m (8.5m), duplex dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 12 m and converted dwellings with a minimum lot area of 430m², a maximum height of 10.5 m and a minimum lot frontage of 10.5 m;
- Residential R4 (R4-6) Zone (Block 29, 30, 31, 32, 33, 34, 35, 36, 37 and 50) – to permit street townhouse dwellings with a maximum height of 12m, minimum lot area of 145m² and a minimum lot frontage of 5.5 m;
- Residential R6 (R6-5) Zone (Block 38, 39, 40, 41 and 50) – to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare;
- Residential R6 Special Provision (R6-5()) Zone (Block 42-43) - to permit cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, cluster apartment buildings, and cluster fourplex dwellings with a maximum height of 12 m and a maximum density of 35 units per hectare, with a special provision for a maximum front and exterior side yard building setback of 5 m;
- Residential R8 (R8-4) Zone (Block 38, 40 and 41) - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum height of 13 m and a maximum density of 75 units per hectare;
- Residential R8 Special Provision (R8-4()) Zone (Block 39) - to permit apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities with a maximum density of 75 units per hectare, with a special provision for a maximum height of 21 m (6 storeys);
- Residential R9 Special Provision (R9-3(13)*H32) Zone (Block 40-41) - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities with a maximum height of 32 m and a maximum density of 100 units per hectare, with a special provision for a maximum height of 9 storeys
- Restricted Office Special Provision (RO2()) Zone (Block 41) – to permit clinics, medical/dental offices, medical/dental laboratories, offices with a maximum gross floor area of 2,000 m² and a maximum height of 10 m, with a special provision to permit financial institutions, studios, professional offices, pharmacies, animal clinics, and commercial schools as additional permitted uses, and a maximum front and exterior side yard building setback of 5 m;
- Restricted Office Special Provision (RO2(*)) Zone (Block 42-43) - to permit clinics, medical/dental offices, medical/dental laboratories, and offices, with a special provision to permit financial institutions, studios, professional offices, pharmacies, animal clinics, and commercial schools as additional permitted uses, a maximum height of 12m, a maximum gross floor area of 4,000 m² and a maximum front and exterior side yard building setback of 5 m;
- Convenience Commercial (CC6) Zone (Block 29) – to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities,

- pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a maximum gross floor area of 1,000 m² and a maximum height of 8 m;
- Convenience Commercial Special Provision (CC6()) Zone (Block 41) – to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a maximum gross floor area of 1,000 m² and a maximum height of 8 m, with a special provision for a maximum front and exterior side yard building setback of 5 m;
 - Convenience Commercial Special Provision (CC6(*)) Zone (Block 42-43) - to permit convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, dwelling units, together with any other permitted uses, medical/dental offices, food stores without a drive-through facility, restaurants, take-out, without a drive-through facility, brewing on premises establishment, convenience business service establishments without drive-through facilities, day care centres without drive-through facilities, offices without drive-through facilities, studios without drive-through facilities, bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive-through facilities, restaurants, eat-in without drive-through facilities, with a special provision to permit a maximum height of 12 m, a maximum gross floor area of 2,000 m² and a maximum front and exterior side yard building setback of 5 m;
 - Neighbourhood Facility (NF1) Zone (Block 50) - to permit places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station;
 - Neighbourhood Facility Special Provision (NF1()) Zone (Block 42-43) - to permit places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, and police station, with a special provision for a maximum front and exterior side yard building setback of 5 m;
 - Open Space (OS1) Zone (Block 51-52 and 65) – to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest;
 - Open Space (OS5) Zone (Block 53) – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and
 - Environmental Review (ER) Zone (Block 66) – to permit conservation lands, conservation works, passive recreational uses, managed woodlots and agricultural uses.

The City is also considering the following amendments:

- Special Provisions in zoning to implement the urban design requirements and considerations of the Southwest Area Secondary Plan;
- Adding holding provisions for the following: urban design, water looping, municipal services, and phasing

A revised Environmental Impact Study has been prepared to assist in the evaluation of this application. An Environmental Impact Statement Update (EIS) report prepared by BioLogic Inc., dated May 8, 2018, was submitted with the revised application for draft plan of subdivision. The EIS report is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

*Revised blocks/changes since initial circulation

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 "Low Density Residential" which allows single detached, semi-detached, duplex dwellings and cluster

housing at a maximum density of 30 units per hectare as the main permitted uses; “Multi-Family Medium Density Residential” which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses; and “Open Space” which permits public open space uses including district, city-wide, and regional parks, and private open space uses such as cemeteries and private golf courses. The lands are within the Southwest Area Secondary Plan, within the Bostwick Residential Neighbourhood and the North Lambeth Residential Neighbourhood, which includes special polices and direction for development, including increased density at key locations, mixed use development, and commercial/office uses.

The subject lands are in the “Neighbourhoods” Place Type in The London Plan, permitting a range of housing including single detached, townhouses and low rise apartments, and “Green Space”, permitting a range of open space, parks and conservation uses.

The site is presently within an Urban Reserve (UR4) Zone, which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, and riding stables, and an Environmental Review (ER) Zone, which permits conservation lands, conservation works, passive recreational uses, managed woodlot, and agricultural uses.

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 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City’s Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

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 Development Services 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 revised Draft Plan of Subdivision, 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. 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, Development Services, 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, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@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 amendment and 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 Secretary of the Committee.

Right to Appeal to the Local Planning Appeal 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, Development Services to the Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

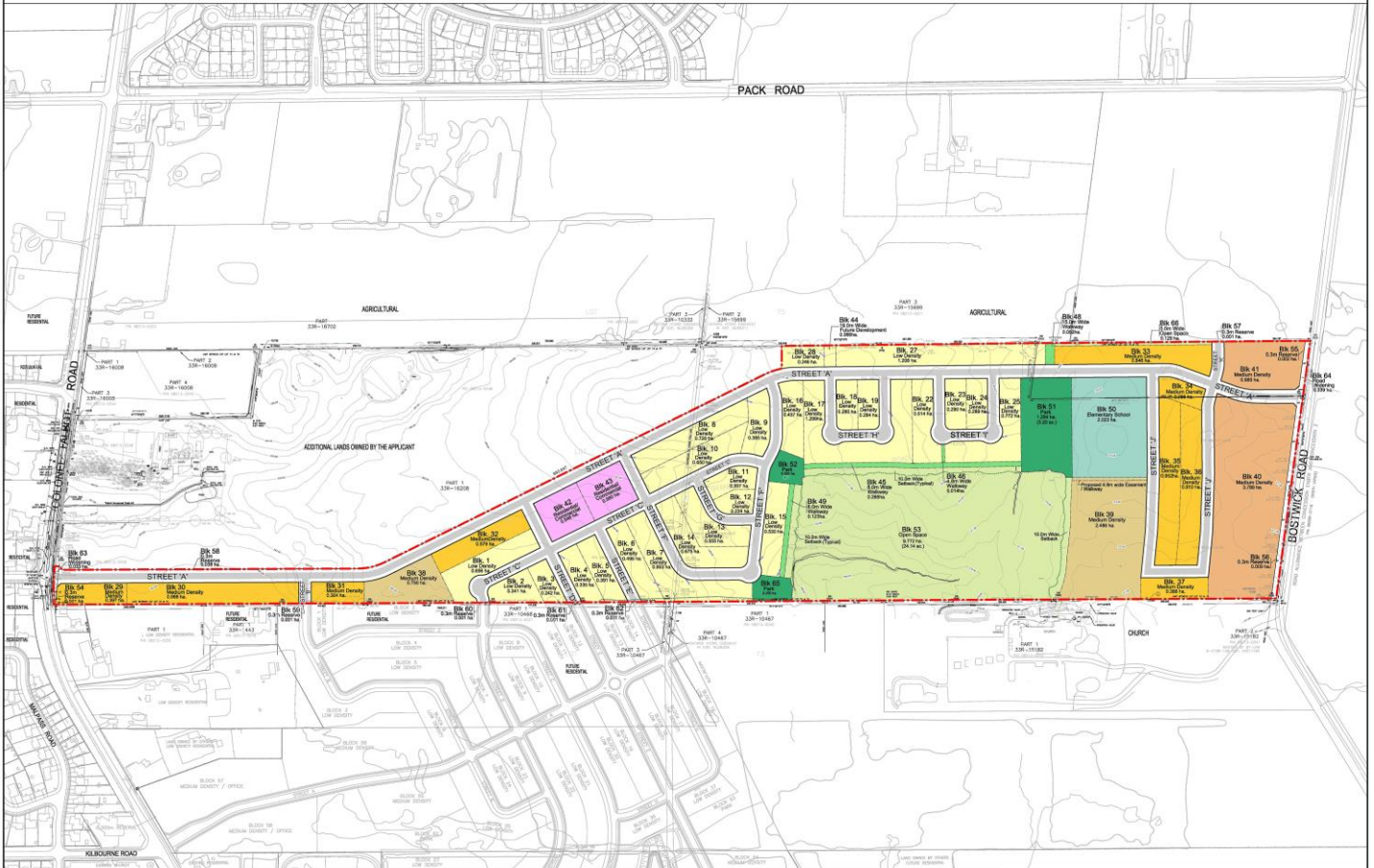
Notice of Collection of Personal Information

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 Cathy Saunders, City Clerk, 519-661-CITY (2489) ext. 4937.




Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Requested Draft Plan of Subdivision

Proposed Draft Plan of Subdivision



LEGEND

	LOW DENSITY RESIDENTIAL		PARK
	MEDIUM DENSITY RESIDENTIAL (STREET TOWNHOUSES)		WALKWAY
	MEDIUM DENSITY RESIDENTIAL (CLUSTER HOUSING)		OPEN SPACE
	MEDIUM DENSITY RESIDENTIAL (APARTMENTS)		COMMUNITY COMMERCIAL NODE

 Subject Lands



W3 Farms Inc.

3700 Colonel Talbot Rd.
& 3645 Bostwick Rd.

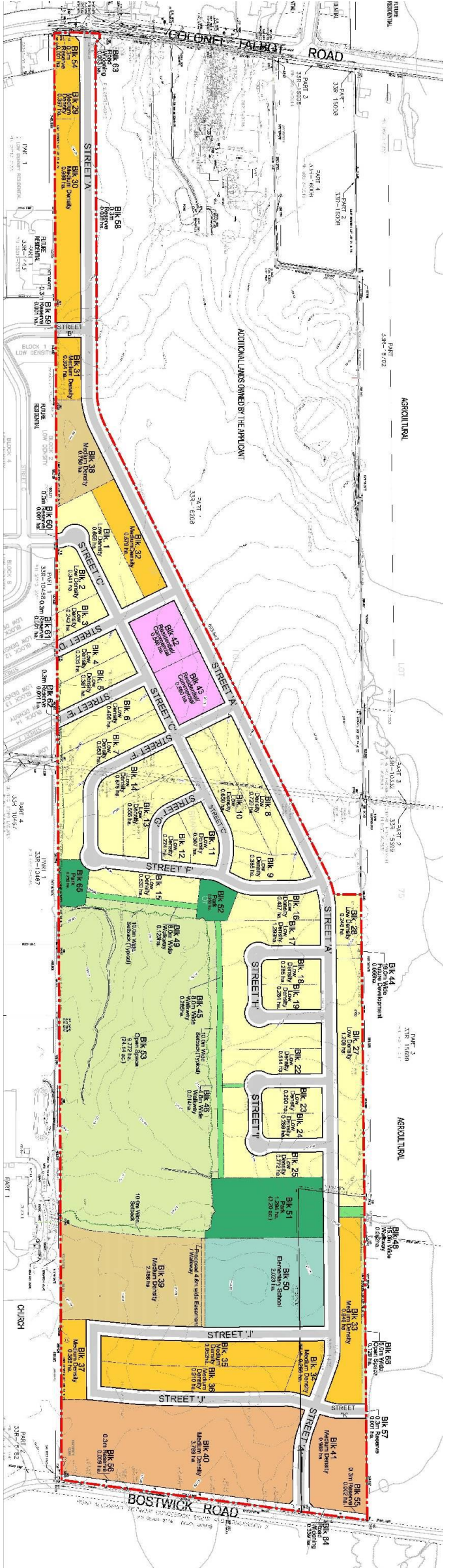
FOR ADDITIONAL INFORMATION, PLEASE CONTACT NANCY PASATO AT 519-661-2489 EXT. 4586, REFERRING TO "FILE 39T-17503-W3 FARMS, OR INQUIRE AT DEVELOPMENT SERVICES, 6th FLOOR, CITY HALL, 300 DUFFERIN AVE. BETWEEN 8:30 am AND 4:30 pm WEEKDAYS.



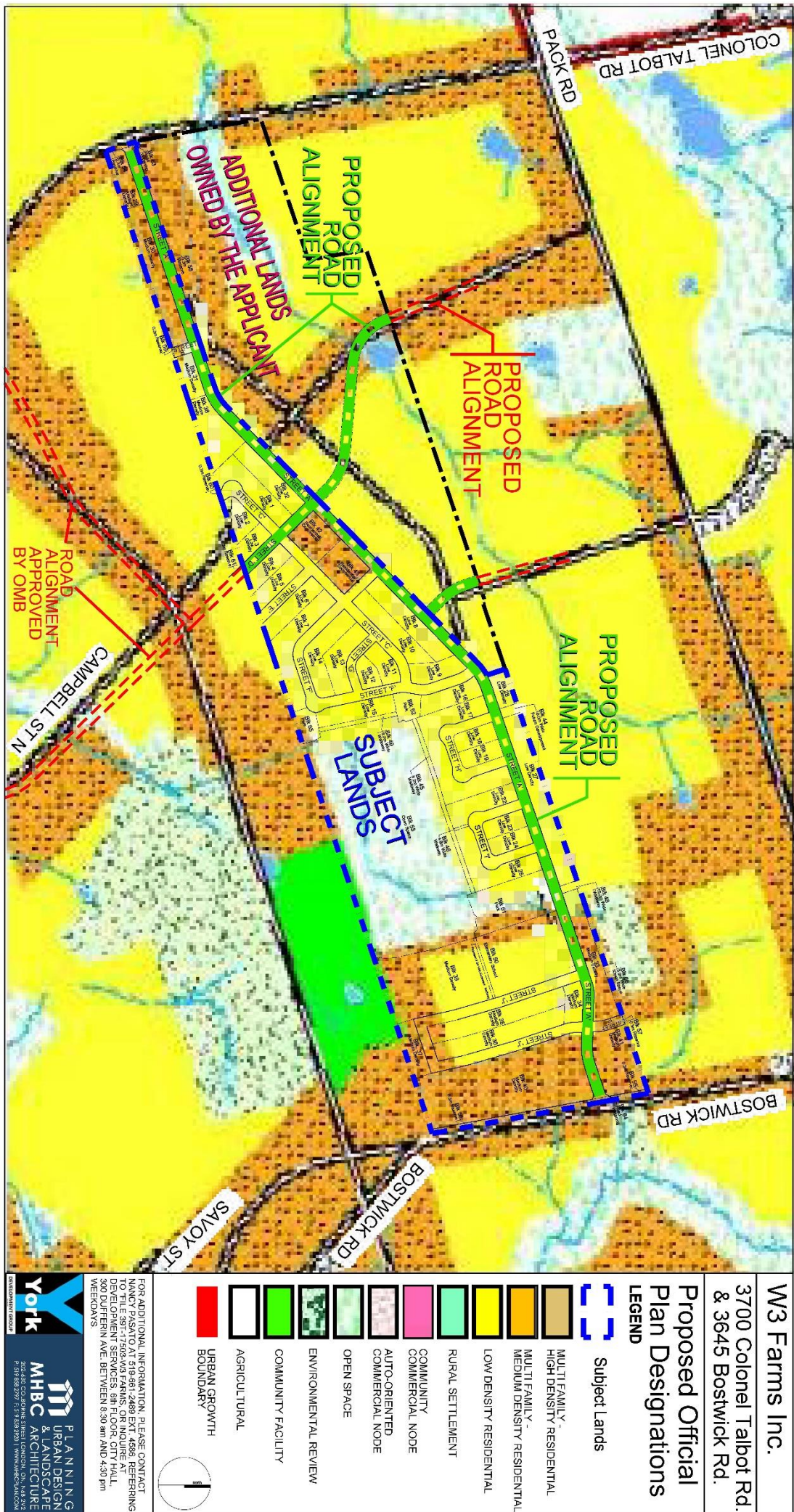
[Click here to enter text.](#)

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

Close-up of subdivision -
*Please refer to legend on previous
page

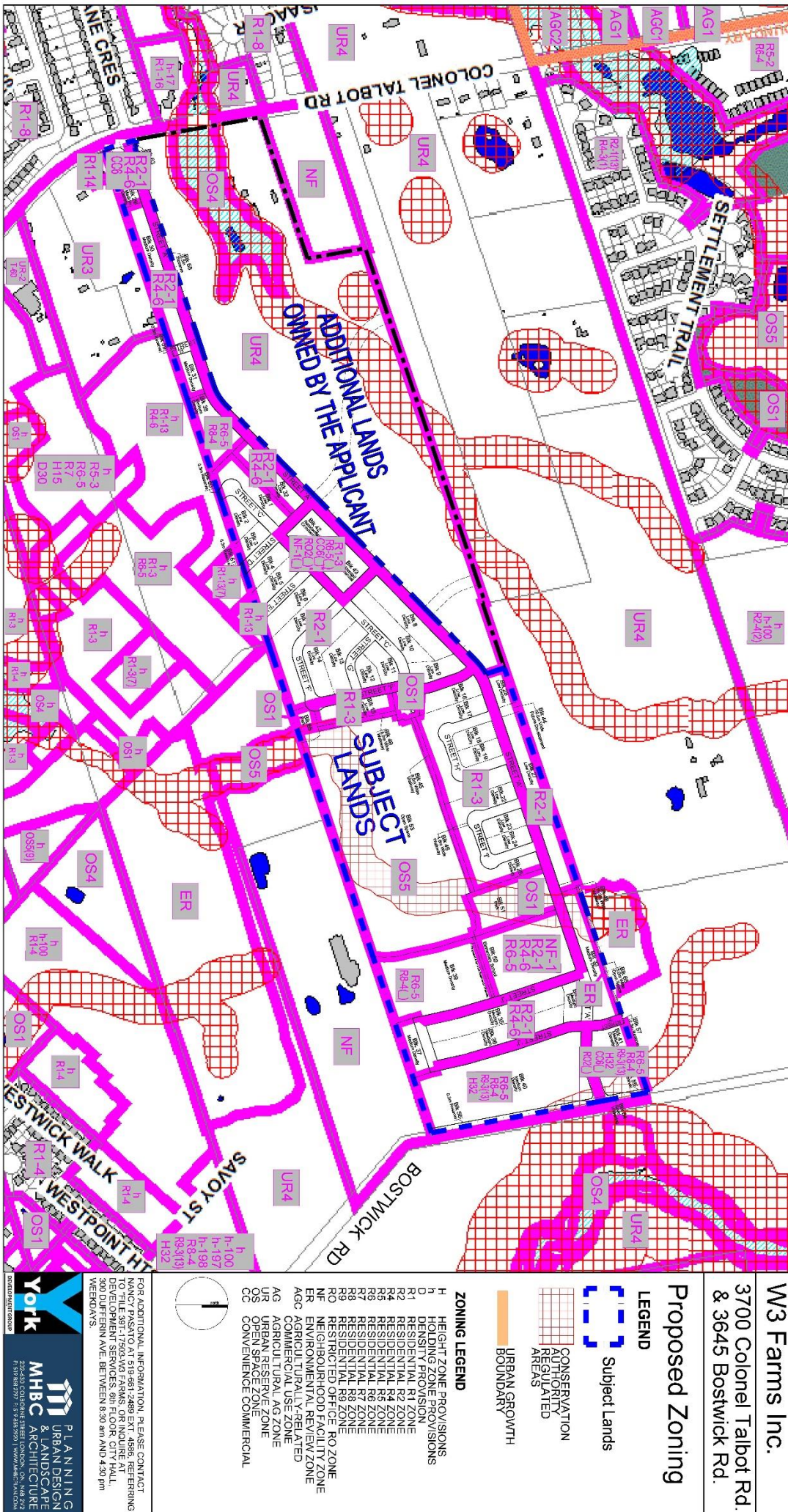


Requested Official Plan Designations



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

Requested Zoning



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



NOTICE OF PUBLIC INFORMATION CENTRE
Clarke Road Improvements
Veterans Memorial Parkway Extension to Fanshawe Park Road East
Municipal Class Environmental Assessment



The City of London is undertaking a Municipal Class Environmental Assessment (EA) to identify transportation improvements to the Clarke Road corridor between the Veterans Memorial Parkway (VMP) Extension (currently under detailed design) and Fanshawe Park Road East. The study is being undertaken in accordance with the requirements for Schedule 'C' projects within the Municipal Class EA document (2000, as amended in 2015), under the *Ontario Environmental Assessment Act*.

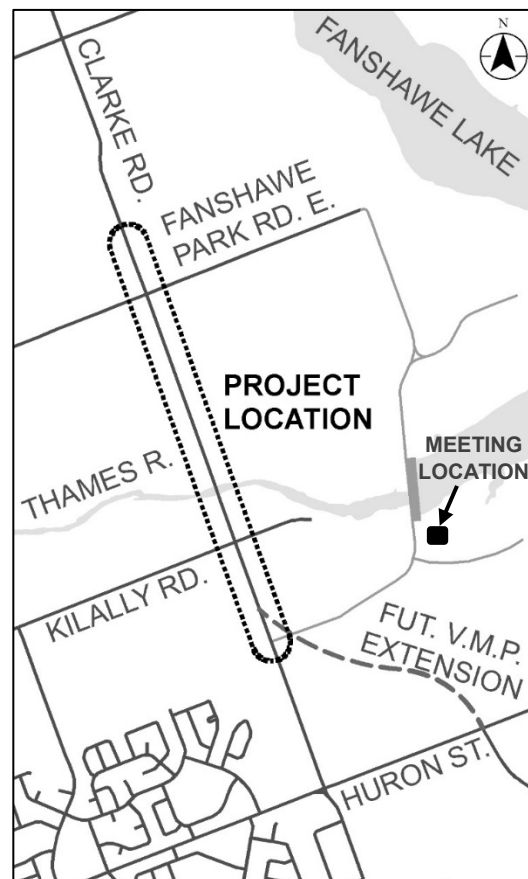
Why are we studying Clarke Road?

The 2030 Transportation Master Plan and the 2014 Development Charges Background Study identified the widening of Clarke Road (from two to four lanes with consideration given to the ultimate build-out of six lanes) as a priority project to address future traffic volumes associated with background development and improvements to the VMP.

How can I participate in the study?

The first Public Information Centre (PIC) was held Thursday, September 21, 2017, where the existing conditions, present and future traffic demands, alternative solutions and preliminary recommendations were presented. The selected preferred solution was to widen Clarke road to accommodate four lanes, with an ultimate build-out to six lanes.

The second and final PIC will be held on Wednesday, July 11, 2018 to provide information about the Alternative Design Concepts, the evaluation of Alternative Design Concepts, and the Recommended Alternative Design.



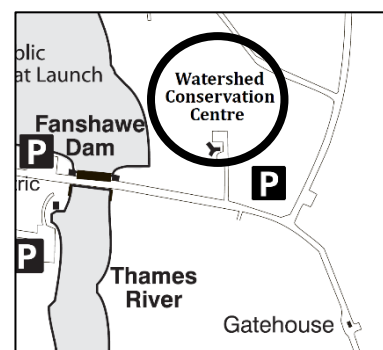
Following the PIC and the receipt of public, agency, and Indigenous community input, a Preferred Design will be selected. An Environmental Study Report (ESR) will be prepared and provided for public review for a 30-day period. PIC display material will be made available on the City's website following the PIC: <http://www.london.ca/residents/Environment/EAs/Pages/Clarke-Road-Improvements.aspx>

PUBLIC INFORMATION CENTRE

DATE: Wednesday, July 11, 2018

TIME: Drop-in between 4:30pm-7:30pm

LOCATION: Upper Thames River Conservation Authority
 Watershed Conservation Centre
 Fanshawe Conservation Area
 1424 Clarke Road, London ON
 (between Huron Street and Kilally Road)



To be added to the study mailing list or provide comment, please contact a member of the study team below:

Peter Kavcic, P.Eng.
 Transportation Design Engineer
 Transportation Planning & Design
 City of London
 pkavcic@london.ca
 519-661-CITY (2489) ext. 4581

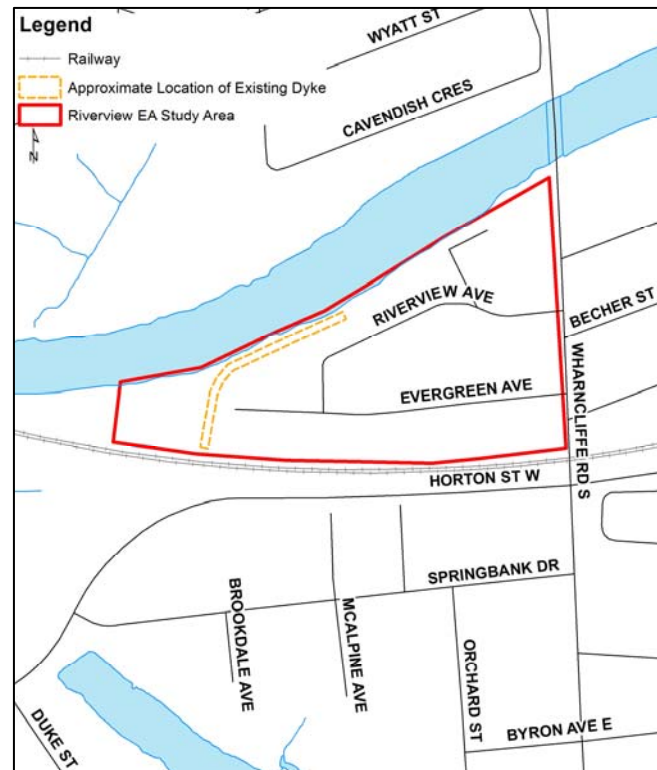
Isaac Bartlett, P.Eng. ENV SP
 Project Manager
 Stantec Consulting Ltd.
 isaac.bartlett@stantec.com
 519-675-6643

Personal information collected on this subject is collected under the authority of the *Municipal Act, 2011* and will be used by members of Council and City of London staff in their review of this matter. With the exception of personal information, all comments will become part of the public record and will be released, if requested, to any person. Comments and information received will be maintained on file for use during the project and may be included in project documentation.

NOTICE OF PUBLIC INFORMATION CENTRE

THE STUDY

The Upper Thames River Conservation Authority (UTRCA) and the City of London are completing a Schedule B Municipal Class Environmental Assessment (EA) Study through its consultant AECOM. The focus of the study is to review alternatives to manage and improve the Riverview Evergreen dyke (see map). The alternatives include repair and regular maintenance, erosion protection, reconstruction of the dyke, increasing the height of the dyke, extending the dyke upstream, and decommissioning the dyke after voluntary acquisition of properties currently protected by the dyke.



A Public Information Center (PIC) will be held to present an overview of the study and alternative solutions including their evaluation. You will be able to view display boards, speak with study team members and give us your input. The PIC will be a drop-in event and no formal presentation will be made. Details of the PIC are as follows:

Date: Wednesday July 25th, 2018

Place: London Children's Museum (Main Atrium), 21 Wharnccliffe Rd S.

Time: 5:30 pm – 7:30 pm

We would like to hear from you.

Public consultation is an important part of this study. Contact us to provide comments or request more information.

Mr. Paul Adams CPT

Environmental Planner
AECOM Canada
250 York Street, Suite 410
London ON, N6A 6K2
Tel: 519 673-5873
Email: paul.adams2@aecom.com

Mr. Adam Spargo, B.Sc.

Project Manager
AECOM Canada
250 York Street, Suite 410
London ON, N6A 6K2
Fax: 519 673-5975
Email: adam.spargo@aecom.com

With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.

From: "Smith, Craig" <crsmith@London.ca>
To: "s.levin s.levin"
Date: July 16, 2018 at 3:03 PM
Subject: 323 Oxford Street West- Katz EIS scoping meeting

Hi Sandy,

The applicant has requested a scoping meeting for the required EIS at 323 Oxford Street East- Katz subdivision. Through the pre consult process it was requested that EEPAC participate in the EIS process. A meeting has been tentatively scheduled for July 25 3-4 at the UTRCA offices.

Can you or a EEPAC member be available to attend? Will confirm once it has been confirmed.

Any questions please feel free to contact me.

Thank you.

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services &
Chief Building Official
Subject: Environmental Impact Study (EIS) Compliance
(Deferred Matters Item)
Meeting on: July 16, 2018

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken:

- (a) the report regarding Environmental Impact Study (EIS) compliance for subdivisions BE RECEIVED for information; and,
- (b) this item BE REMOVED from the Planning and Environment Committee Deferred Matters list (Item #7 of the May 28, 2018 PEC report).

Background and Analysis

1.0 Background

1.1 Council Resolution

On January 26, 2016, Council resolved the following:

Civic Administration BE DIRECTED to review and report back to a future meeting on how Development Agreements could be modified to include a mechanism for the Civic Administration to undertake compliance investigations to ensure that conditions set out in Environmental Impact Statements are and will be met; it being noted that the Planning and Environment Committee reviewed and received a communication dated January 18, 2016, from Councillor T. Park.

The purpose of this report is to provide additional information regarding Council's request, to outline actions being taken on this matter, and to highlight further work that Civic Administration is pursuing.

1.2 Additional Background

Environmental Impact Studies (EIS) are required for proposed development occurring adjacent to natural heritage areas. Through scientific analysis, studies determine the features, systems and species that have important ecological functions and the enhancements and protections that are required. From an EIS, the limits of development are established as well as appropriate buffers/mitigative measures from the significant natural heritage areas.

In most circumstances, EIS reports include recommendations for post-development monitoring to assess the implementation and efficacy of the findings of the EIS and impacts on the applicable features, systems and species. The monitoring results are used by the City to determine if corrective actions are required to better protect the subject environmental lands.

Monitoring conditions are included in subdivision agreements based on the recommendations contained in the EIS.

2.0 Key Issues and Considerations

In response to Council's direction, Staff have reviewed current processes, initiated a review of active subdivisions and determined an approach for further improvement. EIS compliance involves multiple areas of the City: Environmental Planning, Development Planning, and Agreement Compliance. The sections below provide a summary of issues, work-to-date and next steps.

2.1 Improved EIS Compliance Process

Operationalizing EIS monitoring clauses involves Senior Planners, Development Inspection Technologists and Ecologist Planners. Each individual has an important role to play in the "chain" to ensure that monitoring reports are received, reviewed and actioned accordingly.

The following process is being implemented for EIS compliance matters:

- Senior Planners will review the EIS to determine if a monitoring clause(s) is required (draft plan approval or subdivision agreement) and ensure inclusion of clause;
- Senior Planners will prepare milestone dates for annual monitoring requirements and provide the list to the Compliance team;
- Development Inspection Technologists will send out reminders for annual monitoring to landowners and receive the monitoring reports for distribution;
- Ecologist Planners will review the monitoring reports, conduct site inspections (if deemed to be required) and provide comments/deficiencies/sign-off to the Compliance team; and,
- Development Inspection Technologists will communicate the outcomes of City review to landowners and any required actions/remediation.

Additional communication and training regarding this improved process will be completed in the coming months.

2.2 Review of Active Subdivisions

Both Development Services and Environmental and Parks Planning have recognized that there has been inconsistent receipt and corresponding review of monitoring reports. Further, tracking databases are not in place to confirm the status of monitoring requirements for active subdivisions.

Staff has initiated an inventory and assessment for EIS monitoring conditions for one hundred and fifty (150) active subdivisions at varying stages to identify the monitoring requirements, confirm reports received to date and engage landowners with outstanding requirements. Although some of this information is readily available, much of the analysis is labour intensive; as a result, the review will not be completed until the early fall. Any identified gaps will be actioned and older subdivisions will be prioritized first due to the length of elapsed time from pre- to post-development conditions and recognizing that the subdivisions will be nearing assumption.

2.3 Compliance and Enforcement

Compliance and enforcement matters relate to conditions for development, security and by-laws.

Conditions: As mentioned above, subdivision agreements presently provide EIS monitoring clauses where needed. As part of the subdivision continuous improvement initiatives, Staff is examining draft plan conditions and subdivision agreement clauses. It has been recognized that draft plan conditions and agreement clauses would benefit from improved language on expectations, requirements and timing associated with EIS monitoring. Once the language has been finalized it will be implemented for all new conditions and clauses.

Security: Historically, the City has not required security from developers associated with EIS monitoring. Security is generally received in the form of cash or letters of credit that can be drawn upon by the City in the event that a developer is in default of the requirements of their subdivision. In a default circumstance, the City can undertake actions required to remedy the matter with the available funds. As EIS compliance matters are not secured, in a default circumstance (e.g., monitoring has demonstrated ecological failure), the City would be required to compel the developer to action through the courts or to take action on behalf of the developer and gain reimbursement as a result of litigation. Staff is investigating options available for EIS security and implementation.

By-laws: Another means of addressing EIS compliance is through the creation of dedicated by-laws and associated enforcement. The City presently has limited by-law options associated with natural heritage matters. By-laws can provide a means to protect features and functions of recognized environmental areas, and to levy fines associated with non-compliance. By-law options (and need) are still in preliminary stages of review and consideration will be given to enhancement of existing by-laws (e.g., Site Alteration By-law and Tree Protection By-law) as well as the drafting of a new by-law.

It should also be noted that enforcement of natural heritage matters extends beyond the City – the Upper Thames River Conservation Authority and other Provincial and Federal agencies have the ability (if they choose) for enforcement related to impacts to natural heritage features. City staff regularly liaise with these agencies and departments to address comments and concerns.

2.4 City-wide Monitoring Contract

As described above, EIS monitoring requirements are the responsibility of developers. Consultants are retained by these individuals to assess outcomes for individual subdivisions. Some municipalities have opted to have a single city-wide monitoring contract with a consultant that reviews all applicable subdivisions on behalf of the City and developers. A city-wide contract approach provides benefits by conducting monitoring consistently (the same consultant and the same methodology), at regularized intervals, and opportunities for benchmarking with other similar subdivisions. The City of Kitchener has adopted a city-wide monitoring contract approach and funds the reviews through their Development Charges Study. Single, city-wide EIS monitoring would also be consistent with the City's program for stormwater management facility monitoring prior to assumption (for former developer-constructed facilities). Staff is reviewing this matter as part of the 2019 Development Charges Background Study.

2.5 Post-Development “Audits”

There are two types of post-development “auditing” of EIS compliance: site inspection and systematic long-term review.

Site inspections: Presently, Environmental and Parks Planning staff perform limited site inspections for post-development effects on natural heritage lands and species proactively (e.g., a particularly sensitive feature is known and was the subject of significant consideration during the development process, or random inspection when adjacent/on-site for other matters) and reactively (e.g., a call-in about significant development-related erosion impacting natural heritage lands). Given that the City only has two Ecologist Planners on staff, it is challenging to undertake site inspections on a regular basis as these same individuals are reviewing current development applications and advancing numerous environmental planning projects. Staff is exploring the need for additional Environmental Planning resources and associated business cases.

Long-term review: Staff has recognized the benefit of completing systematic long-term reviews of post-development impacts on natural heritage areas. The City's environmental policies were substantially changed in 2009 with Official Plan Amendment 438. These revised policies have subsequently informed the content and recommendations of Environmental Impact Studies completed for new development. In

the coming years, a sizeable number of subdivisions that were planned based on the revised policies will have been occupied and built-out for a period of time such that a study could be undertaken to assess the efficacy of EIS recommendations and the City’s environmental policies. This information would be a beneficial “feedback loop” to considering future development requirements. The completion of a long-term study will continue to be explored by Staff.

3.0 Conclusion

Staff has established a multi-pronged approach to improving EIS compliance. Over the coming months, further actions will be taken related to the review of active subdivisions, development conditions, security and other enforcement alternatives. Staff will also continue to investigate enhanced post-development auditing, recognizing the longer-term nature of this matter due to resource constraints.

Discussions with stakeholders regarding the matters contained in this report will also occur.

Acknowledgements: This report was prepared with the assistance and input of staff from Environmental and Parks Planning and Development Services.

Prepared and Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

July 18, 2018
PY/PY

Cc: Andrew Macpherson, Manager, Environmental and Parks Planning
Heather McNeely, Manager, Development Services (Site Plans)
Matt Feldberg, Manager, Development Services (Subdivisions)

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