

Environmental and Ecological Planning Advisory Committee

Report

12th Meeting of the Environmental and Ecological Planning Advisory Committee
November 15, 2018
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), E. Arellano, C. Dyck, S. Hall, B. Krichker, K. Moser, R. Trudeau and I. Whiteside and H. Lysynski (Secretary)
 ALSO PRESENT: C. Creighton
 ABSENT: A. Boyer, C. Evans, P. Ferguson and S. Sivakumar

The meeting was called to order at 5:19 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Mud Creek Channel Design for Phase 1

That it BE NOTED that the presentation from S. Chambers, Division Manager, Stormwater Engineering, with respect to the Mud Creek Subwatershed Study was postponed to the December 13, 2018 Environmental and Ecological Planning Advisory Committee meeting due to inclement weather.

3. Consent

3.1 11th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 11th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on October 18, 2018, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Notice of Public Update Meeting - Wilton Grove Road Reconstruction - Commerce Road to Westchester Bourne

That the following actions be taken with respect to Wilton Grove Road reconstruction, from Commerce Road to Westchester Bourne:

a) the Civic Administration BE ADVISED that the Environmental and Ecological Planning Advisory Committee recommends that phragmites be remediated at the commencement of construction to ensure that it does not spread; and,

b) the Civic Administration BE REQUESTED to monitor the spread of phragmites at the conclusion of the project;

it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a notice of Public Update Meeting from H. Huotari, Project Manager, Parsons Inc. and S. Shannon, Project Manager, City of London, with respect to this matter.

5.2 Notice of Study Completion - Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class Environmental Assessment Addendum Master Plan

That it BE NOTED that the Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class Environmental Assessment Addendum Master Plan - Notice of Study Completion from D. Gough, Environmental Services Engineer, City of London and J. Haasen, Project Manager, AECOM, was received.

5.3 ReThink Zoning Draft Terms of Reference

That a Working Group BE ESTABLISHED consisting of C. Dyck, S. Hall and S. Levin, to review the ReThink Zoning Draft Terms of Reference; it being noted that the Environmental and Ecological Planning Advisory Committee reviewed and received a memo dated October 31, 2018, from J. Adema, Planner II, with respect to this matter.

5.4 EIS Review Comments Spreadsheet - Southdale West Improvements - Pine Valley to Colonel Talbot Road

That the Civic Administration BE REQUESTED to ensure that the Environmental and Ecological Planning Advisory Committee (EEPAC) is involved in the detailed design for the Southdale West Improvements; it being noted that the EEPAC would like to review the draft Environmental Study Report prior to its being placed on the thirty day public review; it being further noted that the EEPAC reviewed and received the attached communication from S. Shannon, Technologist II, with respect to this matter.

5.5 Notice of Public Information Centre No.1 - Adelaide Street North Municipal Class Environmental Assessment Study

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from S. Levin and reviewed and received the Notice of Public Information Centre No. 1, relating to the Adelaide Street North Municipal Class Environmental Assessment Study.

5.6 Notice of Commencement - Kilally South, East Basin, Municipal Class Environmental Assessment

That the Civic Administration BE REQUESTED to attend a future Environmental and Ecological Planning Advisory Committee meeting to provide an update on the Kilally South, East Basin, Municipal Class Environmental Assessment.

5.7 Public Meeting Notice - Zoning By-law Amendment - 1175 Blackwell Boulevard

That it BE NOTED that the Public Meeting Notice dated November 24, 2018 from M. Sundercock, Planner 1, relating to 1175 Blackwell Boulevard, was received.

5.8 William Street Outfall - Class Environmental Assessment and Environmental Impact Statement - Response to Comments Provided

That it BE NOTED that the communication dated October 26, 2018, from S. Stanlake-Wong, Project Manager, Dillon Consulting Limited, with respect to the response to the Environmental and Ecological Planning Advisory Committee Working Group comments, relating to the William Street Outfall Class Environmental Assessment and Environmental Impact Study, was received.

5.9 Representative to the Advisory Committee on the Environment

That S. Hall BE APPOINTED as the Environmental and Ecological Planning Advisory Committee representative on the Advisory Committee on the Environment for the term ending February 28, 2019.

6. Deferred Matters/Additional Business

6.1 (ADDED) Notice of Public Information Centre #2 - Long Term Water Storage - Municipal Class Environmental Assessment

That it BE NOTED that the City of London Long Term Water Storage Municipal Class Environmental Assessment, Notice of Public Information Centre #2, was received.

6.2 (ADDED) 6019 Hamlyn Street Sub-Division - Environmental Impact Statement

That the following actions be taken with respect to the property located at 6019 Hamlyn Street:

- a) the attached Working Group comments relating to the Environmental Impact Statement BE FORWARDED to the Civic Administration for consideration; and,
- b) the attached Working Group comments relating to the hydrogeological study BE FORWARDED to the Civic Administration for consideration.

6.3 (ADDED) Preliminary Comments on Stantec Environmental Impact Statement for Clarke Road Improvements

That, the following actions be taken with respect to the Clarke Road Improvements:

- a) the attached Working Group comments BE FORWARDED to the Civic Administration for consideration; and,
- b) the Civic Administration BE ASKED to provide a copy of the Environmental Study Report prior to the thirty day public review.

6.4 (ADDED) Thames Valley Corridor: SOHO

That it BE NOTED that the attached Community Open House relating to the Thames Valley Corridor: SOHO, was received.

7. Adjournment

The meeting adjourned at 6:25 PM.

Environmental and Ecological Planning Advisory Committee

Report

11th Meeting of the Environmental and Ecological Planning Advisory Committee
October 18, 2018
Committee Rooms #1 and #2

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

ALSO PRESENT: S. Chambers, C. Creighton, T. Koza and S. Shannon

ABSENT: C. Evans

The meeting was called to order at 5:00 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Dingman Creek Subwatershed Study

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from S. Chambers, Division Manager, Stormwater Engineering, with respect to the Dingman Creek Subwatershed Study.

3. Consent

3.1 10th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 10th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on September 20, 2018, was received.

3.2 Municipal Council Resolution - 9th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on September 18, 2018, with respect to the 9th Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.3 Notice of Request for Extension of Plan of Subdivision Draft Approval – Victoria on the River

That it BE NOTED that the Notice of Request for Extension of Plan of Subdivision Draft Approval relating to the Victoria on the River draft plan of subdivision, was received.

4. Sub-Committees and Working Groups

- 4.1 Municipal Class Environmental Assessment – Clarke Road Widening from the future Veterans Memorial Parkway extension to Fanshawe Park Road East

That the Environmental and Ecological Planning Advisory Committee BE ADVISED that the Working Group is meeting with Civic Administration and the Consultant to obtain further information with respect to the Municipal Class Environmental Assessment relating to the Clarke Road widening from the future Veterans Memorial Parkway extension to Fanshawe Park Road East.

5. Items for Discussion

- 5.1 Notice of Planning Application / Draft Plan of Subdivision and Zoning By-law Amendment - 6019 Hamlyn Street

That the following actions be taken with respect to the Draft Plan of Subdivision and Zoning By-law Amendment for the property located at 6019 Hamlyn Street and to report back at the next Environmental and Ecological Planning Advisory Committee meeting:

- a) a Working Group BE ESTABLISHED consisting of S. Levin and R. Trudeau, to review the Environmental Impact Study; and,
- b) a Working Group BE ESTABLISHED consisting of B. Krichker and I. Whiteside, to review the Preliminary Hydrogeological Investigation.

- 5.2 Bradley Avenue Extension – Mitigation Measures for the Wetlands located in the Study Area

That it BE NOTED that a general discussion was held with respect to potential mitigation measures for the wetlands located in the Bradley Avenue extension study area.

- 5.3 Cat Brochure

That the following actions be taken with respect to the proposed "Is Your Cat Safe Outdoors" pamphlet:

- a) the "Is Your Cat Safe Outdoors" BE PRODUCED as a poster to be displayed at veterinarian offices, pet stores and the City of London's Cat Adoption Centre; and,
- b) the "Is Your Cat Safe Outdoors" BE PRODUCED as a brochure to be mailed with cat renewal licences and to be provided to the Animal Welfare Advisory Committee (AWAC); it being noted that the AWAC has volunteered to distribute the brochure.

6. Deferred Matters/Additional Business

None.

7. Adjournment

The meeting adjourned at 6:25 PM.



Notice of Public Update Meeting

November 7, 2018

Dear Property Owner / Resident:

The City of London is undertaking the reconstruction of Wilton Grove Road from Commerce Road to Westchester Bourne in 2019 in order to improve the roadway driving surface, drainage and roadside safety infrastructure. This letter provides you with information about the project and a Project Update Meeting.

Project Details

Location: Wilton Grove Road from Commerce Road to Westchester Bourne, approximately 5.2 km.

Schedule: Tentative start - April 2019. Estimated completion – late Fall 2019.

Scope: Full depth pavement reconstruction including new asphalt, paved shoulders, new drainage culverts, ditching improvements, new guiderail and repairs to fencing. A sidewalk will be installed from Highbury Ave to Commerce Road along with upgrades to street lighting.

Construction will take place in stages in order to more easily maintain access to properties. The road will be closed to through traffic but will remain accessible to local traffic and businesses. Detour routes will be designated using alternative City and County roads.

Public Meeting

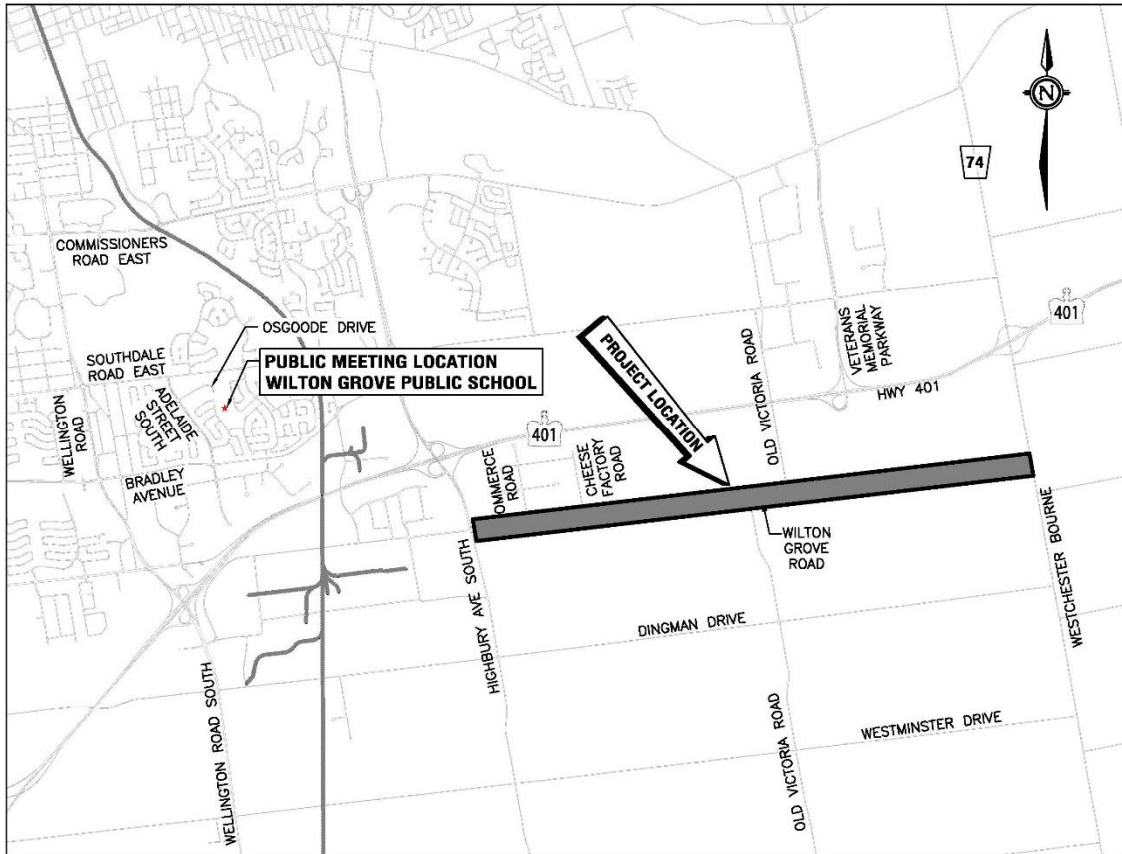
Come out to an informal open house to learn more about the project and how it might impact you:

Date & Time: Thursday, November 22, 2018 from 5:30 pm – 7:30 pm

Location: Wilton Grove Public School
626 Osgoode Drive
London, ON,

Purpose: View the construction plans; get feedback to your questions; discuss impacts to your private property (driveway, drainage, fencing, etc.); and, discuss concerns about property access during construction.

The Public Update Meeting will be held as a drop-in format, where attendees can freely browse the display boards, which will be used to present and obtain feedback on the project.



Contact Information

For more information or to provide comments, please contact one of the people below:

**Henry Huotari, Project Manager
Parsons Inc.**

1069 Wellington Road South, Suite 214
London, ON N6E 2H6
Tel: 519-286-5517
Email: henry.huotari@parsons.com

**Sam Shannon, C.E.T., Project Manager
City of London**

300 Dufferin Avenue, 8th Floor, P.O Box 5035
London, Ontario, N6A 4L9
Tel: 519-661-2489 x 5013
Email: sshannon@london.ca

A construction notice will be provided prior to work beginning to provide further details. If you have tenants or clients accessing your property, please notify them of this upcoming construction project.

Accessibility: Residents who require accommodation (level entry, longer notice, alternative format material, etc.) must contact the City Project Manager for arrangements.



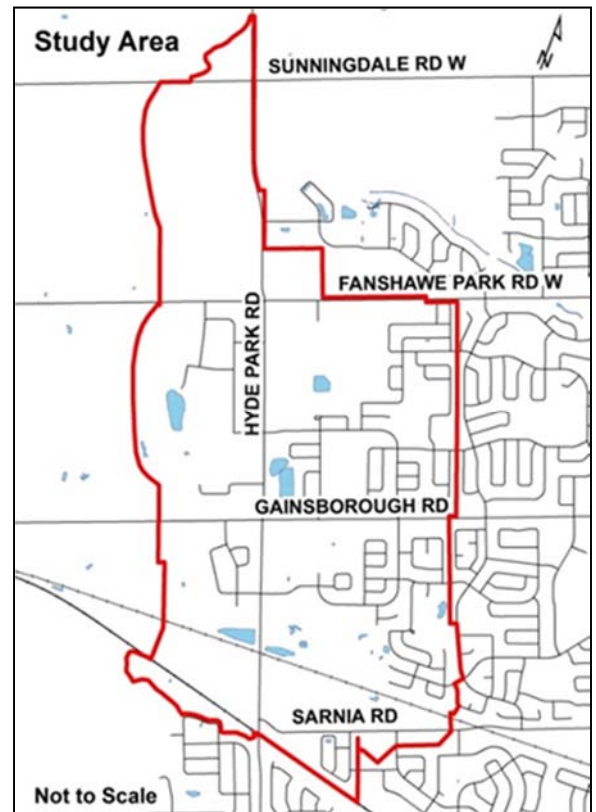
300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

Re: Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class Environmental Assessment Addendum Master Plan – Notice of Study Completion

In 2002, the City of London completed a Schedule B Municipal Class Environmental Assessment (Class EA) to meet planned growth and address stormwater quality, quantity and erosion control measures for the Hyde Park area (see map). In consideration of the stormwater management (SWM) facilities implemented to date, new SWM methodology and policy, and anticipated development patterns, the City of London retained AECOM to undertake an addendum to this Class EA to update the original storm drainage and SWM servicing strategy.

The addendum study was conducted in accordance with Master Plan (Approach 2) requirements of the Municipal Engineers Association 'Municipal Class Environmental Assessment' document (as amended in 2015). The Master Plan process included public and agency consultation, an evaluation of alternatives, assessment of potential impacts and identification of measures to mitigate any adverse impacts. As part of the consultation program, one public meeting was held to provide information on the project and to receive comments.



Based on the updated analysis, the identified preferred servicing alternative includes the following key solutions: elimination of two (2) previously proposed SWM facilities (Hyde Park No. 5 and 6), decommission the existing temporary Matthews Hall SWM facility, retrofit four (4) existing SWM facilities without need for further land (Hyde Park No. 1, 1B1, 3E and 4), construct a channel and storm sewer from Sarnia Road to SWM facility Hyde Park No. 1B1, remediate a portion of the Stanton Drain between Gainsborough Road and the Canadian Pacific rail-line while incorporating a natural channel design, integrate permanent private stormwater system measures and Low Impact Development technologies as part of future developments and road widenings, and provide stormwater drainage enhancements to several existing areas including the North Routledge industrial area, Canterbury Estate subdivision, and Sarnia Road.

The Master Plan Addendum Study has been prepared and will be placed on public record on Monday November 19, 2018 until Wednesday December 19, 2018 for thirty (30) calendar days to be reviewed by members of the public and/or any other interested party at the following locations:

<p>City of London City Hall 300 Dufferin Avenue, London Stormwater Engineering, 9th Floor</p> <p>Hours of Operation Monday – Friday: 8:30am – 4:30 pm Saturday/Sunday: Closed</p>	<p>London Public Library Sherwood Forest Mall Branch 32-1225 Wonderland Road North, London</p> <p>Hours of Operation Tuesday-Thursday: 9:00 am – 9:00 pm Friday: 9:00 am – 6:00 pm Saturday: 9:00 am – 5:00 pm Sunday/Monday: Closed</p>
<p>City of London Website https://www.london.ca/residents/Environment/EAs/Pages/Hyde-Park-Community-Stormwater-Servicing-.aspx</p>	

Interested parties are encouraged to review the document and provide any comments, questions or concerns regarding the information provided to the following team leaders no later than Wednesday December 19, 2018.

David Gough, P.Eng.
Environmental Services Engineer
City of London
519.661.CITY(2489) x 4989
dagough@london.ca

John Haasen, PMP CET
Project Manager
AECOM
519-963-5889
john.haasen@aecom.com

If concerns regarding this project cannot be resolved in discussion with the City of London, a person may request the Minister of the Environment Conservation and Parks (MECP) to issue an order to comply with Part II of the EA Act. This is known as a 'Part II Order', bumping up the status of this project to a full Individual Environmental Assessment. The procedure for a Part II Order request is as follows:

- First, the person with concerns directs them to the City of London and AECOM, during the thirty (30) calendar day review period for consideration and mitigation.
- Second, if the concerns cannot be resolved, the person may submit a Part II Order request to the Minister of the Environment Conservation and Parks by submitting the form found at the Ontario government Forms Repository website by December 19, 2018. Search for 'Part II Order' on the main page:

- <http://www.forms.ssb.gov.on.ca>

The completed form and any supporting information must be sent to 77 Wellesley Street West, 11th floor, Toronto ON. M7A 2T5 with a copy of the request being sent to the Director of Environmental Assessment and Permissions Branch, City of London and AECOM. All information required for submitting the Part II Order including addresses are found on this form.

If no Part II Order requests are received by December 19, 2018, the project will be considered to have met the requirements of the Municipal Class EA and may proceed with detailed design, tendering and construction of the recommended works.



MEMO

To: City of London Advisory Committees

From: Justin Adema

Department: Planning Services

Date: October 31, 2018

Re: **ReThink Zoning Draft Terms of Reference**

The City is in the beginning stages of a new project called ReThink Zoning, which includes preparing a new Zoning tool that will replace the current Zoning By-law. The new by-law is needed to be consistent with the London Plan and implement its vision and policy direction.

Draft Terms of Reference were prepared and sent to the Planning and Environment Committee on August 13, 2018, following this Council gave direction to circulate the draft Terms of Reference to stakeholders, agencies, and the public for comments.

City Advisory Committees are now asked to review the Draft Terms of Reference before a finalized version is brought to Council for approval. Opportunities will be provided for Advisory Committees to comment throughout the ReThink Zoning process, and these Terms of Reference will frame what that process will include and establishes the goals, objectives, and desired outcomes for the new by-law.

1.0 ReThinking Zoning in London

In 2011, the City of London – including Council, staff, and all of its citizens – began a conversation about the future of our city. It started with a launch event where Peter Mansbridge spoke about the importance of civic engagement in a successful local government, and ended in June, 2016 when City Council adopted the London Plan – a new plan for growth and development in our city.

The London Plan is the culmination of a community conversation, it represents the shared vision, values, and goals for all Londoners. The Plan's key directions are a summary of this vision for the City, and the rest of plan provides a framework to achieve that vision. The next step in the process of planning our city is to examine tools that help us realize the vision we have set.

One important tool to achieving the planning framework articulated in The London Plan is the zoning by-law. London's current zoning by-law is dated, having been prepared following the approval of the 1989 Official Plan to help implement that Plan. With The London Plan we have a new, more strategic approach to City Building that requires a new by-law for its implementation.

ReThink Zoning is a continuation of the original conversation about how Londoners want to see their City grow – only the focus has now shifted from broader policy matters to more technical questions about how we should realize the vision. Instead of asking Londoners what kind of city do you want to live in, we will be working with Londoners to determine how we should get there and how each development across the city should be considered.

1.1 Implementing the London Plan

The London Plan provides a strategic approach to development in London that is based on City Building policies, a City Structure Plan, and a variety of place types. The City Building Policies provide the over-arching direction for how we will grow as a city over the life of the Plan and define the shape, character and form of the City. The City Structure Plan identifies five key foundations that inform the other policies of the Plan: The Growth Framework, The Green Framework, The Mobility Framework, The Economic Framework, and The Community Framework. Each place type is planned to play a unique role within the City Structure and has its own identity and character. The place types work together to create a complete city. All aspects of the place type must contribute to the achieving the Plan's objectives, including the use, intensity, and form of every building and parcel of land.

Zoning is the tool that we currently use to regulate the land use, intensity, and form of development. Therefore, zoning should be viewed as an extension of the Plan and a mechanism to meet its City Building goals. A zoning tool that is linked intrinsically to the policy direction of the London Plan is necessary for the implementation of the Plan.

1.2 Legislated requirements

In addition to requiring our regulatory tools to align with The London Plan, there are also legal issues to consider. The *Planning Act* is the applicable legislation for planning matters in Ontario. It is what requires the City of London to have an Official Plan and permits the City to regulate development as a way of implementing the Plan. The *Act* says that no by-law shall be passed that does not conform with the Official Plan (Section 24(1)). The *Act* also requires that when an Official Plan is updated after a comprehensive review, a municipality shall update the zoning by-law within three years of coming into effect (Section 26(9)). Because The London Plan completely replaces the 1989 Official Plan, it is appropriate to replace the Zoning By-law with a new by-law that conforms to its policies within three years.

2.0 Overarching Goal, Objectives, and Desired Outcomes

This is a major project that will have a lasting impact on how London will be shaped to meet the vision established in The London Plan. This section describes the guiding principles for the project.

2.1 Overarching Goal

To continue the momentum of ReThink London, implement the new London Plan, and foster the growth and development of a great city.

1.2 Objectives

- To create the best implementation tool to fit London's current and future needs
- To implement The London Plan's vision, values, and key directions
- To implement The London Plan place types in terms of use, intensity, and form
- To create a user-friendly and plain language document while recognizing the regulatory nature of the by-law
- To make use of new technologies available for the application and administration of zoning
- To allow for flexible application of the by-law while maintaining a level of certainty and predictability
- To create a tool that allows for efficient planning processes

2.3 Desired Outcomes

- Quality developments across the City that contribute to our city-building goals
- Efficient planning processes that result in great neighbourhoods
- A by-law that can be understood by all users involved in the planning process – including developers, professionals, community groups, and the general public
- A by-law that meets all legislative requirements, is defensible on its planning merits, and includes clear, enforceable regulations.
- A by-law that is intrinsically linked to The London Plan with obvious connections to the use, intensity, and form requirements of the place types as well as the City Building and Our Tools parts of the Plan.

3.0 Work Plan

ReThink Zoning is not just about updating the Zoning By-law Z.-1 to match the London Plan place types. It will consider the full range of possibilities that are available under the *Planning Act* and will look carefully at approaches being taken in other cities to see whether there are opportunities to improve on how we regulate development in our city. The work plan will include time for the research to be completed and analyzed, and needs to be flexible to allow later stages to fit with whatever direction or approach is identified as the best fit in London. To achieve this, a two-phase work plan is proposed. Details are provided for Phase One, however Phase Two will be refined after the details of the types of tools and approaches will be utilized has been confirmed through Phase One. Detailed Terms of Reference for Phase Two are included as a deliverable in Phase One.

3.1 Phase One

Phase One will provide an opportunity to investigate alternate approaches to development regulation and determine what tools should be used to implement the London Plan to achieve its goals.

Tasks to be completed in Phase One include:

- Prepare an RFP and work plan for the completion of Phase One
- Retain a consultant to work collaboratively with staff to complete Phase One
- Complete background research with regards to:
 - Ontario legislated requirements for zoning, including options available to municipalities for the implementation of Official Plans
 - The London Plan policies and directions, in regards to compatibility with different development regulation options available in Ontario

- Best practices from North America and other comparable parts of the world
- Review existing Zoning By-law No. Z.-1 to identify areas of strength or concern, determine what is working and what needs improvement to achieve the overall goals
- Engagement with key stakeholders to assess strengths and weaknesses of our current by-law and the desired outcomes of a new by-law
- Public engagement program to listen to ideas, concerns, and suggestions from Londoners
- Identify key elements/components/areas to be addressed through the new zoning by-law
- Recommend the best zoning approach to implement the policy directions of The London Plan
- Prepare Terms of Reference for Phase 2 – the preparation of the by-law, based on the direction provided by Council

Deliverables to be submitted in Phase One include:

Deliverable	Assignment
● Terms of Reference (Phase 1) – to include Community Engagement Strategy for Phase 1	Prepared by staff
● Request for Proposal (RFP) for consultant to undertake Phase 1	Prepared by staff
● Background Paper – overview of research and engagement findings and linkages to The London Plan	Prepared by consultants
● Recommendation Report – Analysis of issues, recommended tool, draft terms of reference for Phase 2	Prepared by staff, based on recommendations from the consultants
● Terms of Reference (Phase 2) – to include Community Engagement Strategy for Phase 2	Prepared by staff

3.2 Phase Two

Phase Two is when the new by-law will be prepared, based on the approach confirmed through Phase One. The information in this section is general in nature and will be clarified in the detailed Terms of Reference to be prepared in Phase One.

Tasks that will be completed in Phase Two include:

- Prepare a detailed inventory of existing development
 - Review land use
 - Review intensity – may include height, gross floor area, coverage, floor plate area, density in units per hectare, number of bedrooms, parking, floor area ratio
 - Review form – may include site layout (parking, landscaping, orientation, setbacks, and building location on a site), and buildings (massing, step-backs, materials, architecture)
 - Identify and analyze patterns of development to assist in property-appropriate zoning tools
 - Where appropriate, use new technologies to obtain this information (may include LiDAR, remote sensing, or other technologies)
- Analyze and recommend technologies for the administration and presentation of zoning information
 - Explore opportunities of GIS based applications
- Prepare outline of by-law, consideration to be given to:
 - Organization – chapters, types of zones, etc
 - Layout – use of tables, figures, illustrations, document design, etc
- Prepare and test sample zones against existing conditions and potential development opportunities

- Prepare first draft of by-law, provide opportunity for stakeholder and public comments
- Prepare second draft of by-law, circulate for stakeholder and public comments
- Review required amendments to other city by-laws/documents resulting from the replacement of the current zoning by-law
- Prepare final by-law for approval

Deliverables to be prepared in Phase Two include:

- Inventory and analysis of existing development
- Mapping/zoning data overview and recommendation
- First Draft By-law
- Second Draft By-law
- Results of public and stakeholder feedback
- Amendments to other City by-laws and documents
- Final By-law for approval

Note that the deliverables will be prepared by a combination of City staff and consultants. The specific breakdown of responsibilities will be defined through the detailed Phase Two terms of reference.

3.3 Project Scope

The nature of large projects such as ReThink Zoning often includes “scope creep” resulting from the encroachment of additional tasks than was originally planned. It is important to ensure that the scope of this project remains focused in order to achieve the milestones identified in the Project Schedule.

3.4 Project Schedule

Work to be completed	Target completion date
Terms of Reference and RFP for Consultant(s)	Q4, 2018
Retain consultants	Q2, 2019
Background Paper	Q3, 2019
Recommendation Report	Q4, 2019
Terms of Reference – Phase 2	Q4, 2019
Phase 2	TBD – based on TOR

4.0 Project Team

Staff from various departments within the Corporation as well as a consulting team will contribute to the success of ReThink Zoning. This section describes the roles of staff and the consultant to be retained on the project.

4.1 City Staff

This project is part of the Planning Services work plan and will be completed at the direction of the Managing Director, Planning and City Planner. The project lead will be the Manager, Current Planning and the project manager will be a Planner from Planning Services. However, given the scope of this project, significant participation from across all Service Areas of the City of London will be required. Of particular importance will be the contributions of Development & Compliance Services staff, who play a critical role in the implementation of the Zoning By-law. This important role will be reflected in the makeup of the various teams working on the project.

At the outset, three groups of staff will be established to contribute to the completion of this important project. The Project Team will be the main group working on the project on a daily basis, a Steering Committee will be established to provide guidance to the Project Team and contribute at key decision points, and a Technical Resource Group will include staff from virtually every Service Area in the City. This group will review materials and provide input as needed at various points in the process. Some members will play large roles while others will only be required to contribute at certain points.

4.1.1 Project Team

The project team will be responsible to complete the work plan of ReThink Zoning and will be the main contact for consultants retained on this project. The Project Manager will provide leadership to this team by delegating tasks, chairing meetings, and being the main source of information/communication on behalf of the project team. The makeup of the project team will include:

- Manager, Current Planning – Planning Services (Project Lead)
- Planner, Long Range Planning & Research – Planning Services (Project Manager)
- Planner, Current Planning – Planning Services
- Urban Designer – Planning Services
- Manager, Development Planning – Development Services
- Business and Zoning Coordinator, Zoning – Development & Compliance Services

4.1.2 Steering Committee

The Steering Committee will be made up of senior leaders at the City and managers with portfolios that interface with the Zoning By-law. The Role of the Steering Committee will be to provide input, advice, and guidance to the Project Team and will be particularly involved at any key decision point during the project. The Steering Committee will include:

- Managing Director, Planning and City Planner – Planning Services (Steering Committee Chair)
- Managing Director, Development and Compliance Services and Chief Building Official – Development & Compliance Services
- Managing Director, Environmental and Engineering Services and City Engineer
- Director, Development Services – Development & Compliance Services
- Manager, Current Planning – Planning Services
- Manager, Long Range Planning and Research – Planning Services
- Manager, Urban Regeneration – Planning Services
- Manager, Development Services (Site Plan) – Development & Compliance Services
- Manager, Zoning and Public Property Compliance – Development & Compliance Services
- Solicitor II, Legal and Corporate Services

4.1.3 Technical Resource Group

Most internal Service Areas and divisions will contribute at some point during this project. They will not be required to play a major role for all phases of the project but will provide input as needed. Individuals from the divisions/Service Areas listed below will contribute, and other groups may be added depending on the nature of input required.

The Technical Group will comprise staff from Planning Services, Development and Compliance Services, Environmental and Engineering Services, the City Clerk's Office, Corporate Communications, and Neighbourhood, Children and Fire Services.

4.2 Hiring Consultants

Given the scope and complexity of this project, consultants will be retained to support staff in completing the work plan and providing specialized expertise throughout the process. A request for proposals for the Phase One consultant will be prepared and issued following the approval of these terms of reference. Contracts for this project will be divided into the project phases, recognizing that the best zoning approach is identified at the end of Phase One and may require specific knowledge and experience that is beyond the Phase One consulting team.

The selected consultant(s) will have a strong background in planning implementation, and should include experience with various approaches to zoning. The consultant team will need to be able to understand the approach taken through The London Plan and identify ways to achieve its objectives through development regulation. The consultant team will demonstrate the values that guide all planning decisions in London – these are

to be accountable, be collaborative, demonstrate leadership, be inclusive, be innovative, and think sustainably.

It is anticipated that there will be a team of consultants retained as multiple areas of expertise will be required. Some of the specialized areas include:

- Land use planning – ReThink Zoning is a planning review first and foremost. It is required that the lead consultant will include professional planners.
- Urban design – The London Plan integrates urban design into the planning process and approaches to regulation that consider how to ensure an engaging and attractive public realm will be important.
- Mapping/GIS – new and innovative approaches to the mapping components of the zoning by-law are encouraged, and it is expected that the consulting team will bring expertise on this issue.
- Community engagement – public input is important to the success of this project. Effective engagement with the community must be integrated into all parts of the project.
- Application review processes – implementation of the new by-law must work for those who are applying and interpreting the by-law, therefore consideration of this and other administrative matters must be included. The consulting team should have experience and insight into how the new by-law would be “operationalized”.

4.2.1 Expectations and responsibilities

The consulting team will work closely with the Project Manager and Project Team to complete the work plan for this project. Deliverables will be submitted to the Project Team who will coordinate with the Steering Committee and make recommendations, based on the information provided by the consultants, to City Council. The Work Program section of this report identifies what tasks will be led by the consultant team.

5.0 Community Engagement and Information Sharing

This project requires input from a variety of stakeholders, agencies, and the public if it is to be successful. This project will give direction to the way we grow as a city and will shape our neighbourhoods, urban centres, and other places within London. While the intent is not to engage in a discussion about first principles – issues like the city structure and the vision for each place type have been established through The London Plan – there is plenty of opportunity for stakeholders and the public to help shape our approach to how we implement the Plan.

Equally important during this project is the availability of information. People will want to know where this project stands, what opportunities they will have for participation, and how changes to the zoning by-law could affect their properties and communities. Through the various tools available, including the city website, social media, open houses, traditional advertising, and other approaches, we will strive to provide up-to-date and useful information to the public regarding the project.

All members of the public are invited to participate throughout the ReThink Zoning process. Some key stakeholders have been identified and will be invited to meet with staff and discuss the options to replace our zoning by-law. These stakeholders include:

- All City Service Areas
- Advisory Committees to Council
- Public agencies – eg: London Economic Development Corporation, Upper Thames River Conservation Authority, London Hydro, London Housing Development Corporation, Ministry of Municipal Affairs.
- Community organizations – eg: business improvement areas, the Urban league of London, neighbourhood associations, ratepayer groups.
- The Development Industry – eg: London Development Institute, London Home Builders Association, London Association of Planning Consultants, and other members of the Building and Development Liaison Forum.

**EIS Review Comments Spreadsheet
Southdale West Improvements (Pine Valley to Colonel Talbot Road)**

Submitting Consultant Transmittal:

Review Code:	Document Name:	Natural Environment	Revised By:	Emily McNaughton
Designer:	Contract Name:	City of London	Revision Date:	October 23, 2018
% Completion:	Contract No:	60542198	Revision Number:	1

Item No.	Discipline	Reviewer Name	Reviewing Date	Dwg. #/ Spec Section/ Page #	Review Comment	Respondent	Response & Details (Designer)
Lack of clarity regarding plant species							
1	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 17	Reviewers found the EIS sensitive species list unclear, relative to the patch numbers and the plant's location within the patches (e.g., North Talbot PSW - Patch 10059 and p 18 patch 10063). It is not clear what construction impacts will be without this information. Recommendation: EIS must clearly state whether the plant SAR SCC are found within our outside the study area and if they will be impacted by construction. - If the plant will be impacted compensatory mitigation will be required.	AECOM	Report will be revised to clarify location of sensitive species for Patch 10063. Sensitive species within patch 10059 are all located outside of communities potentially affected by the proposed works.
2	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 17	EIS fails to note that ~180 m of new edge will be created.	AECOM	Noted. Report will be updated to note the new edge creation.
3	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 21-22	EIS does not make clear whether or not the false hop sedge was found within or outside the study area or if it would be impacted by construction. Recommendation: If the plants will be impacted negatively by construction specify what actions will be taken to reduce harm and/or to compensate any loss in the EIS or at Detailed Design.	AECOM	False hop sedge was not identified as part of AECOM's work. It was identified within the wetland evaluation itself. A Detailed plant inventory of the area of impact should be completed at Detailed Design and will be included as a recommendation in the EIS.
Invasive Species							
4	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 13	Phragmites currently exists in the study area. A new 180 m edge will be created along a significant woodland. Reviewers are concerned this will introduce phragmites into the wetlands and Thornicroft Drain. Recommendation: Clean equipment protocol should be implemented	AECOM	Noted, a restoration plan has been recommended as part of detailed design. The EIS will be updated to recommend that a clean equipment protocol be included as part of restoration plan
5	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 13	Recommendation: Invasive species management plan including monitoring must be included in the project budget and contract documents.	City of London	Noted, an invasive species management plan will be included as part of the recommendation in the EIS to be completed at detailed design.
6	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 13	Recommendation: Detailed design must include new edge mitigation recommendations.	AECOM	A recommendation for the Creation of an Edge Management Plan is provided in the EIS, Section 6.
Barn Swallows							
7	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 44	Barn swallow flyovers were noted but suitable habitat was only noted in the barn. Duggan found barn swallows nesting in the culvert in a similar report. Recommendation: - AECOM to revisit the culvert associated with the Storm Water Management Facility within Southwest Optimist Park for evidence of barn swallows nesting. If found, alternative nesting kiosks must be included in the project.	AECOM	Inspection of the culverts should be undertaken at Detailed Design stage.
Culvert related to Thornicroft Drain							
8	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 12	"[t]he culvert under Southdale Road creates a permanent barrier to fish passage as the upstream section appears to be buried". EEAC wonders if AECOM investigated to determine if this was the case. A plan must be created to address the fish living in Thornicroft Drain. Recommendation: Works impacting Thornicroft Drain must avoid downstream damage and erosion.	AECOM	AECOM did investigate the length of Thornicroft drain upstream of Southdale Road and observed that it is completely piped and flows under a subdivision. Downstream of Southdale Road is open and is considered fish habitat. The culvert extends beyond the limits of the road right of way with a concrete splash pad at the outlet of the culvert on the downstream side. An extension of the culvert will need to be reviewed as part of final design and impacts to fish habitat will need to be reviewed as part of the Detailed Design works.

EIS Review Comments Spreadsheet
Southdale West Improvements (Pine Valley to Colonel Talbot Road)

Submitting Consultant Transmittal:

Review Code:	Document Name: Natural Environment	Revised By: Emily McNaughton
Designer: AECOM	Contract Name: City of London	Revision Date: October 23, 2018
% Completion:	Contract No: 60542198	Revision Number: 1

Item No.	Discipline	Reviewer Name	Reviewing Date	Dwg. #/ Spec Section/ Page #	Review Comment	Respondent	Response & Details (Designer)
9	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 12	Recommendation: The City of London's storm sewers are causing high flows in the Thornicroft Drain and high turbidity. It is recommended that the City is obligated to fix the submerged culvert prior to the road expansion and other development projects in the area. If not completed prior to the road expansion, funding to reduce or eliminate erosive flows must be included in the contract documents.	The City of London	
Loss of Wetlands							
10	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Based on bird activity, the small wetland south of Southdale is providing an ecosystem function. The wetland is to be protected (a), regardless of size. If not achievable, (b) disturbance must be ensure that the North Talbot PSW is not adversely affected.	AECOM	All efforts to minimize impacts to wetland communties within the study area are being considered throughout the design process.
11	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Recommendation: The City of London should ensure that the flow of water into the small wetland is maintained.	The City of London	
12	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Recommendation: c) the road project will include sufficient budget to compensate for the loss of wetland throughout creation of a wetland of at least 4 ha elsewhere close to the disturbance site.	The City of London	
Meadowlark Habitat							
13	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 70	This project will result in the loss of 1.3 hectares of Meadowlark habitat. Consequently, a minimum of 4 hectares of replacement habitat is required according to the consultant who spoke at the August EEPAC meeting. The report makes mention on p. 70 of the creation of a Habitat Management Plan for the Meadowlark but one does not currently exist. The reviewers also take exception to the rating of "low-no effect" regarding the removal of SAR habitat on p. 70.	AECOM	This Habitat Management Plan will be completed at Detailed Design. This is completed in conjunction with the Notice of Activity (NOA). The Low-no negative effect rating was assigned as the quality of the habitat that will be created as part of the NOA will be of greater quality than what is currently being removed. Typically the edges of roads are not considered quality habitat and Meadowlarks are known to avoid them.
14	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 70	Recommendation: The City should begin purchasing land in and around the southwest to offset the loss of habitat for species like the Meadowlark using money from either development charges or infrastructure projects, outside the growth boundary, west of Colonel Talbot and south of Southdale which would enlarge the close to development project to protect significant woodland, significant valley land and cultural meadows.	The City of London AECOM to provide recommendations on appropriate habitat as additional scope upon request.	
15	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 70	Recommendation: No construction works or removal of habitat should occur before a Habitat Management Plan is submitted as part of the permitting process for this project. EEPAC would appreciate the opportunity to be involved in the creation of this plan. (Based on the GRCA 20-year plan, requiring a 5 year monitoring period after the implementation of a habitat management plan.	The City of London	

EIS Review Comments Spreadsheet
Southdale West Improvements (Pine Valley to Colonel Talbot Road)

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Review Code:	Document Name:	Natural Environment	Revised By:	Emily McNaughton
Designer:	Contract Name:	City of London	Revision Date:	October 23, 2018
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Item No.	Discipline	Reviewer Name	Reviewing Date	Dwg. #/ Spec Section/ Page #	Review Comment	Respondent	Response & Details (Designer)
Species and Habitat Management Plan							
16	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Southwest London is currently experiencing rapid development. Three development projects -- road widening, community center and housing development -- are completed or currently expected to occur in the near future. Significant areas (meadowland, woodland and wetland) will be affected, either directly (due to loss as a result of land conversion) or indirectly (through increased particulate pollution, noise pollution and light pollution). Significant valley lands will be heavily impacted around Southdale. Recommendation: The City of London should take a holistic, integrated approach to determine which areas would be beneficial to preserve.	The City of London	
17	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Recommendation: A Habitat Management Plan for SAR birds must be created prior to the start of construction on the new road and approved by the Ministry prior to road construction.	The City of London	To be completed at Detailed Design
18	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Recommendation: The City should begin purchasing land in and around the southwest to offset the loss of habitat for species like the Meadowlark. These lands could become a future ESA or an enlargement to the Lower Dingman ESA. A 20-year management plan for this area should be considered.	The City of London	
19	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	Recommendation: The City should acquire and create wildlife corridors to connect bird species (and other species) inhabiting that region to the various valley lands, wetlands and meadow lands in the area.	The City of London	
Final Queries							
20	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 69-70	The report makes mention of "integrated restoration plantings". We would like to know what exactly is meant by this phrase. Recommendation: Replacement species are native to south western Ontario (red maple, sugar maple) with a variety of species.	AECOM	A planting plan will be created at Detailed design and will include the use of native species only.
21	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	n/a	According to this EIS, there are no cavity trees within the ROW, but there is possibility of cavity trees within the woodland. Recommendation: Vegetation removal should occur outside of bat roosting season. Any cavity trees found during construction should be retained with a buffer applied.	AECOM	In areas surrounding natural features, the tree removal timing window should be amended to include the bat roosting period.
22	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 38 Figure 5	What is the rationale for one amphibian monitoring station near the North Talbot PSW and two near the small wetland south of Southdale. Findings seem contrary to previous studies in the area. Recommendation: New amphibian surveys may be necessary to establish their level of presence in the affected area.	AECOM	Station 7 & Station 8 are located within the Talbot PSW. Initial Station locations were identified through aerial photography interpretation and then refined in the field based on the available habitat resulting in some locations being removed or eliminated as suitable conditions were not present.
23	Environmental	C. Dyck, P. Ferguson, S. Levin, R. Trudeau	10-Sep-18	p. 58	EEPAC wishes to be engaged during the Detailed Design Process.	City of London	

From: "Shannon, Sam" <sshannon@london.ca>

Date: November 14, 2018 at 1:04 PM

Hi Sandy,

See the follow responses for #9 and #14 as mentioned below.

#9 – Upstream of Southdale Road, the catchment area tributary to Thornicroft drain is collected primarily in the underground storm sewer network as shown in AECOM's report. This neighbourhood was constructed prior to current standards for stormwater control. The 2250 mm storm sewer daylights on the south side of Southdale Road as the most upstream, open channel portion of Thornicroft Drain. The Southdale Road EA identifies opportunities for Low-Impact-Development may provide water quality control from Southdale Road West improvements. As identified in the EA document, part of Phase 3 of the EA, a Stormwater Design Report will be prepared to address how stormwater associated to the road improvements will be managed.

The City's Stormwater Engineering Division recognizes that future development within the Thornicroft Drain catchment will need to consider a holistic approach to protect, maintain and enhance the Thornicroft Drain. This would be conducted as a separate exercise outside of the Southdale West EA Improvements project.

#14 - Currently it is difficult to meet the requirements for Habitat compensation within the City limits due to lack of available sites for this purpose. The City recognizes EEPAC's recommendation and will need to look at acquiring lands or changing the purpose of currently owned lands to allow for the City to meet its ESA 2007 (i.e. for Meadowlark) within the City instead of looking to the larger Ecoregion which is currently allowed under the ESA 2007 regulation.

Please do not hesitate to contact me should you have any questions.

Regards,

Sam Shannon, C.E.T.
Technologist II
Transportation Planning & Design
City of London



Adelaide Street North Municipal Class Environmental Assessment Study

Notice of Public Information Centre No. 1

The City of London is undertaking a Municipal Class Environmental Assessment (EA) Study for the widening of Adelaide Street North according to the recommendations in the City's *Smart Moves Transportation Master Plan* (TMP). The study area includes Adelaide Street North from Fanshawe Park Road East to 350m north of Sunningdale Road East; including Sunningdale Road East from Blackwater Road to Stoney Creek Community Centre entrance. This project is being carried out under the planning and design process for a Schedule C project as outlined in the Municipal Engineers Association's *Municipal Class Environmental Assessment (October 2000, as amended in 2007, 2011 and 2015)*.

Public consultation is a key element of the EA planning process, and the first Public Information Centre (PIC) to share study details with the public is scheduled for:

- Date:** Wednesday, November 14, 2018
- Time:** 5:00 pm – 7:00 pm
- Location:** London Public Library, Stoney Creek Branch
920 Sunningdale Road East
London, ON, N5X 0H5

For those taking London Transit, Route 38 will pass by the PIC location.

The PIC will be held as a drop-in format, where attendees can freely browse the display boards, which will be used to present and obtain feedback on:

- The Municipal Class Environmental Assessment process being followed;
- The study background and existing conditions of the study area; and,
- The Alternative solutions, evaluation criteria and opportunities.

Following the PIC, in consideration of the comments received from the PIC, the project team will select the preferred solution. Afterwards, alternative design concepts will be developed and presented at a second PIC to be held in the spring 2019.

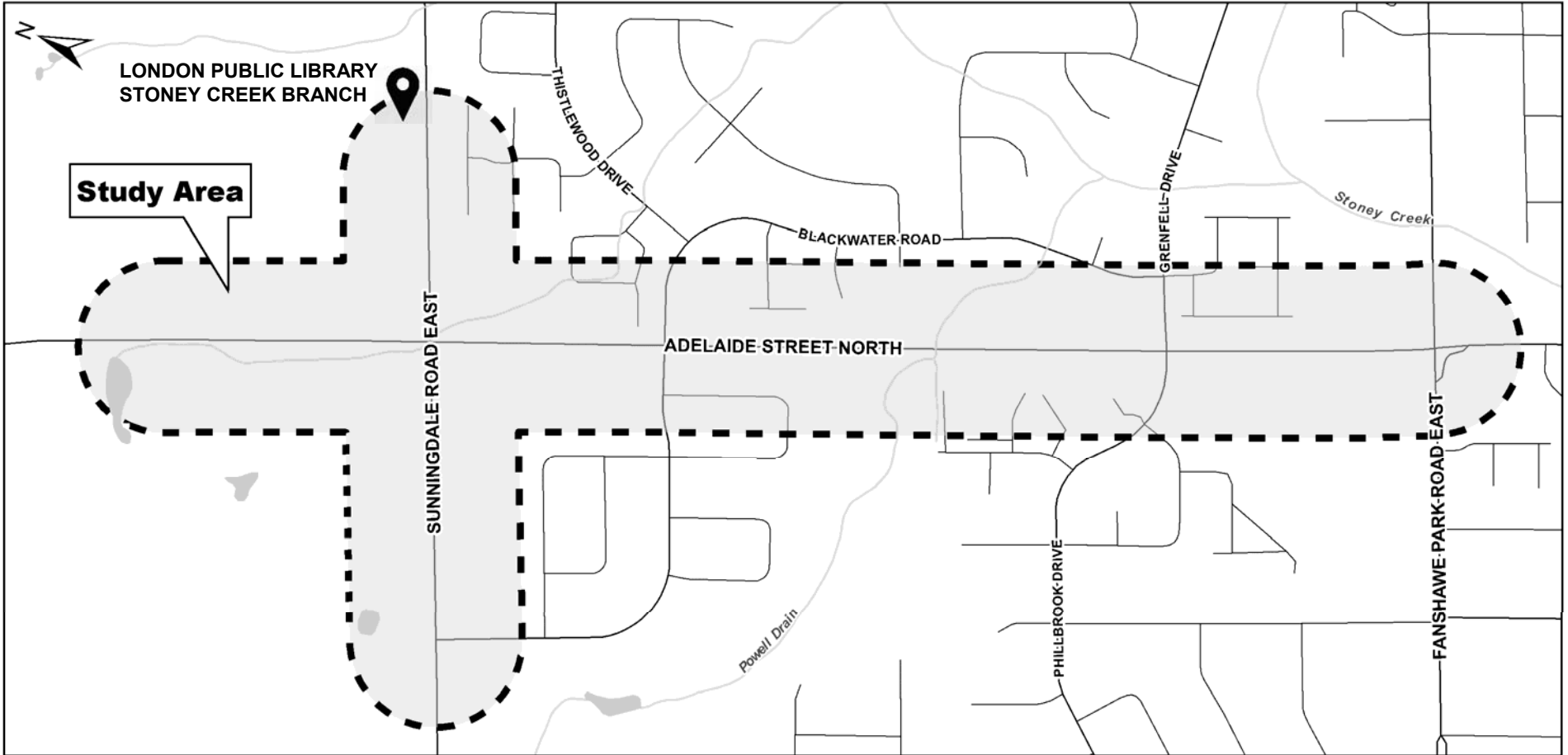
For more information, to provide comments, or to be added to the mailing list, please visit <http://www.london.ca/residents/environment/EAs/Pages/default.aspx> or contact:

Henry Huotari, Project Manager
Parsons Inc.
1069 Wellington Road South, Suite 214
London, ON N6E 2H6
Tel: 519-286-5517
Email: henry.huotari@parsons.com

Matthew Davenport, Project Manager
City of London
300 Dufferin Avenue, 8th Floor, P.O Box 5035
London, Ontario, N6A 4L9
Tel: 519-661-2489 x5232
Email: mdavenport@london.ca

Information collected for the study will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Except for personal information, including your name, address and property location, all comments received throughout the study will become part of the public record and included in project documentation.

**ADELAIDE STREET NORTH
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
STUDY AREA KEY MAP**



Kilally South, East Basin, Municipal Class Environmental Assessment

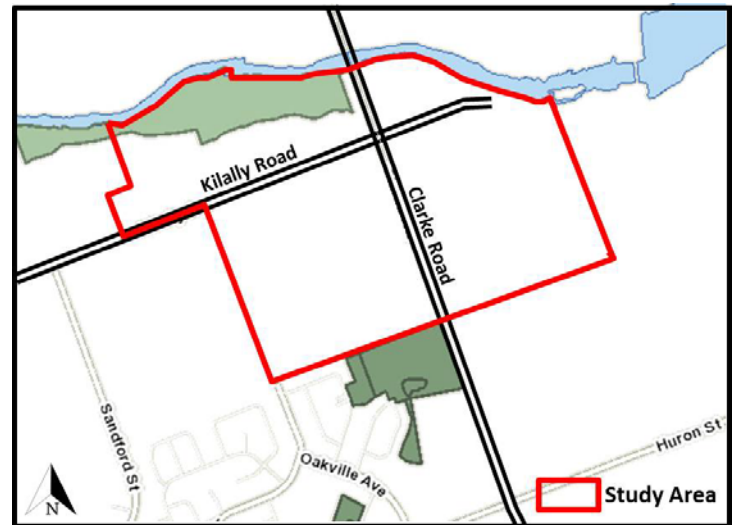
PUBLIC NOTICE

OCTOBER 17, 2018

Purpose of Study

The purpose Kilally South, East Basin Class Environmental Assessment (EA) is to evaluate a range of potential stormwater servicing alternatives and determine a preferred SWM approach to service 96 hectares of future development neighbourhood lands.

The EA will develop a range of alternatives including traditional end-of-pipe SWM facilities, Low Impact Development controls and the City's Permanent Private System. Through this study, the Class EA will provide a recommended approach for how to best achieve stormwater control targets, and work with the existing site conditions in the study area to ensure a holistic stormwater management approach is recommended to service the future neighbourhood development area.



Process

The Class EA study will be undertaken in accordance with the Ontario Environmental Assessment Act and will cover all necessary phases of the Schedule 'B' EA Process. The Schedule 'B' process includes the definition of a problem or opportunity as well as the identification and evaluation of potential alternative solutions. There will be opportunity throughout the process for public input, including future Public Information Centres.

Your feedback is important to us

To provide comments, request additional information, or receive future correspondence related to the project, please contact a member of the project team below:

Adrienne Sones, P.Eng.

Environmental Services Engineer
City of London
(519) 661-2489 ext. 5593
asones@london.ca

Chris Moon, P.Eng.

Project Manager
Ecosystem Recovery Inc.
(519) 859-8438
chris.moon@ecosystemrecovery.ca

Scott Allen, RPP

Planning Lead
MHBC Planning
(519) 858-2797 ext. 223
sallen@mhbcplan.com

Under the Freedom of Information and Protection of Privacy Act and the Environmental Assessment Act, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in a submission will become part of the public record files for this matter and may be released, if requested, to any person.

Zoning By-law Amendment

1175 Blackwell Boulevard



File: Z-8954

Applicant: 700531 Ontario Ltd. c/o Tony Marsman Construction

What is Proposed?

Zoning Amendment to allow:

- Townhouse dwellings and stacked townhouse dwellings with a maximum building height of 12.0 metres, a maximum lot coverage of 40% and a maximum density of 45 units per hectare.

YOU ARE INVITED!

Further to the Notice of Application you received on September 5, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 12, 2018, no earlier 4:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Planner: Meg Sundercock
msundercock@london.ca
519-661-CITY (2489) ext. 4471
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-8954

london.ca/planapps

To speak to your Ward Councillor:

Maureen Cassidy
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

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

Application Details

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

Requested Zoning By-law Amendment

To change the zoning from a Residential R4 (R4-5) Zone to a Residential R5 (R5-5) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R4 (R4-5)

Permitted Uses: Street Townhouse Dwellings

Height: 10.5 metres

Requested Zoning

Zone: Residential R5 (R5-5)

Permitted Uses: Townhouse and Stacked Townhouse Dwellings

Residential Density: 45 units per hectare

Height: 12.0 metres

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 Multi-Family, Medium Density Residential in the Official Plan, which permits multiple-attached dwellings such as row houses, cluster houses, and low-rise apartment buildings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential uses including townhouses and stacked townhouses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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](https://london.ca/planapps) 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. 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 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 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/>.

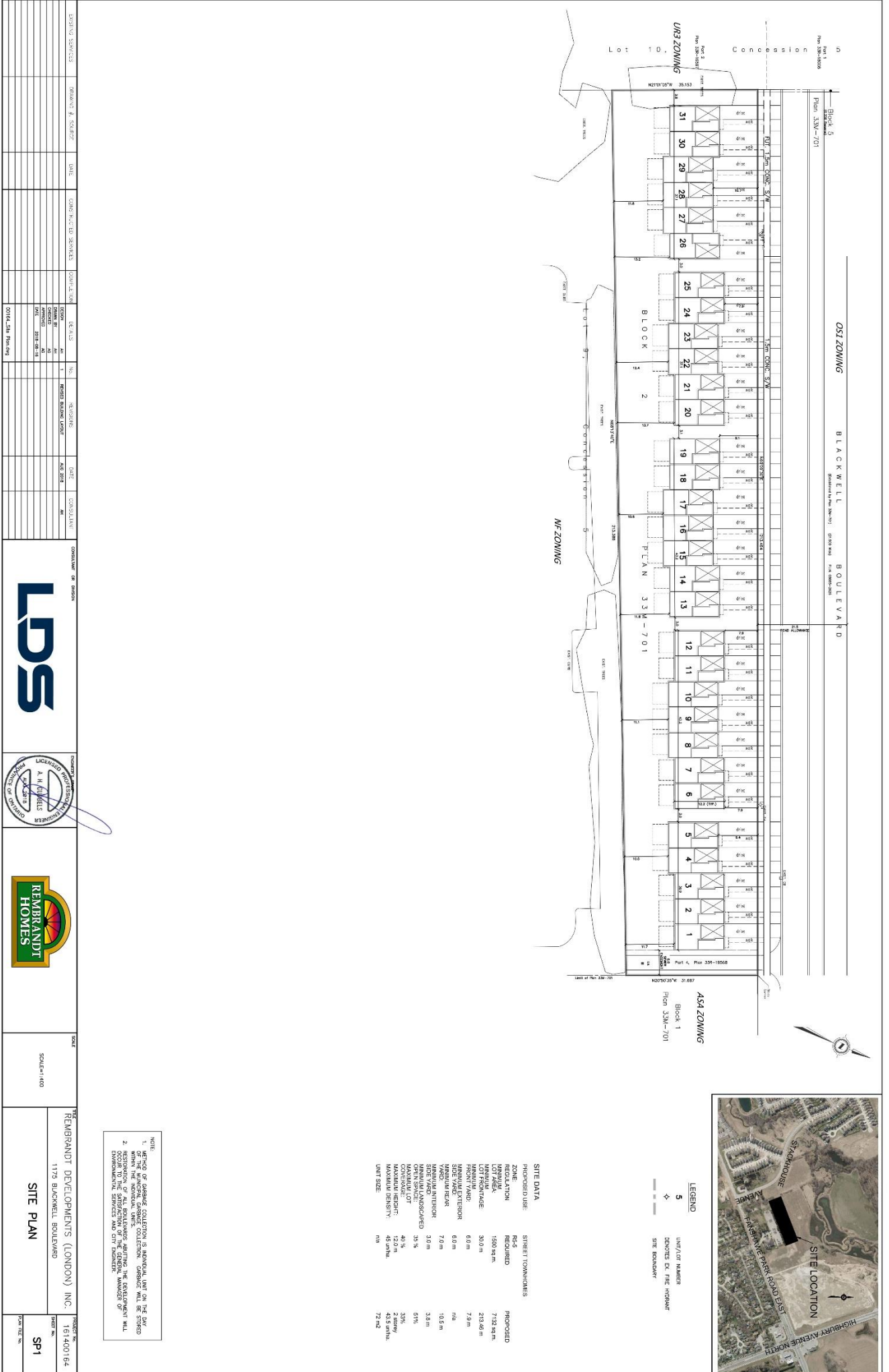
Notice of Collection of Personal Information

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.

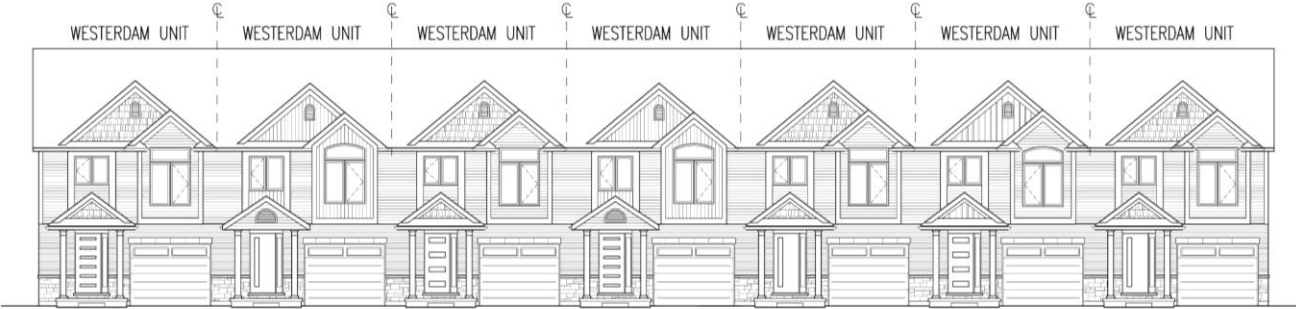
Site Concept

2:1614-00164 - 15 1300 Parkway Park Road East - Block 2 (Unit) Design/CD/0413/Sheet 04/0164_016 Plan Day
2016-08-26 12:57:02 PM 0/0/0



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

Building Renderings



Proposed Townhouse Elevations



Proposed Townhouse Concept

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

October 26, 2018

City of London
Environmental and Ecological Planning Advisory Committee (EEPAC)
300 Dufferin Avenue
London, Ontario
N6A 4L9

Attention: Heather Lysynski
Secretary, Environmental and Ecological Planning Advisory Committee

***William Street Outfall
Class Environmental Assessment and Environmental Impact Study
Response to Comments Provided***

This letter provides an update on the William Street Outfall Class Environmental Assessment (EA) and responds to EEPAC's comments on the William Street Outfall Draft Environmental Impact Study (EIS). The project was presented at the April 2018 EEPAC meeting.

Subsequent to submitting the Draft EIS for review, the project was revised to include the potential decommissioning/abandonment of Watermain Chamber 13, located just west of the channel (see attached **Figure 2**). Immediately north of the low flow channel, there is an existing 600 mm watermain. The watermain is connected to Chamber 13. The existing maintenance road is in place to provide access the chamber.

The City is planning to abandon and relocate the 600 mm watermain so that is no longer within Huron Street Woods. The new watermain would be located along a municipal road right-of-way, providing improved access for maintenance activities. When the watermain is relocated, Chamber 13 would be abandoned. As a result, the existing maintenance road and associated culvert would be removed and the area restored to be consistent with the surrounding landscape. The details regarding the watermain relocation are still being finalized, including timing of the work.

The EIS has been updated to document existing conditions in the vicinity of the watermain chamber and includes a commitment to restore the area following construction.

Response to comments received:

EEPAC RECOMMENDATION 1: The proposed Invasive Species Management Plan mentioned on page 28 of the EIS includes a buckthorn herbiciding program within the project budget for the city lands north of the channel within the study area.



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Dillon Consulting
Limited

Study Team Response to Recommendation 1: The EIS has been updated to include an Invasive Species Management Plan (ISMP) within the document, with steps to address the Phragmites and Buckthorn. The ISMP is consistent with and references the London Invasive Plant Management Strategy. Methods for control are referenced from the applicable Best Management Practice documents for the target species from the Ontario Invasive Plant Council and the Ministry of Natural Resources and Forestry (MNR), as well as recent 2017 technical bulletins from the OIPC. The EIS has been updated to more widely define the areas subject to the ISMP, which now includes the approximate footprint of the project work areas plus a surrounding 30 m buffer (shown as the study area on **Figure 3** of the EIS).

EEPAC RECOMMENDATION 2: The proposed Invasive Species Management Plan include eradication of phragmites.

Study Team Response to Recommendation 2: The Invasive Species Management Plan included in the updated EIS addresses the patch of Phragmites in the former pond adjacent to the channel.

EEPAC RECOMMENDATION 3: The project budget include sufficient funds for monitoring of at least five years of the success of the site restoration and invasive species removal and control programs.

Study Team Response to Recommendation 3: The EIS recommends a monitoring period for a minimum of three years and up to five years. The EIS notes that, if appropriate, the monitoring of restoration works and follow-up monitoring of the ISMP may be conducted by the City as part of the existing parks and open space invasives monitoring.

EEPAC RECOMMENDATION 4: EEPAC receive the Plan for review and annually, receive a report on the progress of the implementation of the Invasive Species Management Plan. EEPAC has yet to see any invasive species management plans despite many have been included as “to be developed and implemented” in many an EIS. Given this is a City project, there is an opportunity for EEPAC to provide its expertise in this matter as one of the current members of EEPAC is a PhD in plant biology and has extensive experience with management of some invasive species.

Study Team Response to Recommendation 4: The Invasive Species Management Plan included in the EIS will be followed during this project and a licensed contractor will be hired to perform a treatment of the invasive species.

EEPAC RECOMMENDATION 5: The culvert that is 90% blocked by debris be cleared as this will remove a barrier to fish passage and regular inspections take place to ensure the culvert remains clear.

Study Team Response to Recommendation 5: City Sewer Operations have been notified about this blockage and the appropriate action will be taken to clear it.

RECOMMENDATION 6: The project include monitoring of water quality in the Thames pre and post construction for a period including three years from the conclusion of the separation of the combined sewer.

Study Team Response to Recommendation 6: Monitoring of the Thames River is not typically required for this type of project. The final outcome of the sewer separation upstream will improve the water quality in general.

RECOMMENDATION 7: EEPAC would appreciate a response from a City Ecologist on this matter.

Study Team Response to Recommendation 7: Migratory bird survey data were reviewed from recent (2014) breeding bird surveys conducted for the Thames Valley Parkway (TVP) project, the study area of which overlaps with the study area for the current project. Therefore, the existing bird data were sufficient to provide a representative assessment of bird populations in the area for the current project. The results were incorporated into the EIS. The use of TVP bird data for the current project was approved in the project scoping consultation.

EEPAC Comment: If beavers return to the area, will the City implement its current protocol for beavers?

Study Team Response: Yes, if the beavers return to the area, the City will implement its current protocol for beavers.

EEPAC Comment: It is unclear why only one amphibian survey spot selected. This is inconsistent with the Marsh Monitoring Protocol. There are many frogs in the area - you can hear them and see tadpoles.

City of London
Page 4
October 26, 2018

Study Team Response: One survey location was established near the outfall. The use of this one station is consistent with the MMP, which specifies that stations are to be spaced 500 m apart, thus encompassing a 250 m survey radius, to avoid overlapping study areas and double-counting observations. The one survey location near the outfall provides a 250 m survey radius that encompasses the entire study area of the outfall work.

With the addition of the Chamber 13 removal work, results from a second survey station (already conducted with previous ABH surveys) were added into the EIS. This second survey station encompasses the study area for the Chamber 13 work, consistent with the MMP. Results from surveys at this second ABH station did not indicate the presence of calling amphibians.

EEPAC Comment: EEPAC continues to believe that the entire area west of Adelaide as studied by Dillon and by Duggan should be included in Map 5 as ESA.

Study Team Response: Comments from EEPAC noted.

Sincerely,

DILLON CONSULTING LIMITED

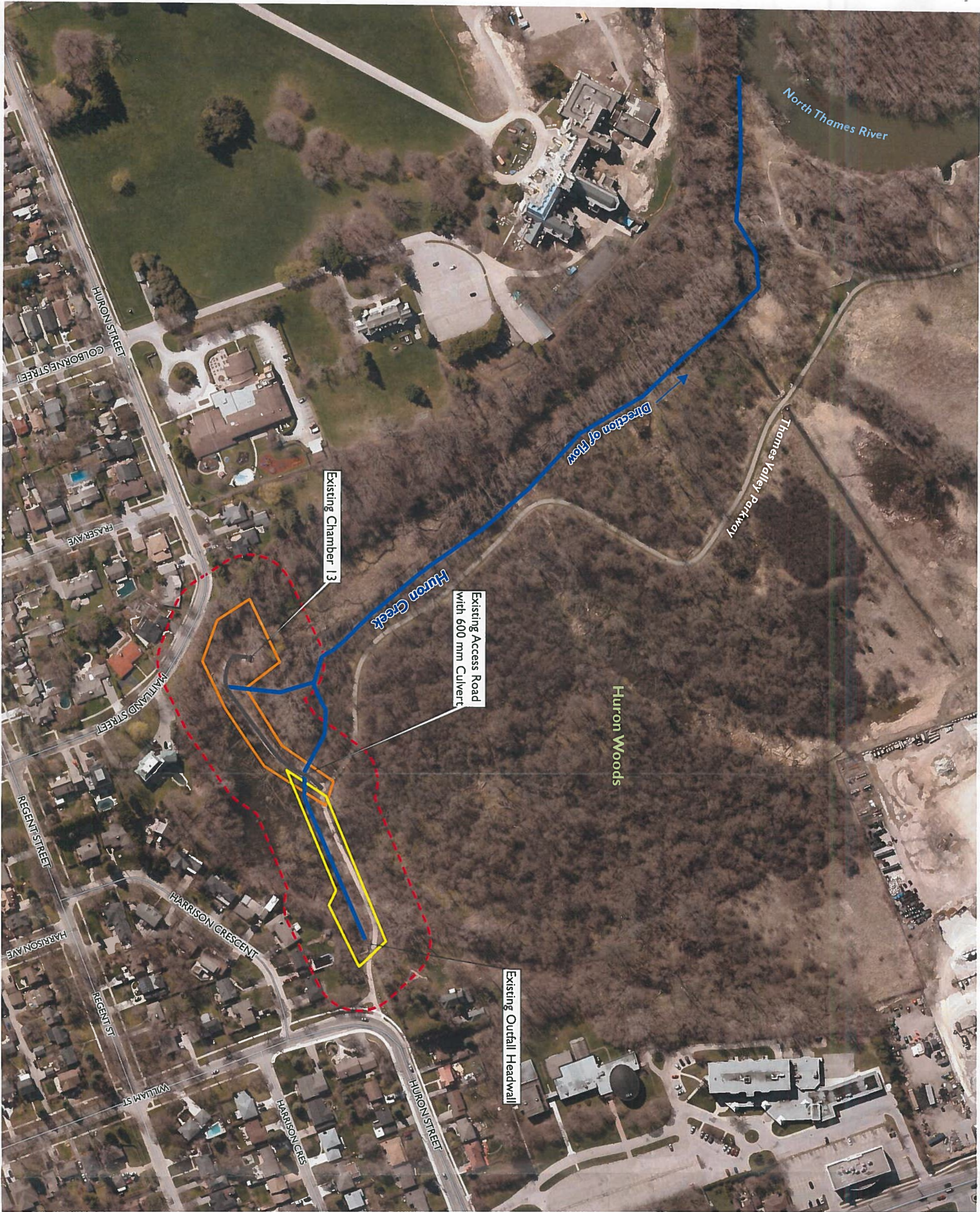


Sabrina Stanlake-Wong, MPA, RPP
for Jason Johnson, P.Eng.
Project Manager

SSW:all
Enclosure






cc: Paul Yanchuk, City of London

Our file: 16-4038



**CITY OF LONDON
WILLIAM STREET STORM SEWER OUTFALL
AND CHAMBER 13 REMOVAL**

**FIGURE 2
STUDY AREA**

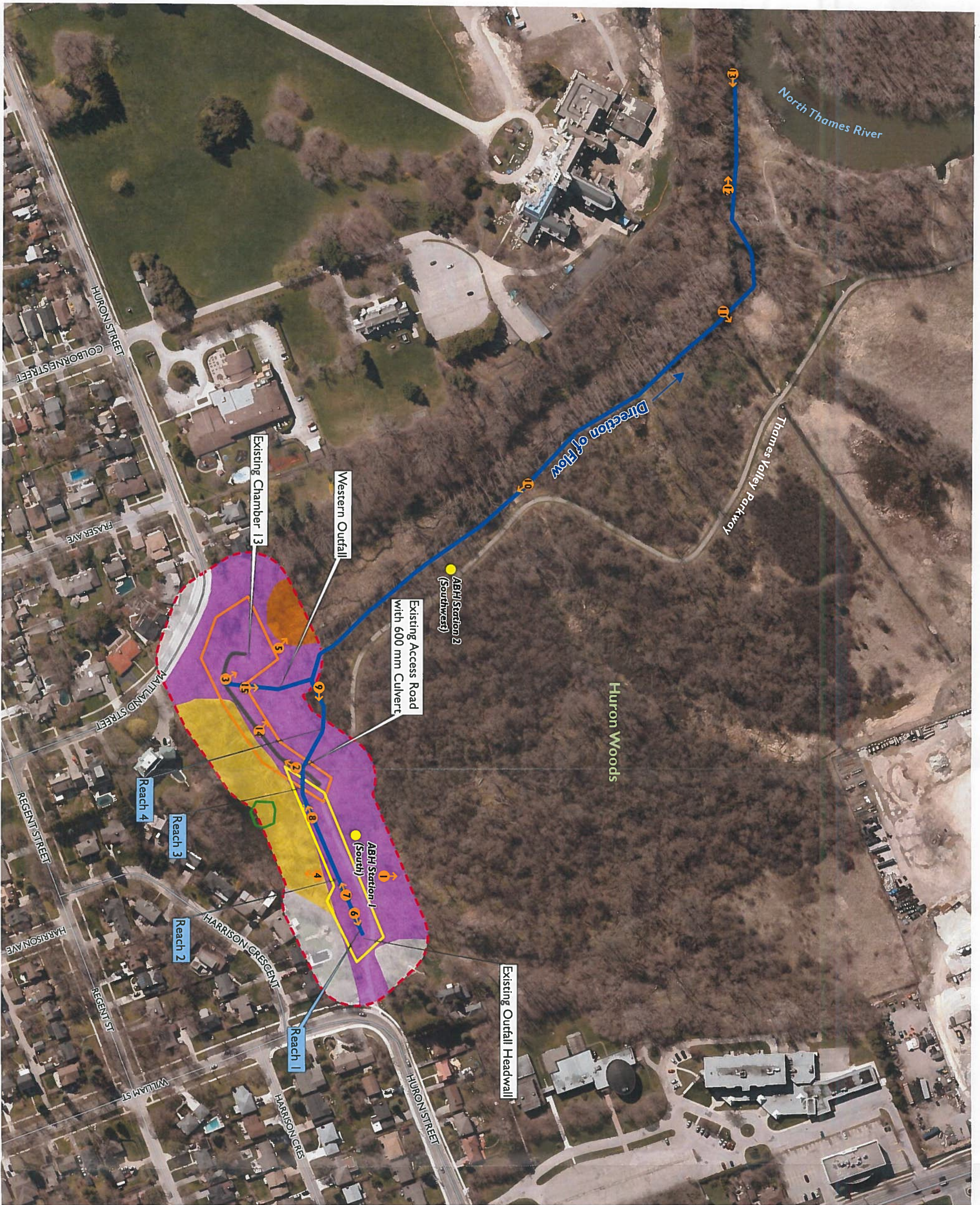
-  Access Road
-  Storm Sewer Channel
-  Detailed Study Area
-  Outfall Work Area (Approximate)
-  Chamber 13 Removal Work Area (Approximate)



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNRF
MAP CREATED BY GM
MAP CHECKED BY TGD
MAP PROJECTION: NAD 1983 UTM Zone 17N



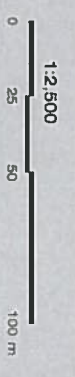
PROJECT: 164038
STATUS: DRAFT
DATE: 2018-08-08



**CITY OF LONDON
WILLIAM STREET STORM SEWER OUTFALL
AND CHAMBER 13 REMOVAL**

**FIGURE 3
NATURAL ENVIRONMENT
EXISTING CONDITIONS**

- Photo Location
 - Amphibian Breeding Habitat Survey Station
 - Storm Sewer Channel
 - Access Road
 - Detailed Study Area
 - Outfall Work Area (Approximate)
 - Chamber 13 Removal Work Area (Approximate)
 - Phragmites Patch
- Ecological Land Classification**
- CVR 1: Low Density Residential
 - MAM02: Forb Organic Meadow Marsh
 - MEM: Mixed Meadow
 - THDM2-6: Buckhorn Deciduous Shrub Thicket



MAP DRAWING INFORMATION:
DATA PROVIDED BY MNRFP
MAP CREATED BY: GM
MAP CHECKED BY: TG
MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 164038
STATUS: DRAFT
DATE: 2018-08-08



**City of London
Long Term Water Storage
Municipal Class Environmental Assessment**

NOTICE OF PUBLIC INFORMATION CENTRE #2

The City of London is supplied with water from the Lake Huron Regional Water Supply System and the Elgin Area Water Supply System. In the event of a disruption or reduction in water supply, and to supply adequate water pressure, the City has reservoirs to maintain uninterrupted service. These reservoirs include the Arva Reservoir and Pump Station, the Springbank Reservoirs and Pump Station, and the Southeast Reservoir and Pump Station. To address future water storage needs, the City is undertaking a Municipal Class Environmental Assessment (EA) study to determine a preferred site (or sites) for additional water storage to meet future growth and ongoing emergency supply and distribution needs. Additionally, this project will consider the feasibility of retiring the existing Springbank Reservoir #2, the McCormick Reservoir, disconnected previously, and the White Oak Filter Plant. The City is also considering options for standby power for the water distribution pumps at the existing Arva Pump Station as part of this process.

Public Information Centre

Public involvement is an important part of the Class EA process. Comments and information regarding this project are being collected to assist the project team in meeting the requirements of the Environmental Assessment Act. Residents and community organizations are encouraged to participate by providing input and attending the Public Information Centres (PICs). The second of two PICs will be held to present the recommended servicing strategy. Project team members will be available to discuss the project and to receive your input. This PIC will be a drop-in event with no formal presentation.

You are invited to attend the PIC to be held:

Date: Wednesday November 28, 2018

Time: 5pm to 7pm

Location: City Hall, 300 Dufferin Avenue, London (Committee Room #2, Second Floor)

Display materials will be available on the City of London website.

To provide comments, receive additional information or be added to the study mailing list, please visit <http://www.london.ca/residents/Environment/EAs/Pages/LongTermWaterStorageOptions.aspx> or contact either of the following team members below:

Pat Lupton

Project Manager,
Corporation of the City of London
300 Dufferin Avenue
London ON, N6A 4L9
Tel: 519-661-CITY (2489) x. 5613
Email: plupton@london.ca

Nancy Martin

Environmental Planner,
AECOM Canada
250 York Street, Suite 410
London ON, N6A 6K2
Tel: 519-963-5862
Email: nancy.martin@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.

6019 HAMLIN STREET sub division, EIS by Natural Resources Solutions, Inc., dated August 2018, received by EEPAC on October 18, 2018

Reviewed by B. Krichker, S. Levin, R. Trudeau, I. Whiteside

Submitted to November 15, 2018 EEPAC meeting

Northern part of East Lambeth ESA.

RECOMMENDATION: Given this site and other sites adjacent to this ESA are owned by the proponent, this represents piecemeal planning. Good ecosystem planning should require a look at the entire ESA and define buffers ahead of all applications.

POSITIVES

– Recommendation for signage in public areas in addition to the standard homeowner’s booklet. This is supported by EEPAC.

-Agreement by proponent to retain the wooded link between the ESA and the other wetland/woodland on the site

MAIN ISSUES –

Hydrology and Storm Water Issues – details to follow

width of encroachment into 30 m wetland buffer and 10 m woodland buffer by a number of properties (6 back yards and a multi-use pathway that is not only in the buffer but is thru the ESA in violation of the principle “to not thru an ESA”).

Although it is interesting that there is an area of buffer compensation, it is the distance from the feature NOT the amount that is relevant. As area compensation ignores the critical function zone (see How Much Habitat Is Enough, Environment Canada, particularly 2.1.5 and)

https://www.ec.gc.ca/nature/default.asp?lang=En&n=E33B007C-1#_02_1_4

Protection Zones should protect the wetland attributes from stressors. Recommended widths should consider sensitivities of the wetland and the species that depend upon it, as well as local environmental conditions (e.g., slopes, soils and drainage), vegetative structure of the Protection Zone, and nature of the changes in adjacent land uses. Stressors need to be identified and mitigated through Protection Zone design.

RECOMMENDATION: As per How Much Habitat is Enough, Critical Function Zones should be established around the wetlands based on knowledge of species present and their use of habitat types.

Lots 91-92 have no woodland buffer and only 20 m wetland

Lots 65-66 have only 12.5 m wetland buffer by our measurement

From the medium density, the wetland buffer is as small as 8 m

Lots in the NW where the buffer is IN the backyard, there is only 12.5 m and part of that buffer appears to have a 3 m wide multiuse pathway that would be mowed at least 0.5 m on each side.

RECOMMENDATION: The minimum buffer from the wetland must be 30 m and 10 m from woodland features. This must be put in place for the entire patch which constitutes the East Lambeth Forest ESA (see attached pages from the SWAP Natural Heritage Study)

Unclear rationale (page 24) for excluding parts of the wetlands on the west side from the ESA. Given that they are not developable anyway, why are they excluded? It is noted that Frequency occurrence of MAM (Meadow Marsh) in London is only 5.6% and SWT is only 8% (Bergsma and DeYoung – 2006)

RECOMMENDATION: All wetlands must be included in the ESA and designated Green Space as per the London Plan.

The “sliver” of future development in the SE appears to be forced and fanciful. Why not make it part of the renaturalization plan?

There is no detail about the re-naturalization plan – when might it be produced and how would a City Ecologist be involved in its review?

Not clear why buckthorn on adjacent property means that no effort will be made to reduce buckthorn (page 39). Isn't much of the adjacent property to the south owned by the same proponent?

There is mention of a re-naturalization plan for the buffer on page 36-37 with no details other than “dense plantings” mentioned on page 39. At a minimum, a condition of approval must be the preparation of a re-naturalization plan to the satisfaction of the City and UTRCA and that such plan be implemented as soon as possible, so that the plants have a chance to mature.

RECOMMENDATION:

- **The EIS be considered incomplete until a specific re-naturalization plan including buckthorn management is included.**
- **Alternatively, a specific re-naturalization plan be a requirement of the subdivision agreement**

RECOMMENDATION: The subdivision agreement include fencing with no gates where private property will abut the ESA or wetland features

CONSTRUCTION RECOMMENDATIONS

To minimize construction impacts, all forested and wetland areas must be fenced during construction the intent being to reduce the amount of waste from the site blowing into the natural areas.

EEPAC agrees that refueling and marshalling of equipment must be at least 30 m min from natural features.

PHRAGMITES RECOMMENDATION

Phragmites should be dealt with either by the proponent or the City depending on when Wonderland Road is widened. If widened first, the City project should deal with it. It is unclear at this time if the herbicide that would be most effective has been approved for use in a watercourse. If not, and a special

permit is required, the City (or Upper Thames) should be responsible for its use with payment coming from the proponent.

POST CONSTRUCTION RECOMMENDATIONS

It must be made clear in the subdivision agreement when the monitoring period starts, which seasons monitoring will take place, who is responsible for monitoring, and how reports will be shared with the City. There should be a holdback to pay for any re-plantings that would only be released after the end of the monitoring period. The triggers for monitoring to start should be by the advancement of the subdivision.

The City should send each residence "Living with Natural Areas" 6 mons after the subdivision is 70% completion and again when the multi residential block is 70% occupied.

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The City should send each residence "Living with Natural Areas" 6 mons after the subdivision is 70% completion and again when the multi residential block is 70% occupied.

From: Ian Whiteside
Sent: Thursday, November 15, 2018 6:13 PM
To: ; Lysynski, Heather <hlysynsk@London.ca>
Cc:
Subject: Hamlyn Street Hydro/SWM

Based on the EEPAC review of the AECOM SWM Report for the proposed storm/drainage and SWM Servicing works for Sifton Property [6019 Hamlyn Street -Draft](#) of Subdivision, and the MTE Preliminary Hydrogeological Investigation for the same site, EEPAC comments are as follows:

City Council and MOECP accepted the Dingman Creek Subwatershed Study Updates (DCSSU) and the Pincombe Drain Municipal Class EA study with City Council approving all recommendations for these studies to maintain at minimum, and if possible, to improve environmental/ecological health of this system. Also, City Council's approved recommendations included the specific environmental/ecological targets with criteria for terrestrial, water resources systems and their major functions and features, as well as design criteria and requirements for storm/drainage and SWM quantity, quality control, erosion, and allowable peak flow discharges to the Digman Creek and its tributaries under the projected post developments conditions.

We are of the opinion that it is absolutely critical to ensure that environmental/ ecological conditions, and significant major functions and features not be adversely impacted by the proposed land development and servicing works for this Draft Plan of subdivision. Therefore, the final SWM report for the proposed servicing works needs to include and address the following:

- a) compliance with all applicable criteria and requirements of the Pincombe Drain Municipal Class EA and DCSSU for the proposed design of the storm/drainage and SWM servicing works for the subject should be demonstrated and all applicable criteria and requirements for the subject lands should be listed and incorporated in the SWM report;
- b) taking in considerations that the proposed SWM system components (soakaway pits) are designed to be located with in the wetland buffer area, which represents an encroachment to a Provincially Significant Wetland (PSW) buffer and it is located immediately adjacent to the subdivision land boundaries, the SWM report should incorporate and demonstrate all required justifications for the proposed SWM design, including updating the Hydrogeological report with support information related to hydrogeological and geotechnical conditions, water balance assessment (including a detailed assessment of water balance for the proposed subdivision lands and the PSWs) and the detailed record of groundwater quality and quantity monitoring information for the existing conditions to establish the base line conditions, prior to finalizing the proposed design. Also, this SWM design report needs to include and develop the

required details and cost considerations for the compensation and mitigation plan and measures and all these estimated costs;

c) a water quantity and quality and monitoring program needs to be developed and be included in the report. This water quantity and quality and monitoring program needs to include the water quality (basic chemistry and ecological monitoring-BioMAP) under pre development conditions for a minimum 1 year monitoring to assess dry and wet weather conditions (2 monitoring periods for each of the identified conditions - we note that the preliminary groundwater report only had two weeks of water level information) and a minimum of 3 years under the post development conditions to establish the baseline conditions and to measure any potential adverse impacts on the PSW and/or the potential failing of the proposed SWM system/LID.

d) the estimated water balance under the post development conditions should not exceed 90-80% of the pre development run off flows conditions and to minimize potential adverse impact on PSW. Equally, the evaluation should demonstrate that the development will protect water inflows to the PSW. (In short, the report should demonstrate that the water balance and water quality of the PSW will not be adversely impacted by the site development, including construction related impacts.) We note that the Hydrogeological report for the subject lands shows that run off increase under the post development conditions represents a 49% increase over baseline conditions and must be treated, therefore, the SWM report should address these issues in the design of the SWM quality/quantity control system for this subdivision.

e) The life expectancy, ownership, and the level of the risk of the proposed SWM system LID components - the proposed soakaway pits and bioretention facility - potentially failing (and what the impact on the system from failure would be) should be addressed and identified in details in this report, prior to finalizing and accepting the proposed design of this SWM system.

Based on the information presented in the Hydrogeological report, the subject lands are located within the shallow aquifer (groundwater app. 0.25m to 3 m from the ground service), the ground water gradient is generally directed to the Dingman Creek and/or the Dingman tributaries, and the soil conditions are variable. Although there is a presence of the small sand layer; however, the thickness of this layer as well as the permeability suggests to be variable and could be in some areas to be mixed with some till, all these formations looks are sitting on on some layers of clay and till formations. It suggests that these soil and groundwater conditions may not able to support a long life expectancy and performance of the proposed LID systems.

Sent from my iPhone

City of London

“Draft” Southwest Area Plan – Natural Heritage Study

Prepared by:

AECOM
50 Sportsworld Crossing Road
Suite 290
Kitchener, ON, Canada N2P 0A4
www.aecom.com

519 650-5313 tel
519 650-3424 fax

Project Number:

60118887

Date:

March 12, 2010

could be seen moving from all directions towards the pond through the grass. There were also several large leeches observed swimming throughout the water, which likely reached the pond by attaching to over-land travelling frogs and/or turtles, and possibly waterfowl.

Several Northern Leopard Frog was observed foraging in the field between Patch 10069 and 10070, and a Gray Tree Frog was observed calling from Patch 10069 on June 4 2009. Lower levels of calling activity that were most likely weather-related were observed on the second visit in June.

On a following daytime visit nearly two weeks later to Patch 10066, across the agricultural field to the north of Patch 10069, a single American Toad was observed moving from the direction of the church through the field towards Patch 10066; this, as well as the leeches, gives an indication that toads, and likely other amphibians and animals, travel in between patches to access the habitat necessary to complete their life cycle.

2.7.3.2 *Lambeth Area*

Patch 10075 on the Fratscko property had two ponds in an area of wetland; one is a dug-out pond that was surrounded by thick conifers, just at the edge of a wooded area bordering a meadow; the other is a much smaller pond less than 200 m to the northwest. The larger pond was surveyed May 21 and June 9 2009; small schools of small minnow-sized fish were observed. On both survey evenings no amphibians were heard calling from the smaller pond. However, during a daytime site visit earlier in the season, American Toad tadpoles were observed in open water in tire ruts and other scraped/cut-over areas in the wetland/swamp area at the north of the Patch. The larger pond was deeper than hip wader height, and much of the land surrounding the east, north and south of this pond was wet and swampy with pools of standing water. There was also a high amount of fallen woody debris and standing dead snags, and both submerged and emergent aquatic vegetation was present. American Toad, Spring Peeper, Northern Leopard Frog, Gray Tree Frog, and Green Frog were all observed calling here. During a subsequent daytime visit June 24 2009, several Green Frog tadpoles were observed in the swampier areas surrounding the amphibian survey station and a Gray Tree Frog was heard calling.

2.7.3.3 *Bostwick Area*

No amphibian surveys were conducted in the Bostwick area due to a lack of landowner permission.

2.7.3.4 *Longwoods Area*

Patch 10090 was surveyed May 21 and June 9 2009; on both evenings no calling frogs were observed. Although the majority of the aquatic habitat consisted of running water (frogs prefer standing water to breed), on June 24 2009 while conducting a breeding bird survey several adult Green Frogs were observed throughout the patch and tadpoles were observed in the wetland patch; at the time, the water levels in the wetland patch were above knee-height. There was other potential wildlife habitat available at this site, including standing and fallen snags, denning habitat, and a high amount of amphibian foraging habitat. Several Green Frogs and Leopard Frogs were observed during daytime visits foraging both within and adjacent to the watercourse.

2.7.3.5 *Dingman Area*

No amphibian surveys were conducted in the Dingman area due to a lack of landowner permission.

2.7.3.6 *Brockley Area*

A small portion of Patch 10101 was surveyed from the roadside May 21 and June 9 2009 as a lack of landowner permission prohibited access to other amphibian breeding habitat within the patch. On both evenings no calling frogs were observed. This is likely due to the majority of the accessible habitat consisting of running water; which is suitable for foraging amphibians but not for breeding. Snags and den trees were present, as were fallen logs and potential reptile hibernacula (the concrete bridge). Several Green Frogs and Leopard Frogs were observed during daytime visits to this patch foraging both within and adjacent to the watercourse.

Table 14 below summarizes the results of the amphibian surveys.

Table 14: Summary Table of Amphibian Surveys

Date and Weather	Area and Patch Number	Site	UTM Coordinates	Species	Code	Number		
May 21 2009; 10:00pm 19°C, no wind, 0% cloud cover, no precipitation	Lambeth Area - 10075	Pond rimmed by conifers;	477620 E, 4750675 N	American Toad	1	2		
				Spring Peeper	1	2		
				Gray Tree Frog	1	2		
				Green Frog	1	4		
	Talbot Area - 10069	Pond south of church driveway	476141 E, 4752215 N	American Toad	1	1		
				Spring Peeper	1	1		
				Gray Tree Frog	2	7		
		Pond north of church driveway	476123 E, 4752228 N	American Toad	1	3		
				Pond southwest of church parking lot	475906 E, 4752105 N	American Toad	1	2
						Spring Peeper	1	3
	Gray Tree Frog	2	10					
	Longwoods Area - 10090	By roadside	479813 E, 4750950 N	None calling				
	Brockley Area - 10101	By roadside	483094 E, 4750983 N	None calling				
	Bostwick	<i>No patches within this area were surveyed in 2009 due to lack of landowner permission</i>						
Dingman	<i>No patches within this area were surveyed in 2009 due to lack of landowner permission</i>							
June 9 2009; 10:00pm 10°C, wind 5-10 km/hr, 50% cloud cover, no	Lambeth Area - 10075	Pond rimmed by conifers	477620 E, 4750675 N	Leopard Frog	1	1		
				Green Frog	1	4		
	Talbot Area - 10069	Pond south of church driveway	476141 E, 4752215 N	None calling				
		Pond north of church driveway	476123 E, 4752228 N	Green Frog	1	1		
Pond southwest of church	475906 E,	Leopard Frog	1	1				

Date and Weather	Area and Patch Number	Site	UTM Coordinates	Species	Code	Number
precipitation		parking lot	4752105 N	Green Frog	1	2
	Longwoods Area - 10090	By roadside	479813 E, 4750950 N	None calling		
	Brockley Area - 10101	By roadside	483094 E, 4750983 N	None calling		

2.7.4 Discussion

The spring and summer of 2009 was unseasonably cool and wet; April amphibian auditory surveys could not be conducted as the appropriate weather conditions were not achieved in April once landowner permission was received, and the May survey was conducted after the typical timing window in order to capitalize on ideal survey temperatures that had not been reached in May before that night. June surveys were conducted in less than ideal temperatures in order to capture any amphibians calling within the appropriate timing window as the desired night time temperature had not yet been reached, and forecasts did not predict warmer temperatures for the remainder of the month. For patches where landowner permission was not received, attempts to survey for calling amphibians from the roadside were thwarted by heavy traffic noise.

Other species of amphibians which likely use the ponds and other potential amphibian habitat within the study area include the Wood Frog (*Rana sylvatica*) and Western Chorus Frog (*Pseudacris triseriata*); as these species call earlier in the season and landowner permission was not obtained by that period in time they were likely missed.

Although the spring and summer’s unusually cool temperatures likely affected the calling activity and the results of the amphibian survey, the amphibian habitat at both Patches 10069 and 10075 showed the highest numbers and highest diversity of calling amphibians of all surveyed areas.

The Western Chorus Frog has recently been listed as Threatened by COSEWIC in the Great Lakes – St. Lawrence Lowlands region of Ontario, though found to be Not at Risk in the Carolinian region, which includes the study area. There were no observations of any Red Efts, the terrestrial larval stage of the aquatic Red-spotted Newt (*Notophthalmus viridescens*); these are more commonly expected in older forests with larger permanent sources of standing water nearby. They may be present in some patches within the study area, including Patch 10075 and patches that were not surveyed.

The aquatic larva of Mole salamanders (*Ambystoma* sp.) such as the Spotted and Blue-spotted Salamanders were not observed within the survey patches; however this does not preclude their presence in other patches. Their reproductive success, and therefore their detectability within the surveyed patches may have been affected by the unusually cool spring and summer temperatures.

Reptiles

Though only two Eastern Garter Snakes (*Thamnophis sirtalis*) were observed at Patch 10090, the habitat is suitable at all patches for this species.

Eastern Grey Squirrel (*Sciurus carolinensis*)
Striped Skunk (*Mephitis mephitis*)
Virginia Opossum (*Didelphis virginiana*)
Mink (*Mustela vison*)
Coyote (*Canis latrans*)
Red Fox (*Vulpes vulpes*)

The Mink and Opossum were observed in Patch 10090 along Dingman Creek, and the Meadow Jumping Mouse was observed in the thick vegetation of the hydro cut in Patch 10075, and Red Fox scat was observed in Patch 10075. The lack of observations of these mammals in other patches does not preclude their presence. All of the surveyed patches showed evidence of the other mammal species.

Other Wildlife

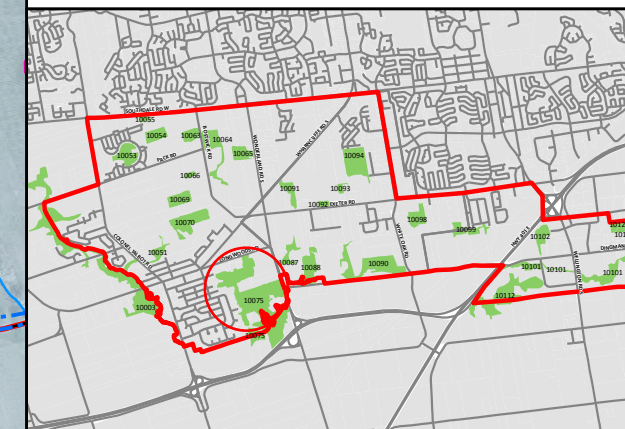
Monarch Butterflies (*Danaus plexippus*) were observed within several patches which had open field habitat suitable for milkweed to grow, namely 10075, 10090 and 10069. Ebony Jewelwings (*Calopteryx maculata*), a species of damselfly indicative of a permanent freshwater source, were observed at Patches 10090, 10069, and 10101. Several Twelve-spotted Skimmers (*Libellula pulchella*), a species of dragonfly, were observed at Patch 10090; and two extremely large dragonflies, potentially Swamp Darners (*Epiaeschna heros*) judging from time of year, suitable habitat present, and their large size, were observed in Patch 10075. Digger or Chimney Crayfish (*Fallicambarus fodiens*) were present in Patches 10127 and 10075 in various wet areas both within and adjacent to the wooded areas. Several large leeches were also visible swimming in the pond north of the church driveway by Patch 10069; they likely arrived at the pond while attached to an over-land travelling turtle, a common way for leeches to both breed and travel between water bodies.

Birds












A total of 71 bird species were observed throughout the surveyed patches. This total includes two species at risk, no provincially rare species, and 11 area-sensitive species. Also, 15 species observed in the study area are identified as 'Priority Species' by Partners In Flight Ontario/Bird Studies Canada's Landbird Conservation Plan, and 31 species that were identified by Bird Studies Canada as Conservation Priority Species for Middlesex County. Table 15 below gives a summary of these findings per patch, and Table 16 shows which species were observed per patch.

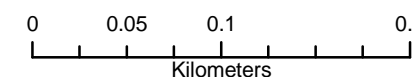


City of London South West Area Plan



Legend

-  Naturalization Area
-  Roads
-  SWAP Boundary
-  Rivers
-  Floodline
-  Patch Boundaries
-  Unevaluated Wetlands
-  Ground Water Recharge Area
-  Significant River, Stream & Ravine Corridor
-  Unevaluated Vegetation
-  Potential ESA
-  ESAs
-  Big Picture



Official Plan Natural Heritage Feature Designations

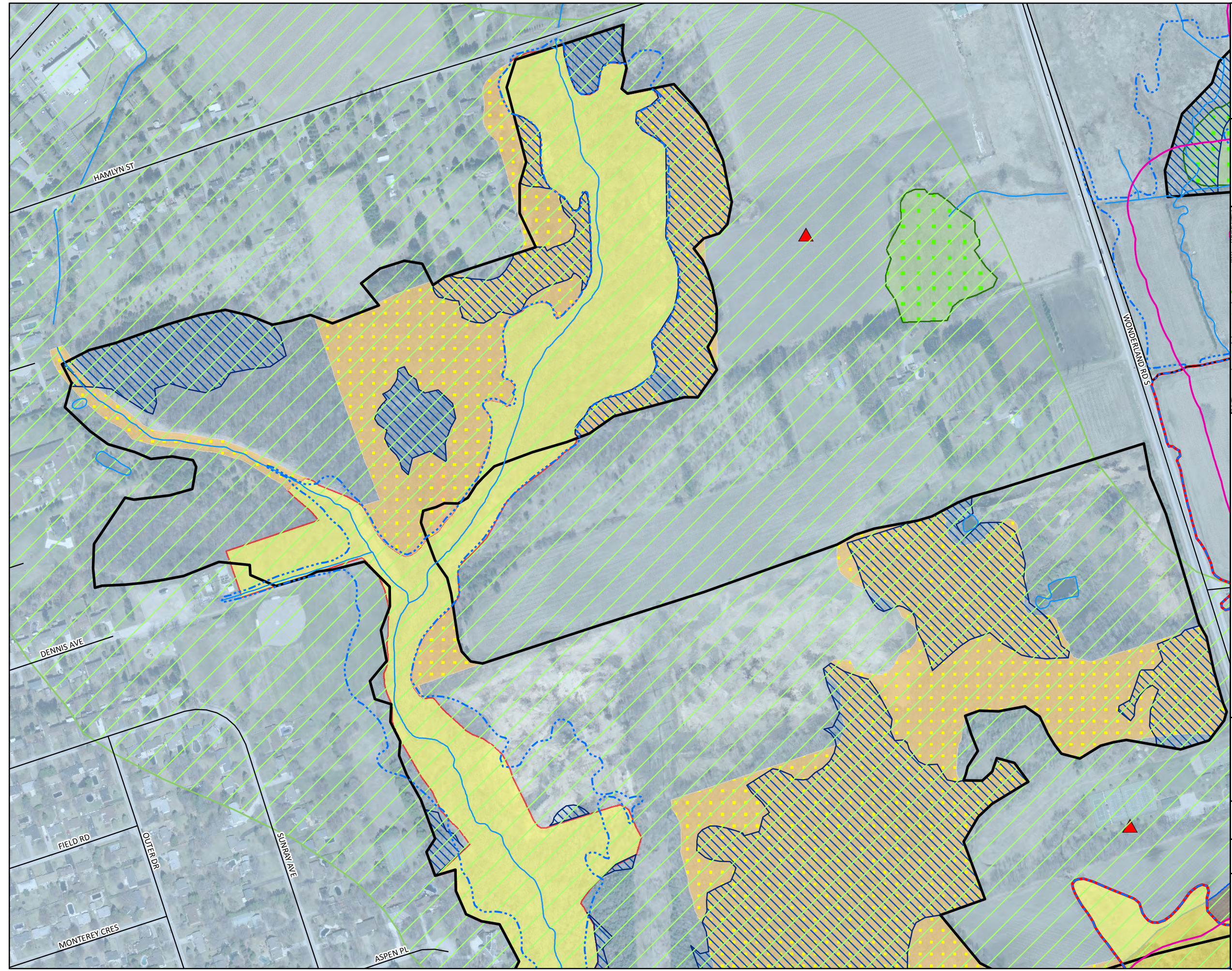
Patch 10075a

1:4,000

Datum: NAD 83, Zone 17
Source: City of London

March 2010

PN: 60118887



2006 Woodland Evaluation results – Patch 10075

Assessment Component	Score	Rationale
1.1 Site Protection	High	A) High – patch contains wetland > 2ha in size (approx. 8.6 ha) and watercourse B) Low – overall gentle slopes (average slope less than 10%)
1.2 Landscape Integrity	High	A) Medium – Woodland cover within 2 km estimated between 7-10% B) High – directly connected through waterways C) High – patch is isolated and 89.2 ha in size
2.1 Age & Site Quality	High	A) High – Contains mature woodland community types B) High – one or more vegetation community has a MCC greater than 4.6 C) Medium – Patch contains a combination of communities in good, fair and poor condition.
2.2 Size & Shape	High	A) High – Patch is approximately 89.2 ha in size B) High – Patch contains forest interior C) High – Fourteen Conservation Priority birds at Levels 1 and 2 were observed
2.3 Diversity	High	A) High – Patch contains 3 community series B) High – Patch Contains four or more Vegetation Types C) High – 4 critical amphibian habitat components (unpolluted shallow water that remains wet during breeding season; emergent and submergent aquatic vegetation; closed canopy offering a shaded moist understory environment and abundance of coarse woody debris) D) Low – Patch contains conifer communities <2.0ha in size. E) High – contains natural channel with fish habitat present
3.0 Threatened or Endangered Species	N/A	No VTEs present
4.1 High Quality Communities	High	A) Medium – no communities with an srnk higher than S4 B) Medium – Carolinian species present C) Medium – trees > 50 cm dbh rare or occasional in one or more communities within the patch D) Medium – Average basal area 12-24 m ² /ha
4.2 High Quality Landforms	Medium	A) Medium – Patch located on the Till Plain
Total Score	High 6 Medium 1 Low	Significant Woodland

Preliminary Comments on Stantec EIS for Clarke Road Improvements

Prepared by Katrina Moser, Susan Hall and Berta Krichker

Context: As discussed Oct. 29, 2018 with Stantec and City Staff, EEPAC will provide preliminary comments on the EIS for the municipal class environmental study report (ESR) for the Clarke Road Improvements. Upon receiving and reviewing the environmental study report for the municipal class EA Clarke Road Improvements, EEPAC will finalize the comments for the project. In the ESR, EEPAC will be looking for a complete description of the present and predicted environmental conditions of the site, including both terrestrial and aquatic environmental conditions, assurance that adverse impacts will be minimized and that mitigations will be more than sufficient. This will require more detailed mitigation and compensation plans than are presently in the EIS.

Summary of EIS: The proposed project will expand Clarke Road from two to four lanes with consideration given to the ultimate build-out to six lanes. The project will also necessitate widening or possible reconstruction of the J.W. Carson Bridge, which crosses the Thames River. The proposed project addresses increased traffic volumes associated with development. The construction will occur in a particularly sensitive area, and will impact the Fanshawe Wetlands PSW, unevaluated wetlands, significant valley lands, Kilally Forest ESA, potential ESA and the Thames River. Within the study site there are reports of 18 animal (birds, reptiles, mammals), three fish and seven plants SAR. Diversity is high; 263 plant species were identified, of which 175 were native. Five plant species have a rank of S2 or S3, and nine native species had a coefficient of 8, indicating intact remnant natural systems. The EIS also identifies numerous potential impacts, including threats to SARs, loss of habitat for SARs, loss of provincially rare species and others. These losses will be difficult to mitigate and compensate, and will be costly. Monitoring must be a part of the plan. Given the sensitivity of the site, it is critical that the EIS is an accurate and detailed description of the present terrestrial and aquatic ecosystem condition. Complete knowledge of present conditions is critical in order that: 1) the best choice is made for the preferred alternative, 2) baseline conditions are accurately documented, and 3) the ecosystem is protected and there is accountability.

Comments:

1. **Ecological and environmental water quality monitoring is critical, and presently inadequate.** Presently the EIS provides what appears to be a single measurement at one site for pH, conductivity, dissolved oxygen and temperature. There is also a basic description of the aquatic habitat. This is inadequate to provide an accurate estimate of pre-disturbance conditions. Pre-construction conditions need to be measured, recorded and evaluated to establish the existing environmental/ecological baseline for the area where the work is proposed. Also, the monitoring program needs to record and measure any changes, including any potential adverse impacts on environmental/ecological health of this system. The monitoring program should be conducted for a minimum period of one year prior to finalizing the design and construction of this proposed work and be monitored for a minimum of 2-3 years following the construction period. This monitoring program should be based on professionally recognized monitoring program protocols, be comprehensive and should include terrestrial, aquatic and water quality monitoring components. Water quality monitoring should include basic water chemistry (major anions

and cations, nutrients, including nutrient constituents, contaminants, chlorophyll a, dissolved oxygen, pH and specific conductivity) together with BioMapping and/or aquatic biomonitoring following CABIN protocols. Water quality monitoring should be done multiple times to capture seasonal variations, and should include samples upstream and downstream of the construction site. As noted in the EIS, the bridge and construction will have impacts on the adjacent terrestrial and aquatic systems. It must be ensured that there is an accurate baseline assessment to determine post construction impacts and appropriate mitigation and compensation to protect the ecosystem.

2. Sediment Erosion Control Plan (SECP) - critical steps required for the design component of the proposed infrastructure that will require careful planning and monitoring. Based on the EIS, it is clear that an important issue will be the erosion control measures proposed for this project. Without control measures, erosion may have significant effects on the ecological/environmental system, negatively impacting both the terrestrial and aquatic ecosystems. Erosion controls must be proposed and adequately outlined to protect SAR, aquatic water quality and aquatic and terrestrial ecosystems. These controls must be extremely robust and sufficient to avoid sediment intrusion and impact. The proposed SECP/measures should be in principal developed and described in the ESR of this Municipal class EA. The supervision and review of the SECP, mitigations and implementations must be done by the Consultant, the City staff and UTRCA , to ensure accountability.

3. Additional detailed studies are required to better document SAR as is recommended in the EIS report. Additional detailed environmental studies are recommended. These include surveys, recording and determining the presence or absence of SAR, both aquatic and terrestrial, and should be included as a part of the Municipal Class EA Study's Environmental Study Report (ESR) together with all applicable recommendations for protection of these species and overall ecological health of the system. Examples include documenting Queensnake hibernaculum and hairy sedge microenvironment. Is there evidence that hairy sedge can be successfully transplanted? Where is there suitable habitat for such a transplant? Similar questions regarding Weak bluegrass and rhombic-leaved sunflower.

4. The underlying principals and general outline of the proposed compensation and mitigation plans that will be developed and presented for the MNRF and DOF approval permits need to be identified and recommended by the ESR of this Municipal Class EA. The recommended mitigation and compensation plans and costs associated with this work are critical requirements for the success of the proposed work and should be part of the ESR record.

5. The ESR needs to include a proposed design for the storm/drainage and Storm Water Management (SWM) water quantity/quality plan and the location of storm outlets. The ESR needs to provide a storm/drainage and SWM plan to determine where discharges of storm sewers will occur. This is a critical piece of water quality control.

6. Invasive species control measures need to be described in more detail. Plans to minimize invasive species are described very generally. With selection of the preferred option, we expect to see more detailed plans in the ESR.

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THAMES VALLEY CORRIDOR: SOHO



WHAT:

This is a community open house to help us design and create new pathways and park amenities along the Thames River from Wellington St. to Maitland St.

WHEN:

November 28, 2018,

Open house from
6 p.m. to 8 p.m.

WHERE:

Goodwill Industries
255 Horton Street
Third Floor.

