

Agenda Including Addeds

Environmental and Ecological Planning Advisory Committee

The 6th Meeting of the Environmental and Ecological Planning Advisory Committee

May 16, 2019, 5:00 PM

Committee Rooms #1 and #2

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact accessibility@london.ca or 519-661-2489 ext. 2425.

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7. Adjournment

Next Meeting Date: June 20, 2019

Environmental and Ecological Planning Advisory Committee

Report

The 5th Meeting of the Environmental and Ecological Planning Advisory Committee
April 11, 2019
Committee Rooms #1 and #2

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

ABSENT: A. Boyer, R. Doyle, A. Duarte and K. Moser

ALSO PRESENT: G. Barrett, C. Creighton, P. Lupton, J. MacKay, A. Macpherson, L. McDougall, L. Pompili, A. Rosentals and S. Stafford

The meeting was called to order at 5:02 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 Parks and Recreation Master Plan

That the following actions be taken with respect to the Parks and Recreation Master Plan:

- a) a Working Group BE ESTABLISHED consisting of S. Hall, S. Levin and R. Trudeau, to review and provide comments to the Civic Administration prior to April 23, 2019; and,
- b) the Environmental and Ecological Planning Advisory Committee (EEPAC) BE GRANTED delegation status when the Parks and Recreation Master Plan is presented to the Community and Protective Services Committee;

it being noted that the EEPAC reviewed and received the following with respect to this matter:

- the attached presentation from A. Macpherson, Division Manager, Parks Planning and Operations and S. Stafford, Managing Director, Parks and Recreation;
- the attached Children & Nature Facts from A. Macpherson, Division Manager, Parks Planning and Operations; and,
- a communication from A. Macpherson with respect to responses to the EEPAC comments on this matter.

2.2 (ADDED) City of London Long Term Water Storage Municipal Class Environmental Assessment

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard the attached presentation from A. Rozentals, Division Manager, Environmental and Engineering Services, P. Lupton, Environmental Services Engineer and B. Holden, Ecologist, AECOM, with respect to the City of London Long Term Water Storage.

3. Consent

3.1 4th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 4th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on March 21, 2019, was received.

3.2 3rd Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 3rd Report of the Trees and Forests Advisory Committee, from its meeting held on March 27, 2019, was received.

3.3 Municipal Council Resolution - 2nd Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on March 26, 2019, with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.4 Proposed 2019 City Funded ESA Capital Projects

That it BE NOTED that the proposed 2019 City Funded Environmentally Significant Areas Capital Projects list, was received.

3.5 ESA Management Committee Meeting Minutes

That it BE NOTED that the ESA Management Committee Meeting minutes from its meeting held on October 24, 2018, were received.

3.6 Notice of Study Commencement - Dingman Drive East of Wellington Road to Highway 401 and Area Intersections - Municipal Class Environmental Assessment

That the Project Managers BE REQUESTED to advise the Environmental and Ecological Planning Advisory Committee (EEPAC) of the correlation between the Dingman Creek Subwatershed Study and the Municipal Class Environmental Assessment currently being undertaken; it being noted that the EEPAC reviewed and received the Notice of Study Commencement for Dingman Drive East of Wellington Road to Highway 401 and area intersections Municipal Class Environmental Assessment, from M. Elmadhoon, Project Manager, The Corporation of the City of London and P. McAllister, Project Manager, AECOM Canada Ltd.

3.7 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 146 Exeter Road

That it BE NOTED that the Notice of Planning Application relating to the property located at 146 Exeter Road, from N. Pasato, Senior Planner, was received.

4. Sub-Committees and Working Groups

4.1 Draft Plan Subdivision and Zoning By-law Amendment - 1938 and 1964 Commissioners Road East and Portion of 1645 Hamilton Road

That the following actions be taken with respect to the Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 1938 and 1964 Commissioners Road East and 1645 Hamilton Road:

- a) B. Krichker BE INCLUDED in the Environmental and Ecological Planning Advisory Committee (EEPAC) existing Working Group; and,
- b) the Working Group comments relating to the Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 1938 and 1964 Commissioners Road East and 1645 Hamilton Road BE POSTPONED to the next EEPAC meeting to allow the EEPAC to meet with staff.

5. Items for Discussion

5.1 Notice of Proposed Changes to the Site Plan Control By-law - Bird Friendly Development - Site Plan Control By-law Proposed Changes

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion and reviewed and received a Notice of proposed changes to the Site Plan Control By-law relating to Bird Friendly Development.

5.2 Strategic Plan

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion and reviewed relevant pages of the Strategic Plan.

6. Deferred Matters/Additional Business

6.1 (ADDED) London Invasive Plant Strategy

That, the following actions be taken with respect to the communication dated April 8, 2019, from T. Cooke, Executive Director, Invasive Species Centre, congratulating the City of London on their excellent work on the London Invasive Plant Management Strategy:

- a) the Civic Administration BE CONGRATULATED on their achievement; and,
- b) the above-noted communication BE RECEIVED.

6.2 (ADDED) Notice of Planning Application - Draft Plan Subdivision and Zoning By-law Amendment - 1176, 1200 and 1230 Hyde Park Road and a Portion of 1150 Gainsborough Road

That a Working Group BE ESTABLISHED consisting of S. Hall, S. Levin and S. Sivakumar, to review the Notice of Planning Application relating to the properties located at 1176, 1200 and 1230 Hyde Park Road and a portion of 1150 Gainsborough Road, from C. Smith, Senior Planner and to report back at the next Environmental and Ecological Planning Advisory Committee meeting.

7. Adjournment

The meeting adjourned at 7:09 PM.

Trees and Forests Advisory Committee

Report

4th Meeting of the Trees and Forests Advisory Committee
April 24, 2019
Committee Room #2

Attendance PRESENT: R. Mannella (Chair), T. Khan, J. Kogelheide, C. Linton, A. Meilutis, A. Morrison, M. Szabo, S. Teichert and R. Walker and H. Lysynski (Acting Secretary)

ABSENT: C. Haindl and G. Mitchell

ALSO PRESENT: A. Beaton, K. Hodgins and J.-A. Spence

The meeting was called to order at 12:15 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 (ADDED) A. Valastro - Removal of Trees and Exempting Property Owners from Planting Replacement Trees

That A. Valastro BE INVITED to attend a future meeting of the Trees and Forests Advisory Committee, to provide detailed information on her concerns, concurrent with the Civic Administration reporting back with respect to the following:

- a) a request to address the definition of "hazardous trees";
- b) a review of the current Tree Protection By-law;
- c) the protection of young trees;
- d) trees being used as dens by animals; and,
- e) the requirement for property owners to replace trees that are removed from their property;

it being noted that the Trees and Forests Advisory Committee heard a verbal presentation from A. Valastro, with respect to the above-noted matters.

3. Consent

3.1 1st Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on January 23, 2019, was received.

3.2 2nd Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 2nd Report of the Trees and Forests Advisory Committee, from its meeting held on February 27, 2019, was received.

3.3 3rd Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 3rd Report of the Trees and Forests Advisory Committee, from its meeting held on March 27, 2019, was received.

3.4 Municipal Council Resolution - 2019 appointments to the City of London Advisory Committees

That it BE NOTED that the Municipal Council resolution from its meeting held on March 26, 2019, with respect to the 2019 appointments to the City of London Advisory Committees, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Mitigation Banking as it Relates to Urban Forest Strategy - C. Linton

That consideration of the mitigation banking relating to the Urban Forest Strategy BE POSTPONED to the next Trees and Forests Advisory Committee meeting.

5.2 Tree Planting in Subdivision - C. Linton

That consideration of the discussion on tree planting in subdivisions BE POSTPONED to the next Trees and Forests Advisory Committee meeting.

5.3 Trees and Forests Advisory Committee 2018 Work Plan

That consideration of the 2018 Trees and Forests Advisory Committee (TFAC) Work Plan Summary BE POSTPONED to the next TFAC meeting.

5.4 Trees and Forests Advisory Committee 2019 Work Plan

That consideration of the 2019 Work Plan for the Trees and Forests Advisory Committee (TFAC) BE DEFERRED to the new term of the TFAC.

6. Deferred Matters/Additional Business

None.

7. Adjournment

The meeting adjourned at 1:27 PM.



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

April 24, 2019

B. Debbert
Senior Planner

H. Chapman
Manager, Municipal Law Enforcement Services

P. Kavcic
Transportation Design Engineer

J. MacKay
Ecologist

I hereby certify that the Municipal Council, at its meeting held on April 23, 2019 resolved:

That, the following actions be taken with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on March 21, 2019:

- a) the Civic Administration BE ASKED to involve the Environmental and Ecological Planning Advisory Committee in the detailed design phase of the Clarke Road Environmental Assessment;
- b) the revised Working Group comments appended to the 4th Report of the Environmental and Ecological Planning Advisory Committee, relating to the property located at 348 Sunningdale Road East BE FORWARDED to the Civic Administration for consideration;
- c) the Working Group comments appended to the 4th Report of the Environmental and Ecological Planning Advisory Committee, relating to the Meadowlily Woods Environmentally Significant Area Conservation Plan - Phase 1 BE FORWARDED to the Civic Administration for consideration;
- d) the following actions be taken with respect to the Environmental and Ecological Planning Advisory Committee Work Plan:
 - i) the 2019 Work Plan for the Environmental and Ecological Planning Advisory Committee (EEPAC) appended to the 4th Report of the EEPAC BE FORWARDED to the Municipal Council for consideration; and,
 - ii) the 2018 Environmental and Ecological Planning Advisory Committee (EEPAC) Workplan Summary appended to the 4th Report of the EEPAC BE FORWARDED to the Municipal Council for information.
- e) the Civic Administration BE REQUESTED to mail the "Is Your Cat Safe Outdoors" brochure to new homeowners living adjacent to natural heritage areas; and,

f) clauses 1.1, 3.1 to 3.3, inclusive, 4.1, 5.1 a), 5.2, 5.5 to 5.7, inclusive, 6.1 and 6.2, BE RECEIVED for information. (3.1/7/PEC)



C. Saunders
City Clerk
/lm

cc. Chair and Members, Environmental and Ecological Planning Advisory Committee



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

May 8, 2019

P. McAllister
AECOM Canada Ltd.
410-250 York Street
London ON N6A 6K2

D. Baxter
Manager, Policy and Planning

M. Elmadhoon
Project Manager

I hereby certify that the Municipal Council, at its meeting held on May 7, 2019 resolved:

That the following actions be taken with respect to the 5th Report of the Environmental and Ecological Advisory Committee, from its meeting held on March 21, 2019:

- a) the following actions be taken with respect to the Parks and Recreation Master Plan:
- i) a Working Group BE ESTABLISHED consisting of S. Hall, S. Levin and R. Trudeau, to review and provide comments to the Civic Administration prior to April 23, 2019; and,
 - ii) the Environmental and Ecological Planning Advisory Committee (EEPAC) BE GRANTED delegation status when the Parks and Recreation Master Plan is presented to the Community and Protective Services Committee;

it being noted that the EEPAC reviewed and received the following with respect to this matter:

- the presentation from A. Macpherson, Division Manager, Parks Planning and Operations and S. Stafford, Managing Director, Parks and Recreation appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee;
- the Children & Nature Facts from A. Macpherson, Division Manager, Parks Planning and Operations appended to the 5th Report of the Environmental and Ecological Planning Advisory Committee; and,
- a communication from A. Macpherson with respect to responses to the EEPAC comments on this matter;

- b) the Project Managers BE REQUESTED to advise the Environmental and Ecological Planning Advisory Committee (EEPAC) of the correlation between the Dingman Creek Subwatershed Study and the Municipal Class Environmental Assessment currently being undertaken; it being noted that the EEPAC reviewed and received the Notice of Study Commencement for Dingman Drive East of Wellington Road to Highway 401 and area intersections Municipal Class Environmental Assessment, from M. Elmadhoon, Project Manager, The Corporation of the City of London and P. McAllister, Project Manager, AECOM Canada Ltd;

c) the following actions be taken with respect to the Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 1938 and 1964 Commissioners Road East and 1645 Hamilton Road:

- i) B. Krichker BE INCLUDED in the Environmental and Ecological Planning Advisory Committee (EEPAC) existing Working Group; and,
- ii) the Working Group comments relating to the Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 1938 and 1964 Commissioners Road East and 1645 Hamilton Road BE POSTPONED to the next EEPAC meeting to allow the EEPAC to meet with staff;

d) the following actions be taken with respect to the communication dated April 8, 2019, from T. Cooke, Executive Director, Invasive Species Centre, congratulating the City of London on their excellent work on the London Invasive Plant Management Strategy:

- i) the Civic Administration BE CONGRATULATED on their achievement; and,
- ii) the above-noted communication BE RECEIVED;

e) clauses 1.1, 2.2, 3.1 to 3.5, inclusive, 3.7, 5.1 and 5.2 and 6.2, BE RECEIVED for information. (2.1/8/PEC)



C. Saunders
City Clerk
/lm

cc. A. Macpherson, Manager, Parks Planning and Operations
J. Bunn, Committee Secretary
Chair and Members, Environmental and Ecological Planning Advisory Committee

Bostwick Road Municipal Class Environmental Assessment Study

Notice of Study Completion

The City of London has completed a Schedule ‘C’ Municipal Class Environmental Assessment (EA) Study to develop traffic capacity, accessibility, and geometric improvements to Bostwick Road from Southdale Road to the intersection at Wharncliffe Road South to accommodate planned development along the corridor. The study also identified a preferred alignment for the Bradley Avenue Extension.

The recommended design includes realignment of Bostwick Road and the Bradley Avenue extension, both of which will be four-lanes wide. The EA also considered new roads proposed in southwest London, including the extension of Kilbourne Road and new local roads (Neighbourhood Streets) for future developments. Intersection controls were also evaluated and the study determined that roundabouts would be the most appropriate for major intersections on Bostwick Road.

The Class EA process included public and agency consultation, a comparative evaluation of design options, assessment of potential impacts, and identification of mitigation measures. As part of the consultation program, two Public Information Centers were held (October 13, 2016 & June 14, 2017) to provide information on the project and to receive comments.

The Environmental Study Report (ESR) was prepared to document the decision-making process leading to the selection of the preferred design. The ESR has been placed on the public record for **a thirty (30) calendar day** public review period and is available for review at the following locations beginning **April 29, 2019**:

City of London - City Hall Clerk’s Office, 3 rd Floor or Transportation Div., 8th Floor 300 Dufferin Avenue, London Mon – Fri: 8:30am – 4:30pm Sat/Sun: Closed	Bostwick Community Centre 501 Southdale Rd West London, ON N6K 3X4 Mon – Fri: 5:30am – 12:00pm Sat: 7:00am – 9:00pm Sun: 7:00am – 7:00pm	City’s Project Website http://www.london.ca/residents/Environment/EAs/Pages/Bostwick-Road.aspx
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If you have any comments, questions or concerns regarding the information provided in the ESR, please contact one of the following team members no later than **May 30, 2019**.

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

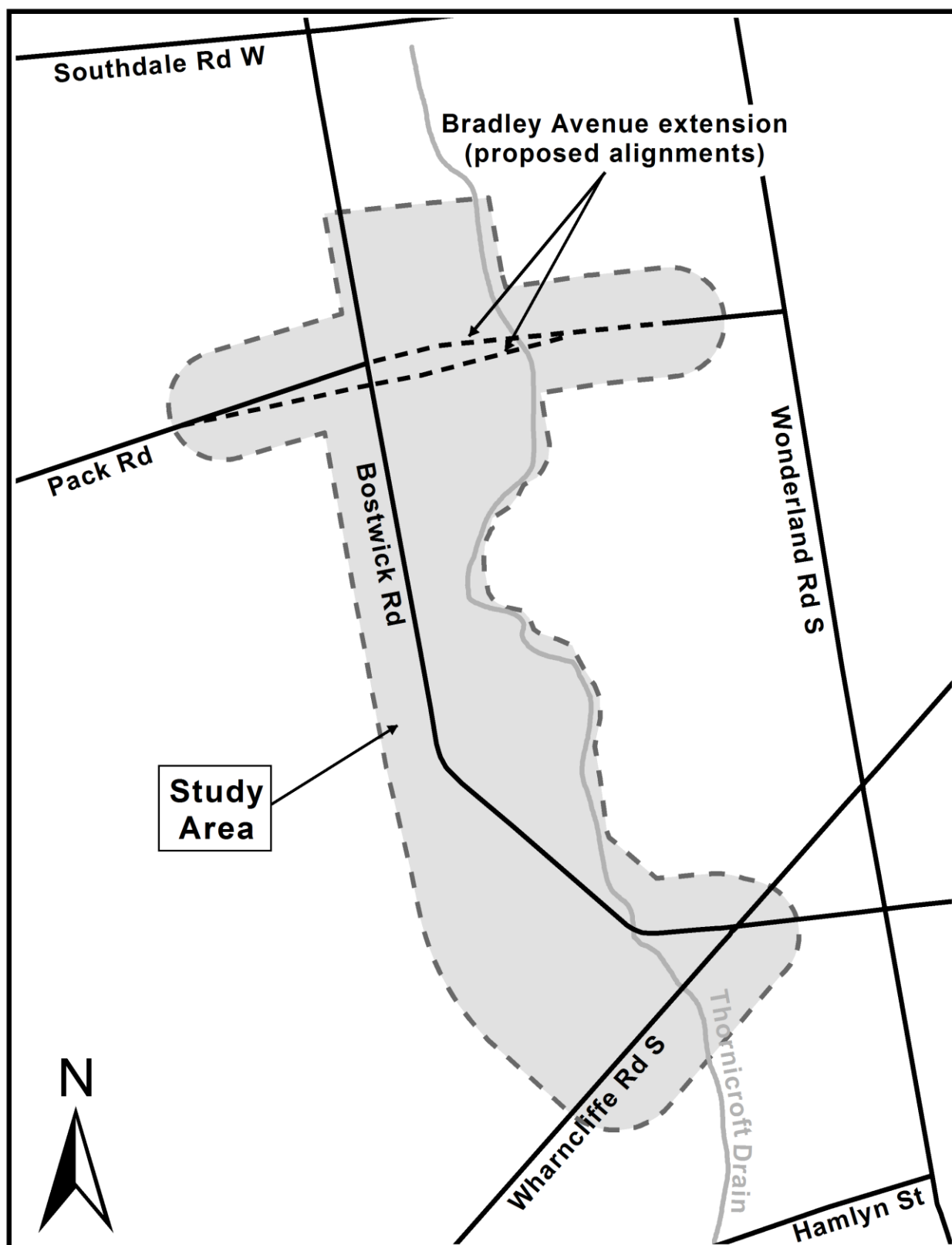
Maged Elmadhoon, M. Eng., P.Eng.
Project Manager
City of London
300 Dufferin Avenue, 8th Floor, P.O Box 5035
London, Ontario, N6A 4L9
Tel: 519-661-CITY (2489) ext. 4934
Email: melmadho@london.ca

If concerns cannot be resolved in discussion with the City, interested persons or parties may request the Minister of the Environment, Conservation and Parks (MECP) to issue a Part II Order (i.e. “bump up”) for this project, changing the status of the project to a full Individual Environmental Assessment. A Part II Order request must be submitted to the Minister by **May 30, 2019** (i.e., within the 30-day review period). The standard Part II Order request form is available on the Ontario government Forms Repository website (<http://www.forms.ssb.gov.on.ca>). A copy of the completed form and any supporting information must also be sent to the Director of Environmental Assessment and Permissions Branch and City Clerk. If no Part II Order requests are received by **May 30, 2019**, the project will be considered to have met the requirements of the Municipal Class EA and may proceed.

Minister
Ministry of the Environment,
Conservation and Parks
77 Wellesley Street West, 11F
Toronto, ON
M7A 2T5

Director, Environmental
Assessment and Permissions
Branch
Ministry of the Environment,
Conservation and Parks
135 St. Clair Avenue West, 1F
Toronto, ON
M4V 1P5

City of London
Office of the City Clerk
300 Dufferin Avenue, 3F
London, ON N6A 4L9



STUDY AREA KEY MAP

This notice was issued on April 18, 2019.



Southdale Road West Class Environmental Assessment Study



Notice of Completion

The City of London retained Dillon Consulting Limited to complete a Municipal Class Environmental Assessment (EA) for improvements to Southdale Road West and Wickerson Road from approximately Byronhills Drive to 650 m north of the Wickerson Road/Southdale Road intersection. The study identified, developed and evaluated various design options for improving these roads, as well as providing for other required infrastructure improvements. The technically preferred design for these roads includes:

- Significant profile upgrades (cuts and fills) to Southdale Road West to meet design standards
- Installation of sidewalks on the east side of Wickerson Road and north side of Southdale Road West and on the south side of Southdale Road between Byron Hills Drive and Boler Road
- Extension of the existing multi-use trail on the north side of Southdale Road West from Bramblewood Place to the existing Boler Mountain Access Road
- Installation of on-road bike lanes on Southdale Road West between Wickerson Road and Boler Road
- New illumination, watermain and stormwater management upgrades.

The Schedule C Municipal Class Environmental Assessment (EA) process included public and agency consultation, a comparative evaluation of alternatives, assessment of potential impacts, and identification of mitigation measures. Public information centres were held on March 3, 2017 and May 31, 2018 to provide information on the project and to receive comments. An Environmental Study Report (ESR) has been prepared to document the decision-making process leading to the selection of the preferred alternative. An Environmental Impact Study was also completed. The ESR will be available for public review from **April 18, 2019**, to **May 24, 2019**, at the following locations:

City Hall	London Public Library	Project Website
City Hall Transportation Planning & Design 300 Dufferin Avenue, London	Byron Branch Library 1295 Commissioners Road, London, Ontario	www.london.ca

If you have any comments, questions or concerns regarding the information provided in the ESR, please contact one of the following team members no later than **May 24, 2019**:

Brian Huston, P.Eng.

Project Manager

Dillon Consulting Limited
130 Dufferin Avenue, Suite 1400
London, Ontario, N6A 5R2
Tel: 519-438-1288 Ext. 1227
Email: bhuston@dillon.ca

Ted Koza, P.Eng.

Transportation Design Engineer

City of London
P.O. Box 5035
300 Dufferin Avenue, London, Ontario, N6A 4L9
Tel: 519-661-2489 Ext. 5806
Email: tkoza@london.ca

Interested persons are encouraged to review the document and provide comments to the City of London by **May 24, 2019**. If, after consulting with the City of London staff, you have outstanding environmental issues that have not been addressed through the Municipal Class EA process, you can request the Minister of the Environment, Conservation and Parks (MECP) to issue a Part II Order (i.e., “bump up”) for this project, changing the status of the project to a full Individual Environmental Assessment. Any Part II Order request must be submitted to MECP by **May 24, 2019**, using a standard form developed by MECP. The standard Part II Order request form is available on the Ontario government Forms Repository website (<http://www.forms.ssb.gov.on.ca>) and you can find it by searching “Part II

Order” on the Repository’s main page. A copy of the completed form and any supporting information must also be sent to the Director of Environmental Assessment and Permissions Branch and City Clerk. If no Part II Order requests are received by **May 24, 2019**, the project will be considered to have met the requirements of the Municipal Class EA and may proceed.

Minister, Ministry of the
Environment, Conservation
and Parks
77 Wellesley Street West
11th Floor
Toronto, Ontario
M7A 2T5

Director, Environmental
Assessment and Permissions Branch
Ministry of the Environment, Conservation
and Parks
135 St. Clair Avenue West
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300 Dufferin Avenue
London, Ontario,
N6A 4L9

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

NOTICE OF COMPLETION

The City of London has completed a Municipal Class Environmental Assessment (MCEA) study to determine road improvements for Southdale Road West between Pine Valley Boulevard and Colonel Talbot Road, and Bostwick Road, north of Pack Road. This study was completed following the 'Schedule C' process of the Municipal Class Environmental Assessment (2000, as amended in 2007, 2011 and 2015).

The study determined Southdale Road West and Bostwick Road should be widened to accommodate all roadway users including vehicles, pedestrians and cyclists. Southdale Road West will be widened to provide two lanes of traffic in each direction, left turn lanes, sidewalks and in-boulevard bike paths on the north and south side of Southdale Road West. Initial improvements on Bostwick Road will include the addition of curbs and gutters, a centre median and sidewalks and bike paths on the east and west sides. In the future, and when warranted, Bostwick Road will have two lanes of traffic in each direction.

Southdale Road West intersection improvements include the addition of a two lane roundabout at Colonel Talbot Road. The Southdale Road West and Bostwick Road intersection will remain as a signalized intersection but will be upgraded to accommodate the road widening.

The preferred alignment and cross sections will be further developed during detailed design. Phase 1 of the project (Southdale Road West from Farnham Road/Bostwick Road to Pine Valley Boulevard) is scheduled for 2022. Phase 2, Southdale Road West and Colonel Talbot Road intersection improvements is anticipated in 2024.

An Environmental Study Report (ESR) has been prepared and will be placed on public record on April 25 to May 27, 2019 for thirty (30) calendar days to be reviewed by members of the public and/or any other interested party at the following locations:

City of London City Hall 300 Dufferin Avenue, London City Clerk 3 rd Floor	Hours of Operation Monday – Friday: 8:30 am – 4:30 pm Saturday/Sunday: Closed
London Public Library Bostwick Branch – 501 Southdale Road West	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
City of London www.london.ca/residents/Environment/EAs/Pages/Southdale-Road-West-Bostwick-Road-Improvements-.aspx	



***Southdale Road West Improvements –
Pine Valley Boulevard to Colonel Talbot Road
Municipal Class Environmental Assessment***

To provide comments, please visit www.london.ca or contact either of the following team members no later than May 27, 2019:

Ted Koza, P. Eng.,
Project Manager,
Corporation of the City of London
300 Dufferin Avenue
London ON, N6A 4L9
Tel: 519-661-CITY (2489) x. 5806
Email: tkoza@london.ca

Peter McAllister, P. Eng., PMP,
Project Manager,
AECOM Canada
250 York Street, Suite 410
London ON, N6A 6K2
Tel: 519-963-5865
Email: peter.mcallister@aecom.com

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.

If concerns regarding this project cannot be resolved in discussion with the City of London, a person or party may request in writing the Minister of the Environment Conservation and Parks (MECP) to issue a Part II Order (i.e. “bump-up”) for the project, thereby requiring an elevated scope of study. The Part II Order request must be received by the Minister no later March 27, 2019, with copies to the Director, Environmental Assessment and Permissions Branch and Office of the City Clerk, City of London, 3rd Floor, 300 Dufferin Avenue, London, ON N6A 4L9. Refer to the MCEA website for process requirements: <https://www.ontario.ca/page/class-environmental-assessments-part-ii-order>

Minister,
Ministry of the Environment and
Climate Change
77 Wellesley Street West, Floor 11
Toronto ON M7A 2T5
Fax: 416-314-8452

Director,
Environmental Assessment
Ministry of the Environment and
Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto ON M4V 1P5
MOECCpermissions@ontario.ca

If no Part II Order request are received by March 27, 2019, 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.

This Notice issued on April 25, 2019.

City of London Draft Parks and Recreation Master Plan Phase 3: Public Engagement on Draft Recommendations

Comments submitted by EEPAC working group: S. Hall, B. Krichker, S. Levin, R. Trudeau

Sent to S. Stafford and D. Baxter April 23, 2019 as per their request at EEPAC's April 11, 2019 meeting

Where park is used in the Plan, it refers to a definition that contains the word Park

Definitions (from Development Charges study definitions provided by staff on October 11, 2018 to the Development Charges Stakeholder Group)

Neighbourhood Parks are intended to serve as a focal point of a neighbourhood and are designed to serve the needs of the local neighbourhood by supporting both unorganized and organized activities and programs.

District Parks are intended to serve groups of neighbourhoods and are designed with an emphasis on facilities for organized sports and unorganized activities.

Open Space generally buffers and protects natural features and is often linear in nature following tributaries of the Thames River, upland corridors or utility easements.

Woodland Parks have typically been established and protected for their environmental significance and may have been identified by the City through a previous study or have a development-related Environmental Impact Study (EIS) with recommendations for their protection, management and enhancement.

Environmentally Significant Areas (ESAs) are identified as components of the Natural Heritage System and include lands that are to be maintained in their natural state through appropriate management for the purposes for which they have been recognized.

Sports Parks are designed to accommodate multiple high-end sport fields and service larger areas in the City.

Thames Valley Parkway (TVP) is the City's multi-use pathway system which generally follows the Thames River. Future extensions of the TVP will occur as lands along the branches of the Thames River come under urban development.

Urban Parks are relatively small spaces that provide a higher level of design quality and are intended to be focal points within neighbourhoods.

Civic Spaces are small parcels of municipally owned land in the Downtown core and along older main street areas that are designed to a high standard.

In this document, a pathway has a surface that is hardened with asphalt or other similar base. A trail does not.

In this document, passive recreation refers to recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection. (US EPA)

The Natural Heritage System refers to Policy 1298 of the London Plan and is shown on Map 5 of the London Plan.

ACTIVE LIVING

Goal: We will support and promote opportunities for active living. This will be achieved through unstructured and structured experiences that encourage regular physical activity and healthy aging.

Strategic Directions:

- Foster active living through structured and **unstructured activities** that improve physical, mental, and social wellbeing.
- Make parks and facilities walkable and accessible by residents through **active transportation** and connections to public transit.
- Support programming that encourages introductory skill development, interaction, and community building.

Physical Activity, Active Living, and Active Aging

- Programs provided by the City of London will continue to emphasize physical activity and physical literacy for residents of all ages and abilities through registered and drop-in opportunities.
- Expand the variety, frequency, location, and promotion of **drop-in programs** through the use of community centres, neighbourhood locations, parks, and **non-traditional sites**. Develop a strategy to identify, administer, and evaluate drop-in programming that responds to changing demographics and diversity.
- Offer more **family recreation opportunities** to meet the needs of newcomers and minority groups (including more intergenerational opportunities and options for children ages 0-2 years) and to help foster lifelong participation.
- Work with Child and Youth Network priority area leads to explore options for integrating **physical literacy and new physical activity elements** into our built environment, such as incorporating literacy decals, murals, etc. into community centres.
- Explore how to best meet the increasing demands and unique needs of **older adults**. Meet with partners such as the Huff N' Puff Seniors Fitness Association to explore needs/plans moving forward, including the exploration of a **therapeutic line of programming** with community partners.
- Continue to review **program participation data** to make informed decisions about program development by age group and location through the establishment of participation targets.
- Work together with other service providers and stakeholders** to understand and address overall participation rates and gaps in parks, recreation, and sport pursuits in London.

Is there anything missing from the recommendations above that you want considered within the Master Plan? **A definition of passive and active recreation with examples.**

Please provide any additional comments that you may have **"non-traditional sites" is completely open ended. Examples would be helpful. Do unstructured activities fall under active recreation which would include a game of pick up soccer or ultimate Frisbee? Does active transportation include bikes including electric bikes? None of these activities should not be permitted in ESAs or Woodland Parks.**

INCLUSION & ACCESS

Goal: We will remove barriers to participation by adopting a model of “access for all”. This will be achieved by welcoming and including all residents.

Strategic Directions:

- a) Work collaboratively with populations that face constraints to participation – such as (but not limited to) Indigenous peoples, newcomers to Canada, residents with low income backgrounds, LGBT+ community, women and girls, and persons with disabilities – to reduce and remove barriers.
- b) Support diversity and inclusion by evaluating proposals, policies, and actions through an equity and gender identity lens.
- c) Provide, promote, and enhance subsidy programs that improve affordability for all.
- d) Increase the range of low- and no-cost programs within the city.
- e) Promote the use of parks and public spaces.
- f) Promote the use of trails and pathways in a way that protects unique species and habitats.
- g) Implement age-friendly design standards and planning strategies that improve accessibility for all.

Inclusion and Access

- A. As the City grows, continue to expand **low- and no-cost program initiatives** that advance the City’s service mandate. Continued research and engagement at the neighbourhood-level is necessary to identify areas that will benefit the most from these initiatives.
- B. Reach out to **Indigenous people and organizations** to:
 - i. Undertake regular and meaningful engagement on matters of importance related to parks, recreation programs, sport services and facilities;
 - ii. Explore new partnerships for including Indigenous programming in the Recreation Guide;
 - iii. Explore how to best ensure Indigenous peoples feel welcomed in programs and community centres;
 - iv. Target casual staff recruitment efforts through Indigenous organizations to increase the diversity in London’s leadership staff; and,
 - v. Identify how parks, recreation, and sport can support the recommendations from the Truth and Reconciliation Commission of Canada.
- C. Work with **under-represented populations** to: identify participation rates in parks, recreation, and sport; remove barriers to participation; and, establish appropriate participation targets.
- D. Expand our reach to **newcomer populations** by:
 - i. Focusing on staff recruitment efforts and leadership development to increase the diversity of the staff team;
 - ii. Increasing the variety of recreational opportunities that are appropriate for various ethnocultural groups; and
 - iii. Translating promotional materials into predominant languages.
- E. Expand programs and services for the **special needs population**, with a focus on increasing physical activity options for school-aged children with special needs.
- F. Expand **staff training** around accessibility, including sensitivity training in staff meetings or training sessions.
- G. Expand **gender diversity/LGBT+ inclusion** by utilizing consistent signage at all centres and using the Ontario Human Rights Code and experts in the region to inform the staff training programs.
- H. Evaluate the balance of **female participation** by age cohort in all direct, casual, community, and stakeholder-driven sport opportunities in London.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

We split trails and pathways from E and added a new F in the Strategic Directions section.

Please provide any additional comments that you may have

CONNECTING PEOPLE & NATURE

Goal: We will strengthen residents' connections with their neighbourhoods and nature. This will be achieved through public awareness, neighbourhood-driven activities and decision-making, and opportunities to animate and enjoy London's **outdoor spaces parks and places civic spaces**.

Strategic Directions:

- a) Enhance awareness of community initiatives and promote the personal and community benefits of parks, recreation, and sport.
- b) Support volunteerism and community engagement in the planning and delivery of services.
- c) Continue to emphasize initiatives focused on strengthening neighbourhoods, animation of public spaces, and unstructured activities.
- d) Collaborate with providers to exchange information and promote services and programs.
- e) Use recreation to help people connect with nature and be stewards of the natural environment.
- f) Apply effective designs and management strategies such as natural landscapes, native plants, and natural heritage education opportunities that support healthy and sustainable environments, **and sustain ecological features and functions**.
- g) Support efforts to expand active transportation networks, including trails and pathways within and connecting to parks and **open civic spaces**.

Connecting People and Neighbourhoods

- A. Continue to **support community development and local decision-making initiatives**, the Strengthening Neighbourhoods Strategy, Child and Youth Network, partnerships, and other means of achieving equity in park, facility, and service delivery.
- B. Continue to embed **public engagement as a required element** when making key decisions relating to parks, recreation, and sport services. Consider a variety of tactics (including community-led and community-designed engagement opportunities) that make it easy for people to participate, such as non-traditional locations and times.
- C. Continue to support **Neighbourhood Hubs** (Indoor and outdoor) by:
 - i. Ensuring our community centres and parks are safe places where people can gather and connect and promote this fact;
 - ii. Providing welcoming and inviting spaces (e.g., consistent wayfinding);
 - iii. Using our community centres and parks as access points for information about other City of London services; and,
 - iv. Using our community centres as warming/cooling centres during extreme weather.
- D. Continue to maximize **program delivery in existing places and spaces** by:
 - i. Identifying location gaps for different program areas and develop strategies to fill these gaps; and,
 - ii. Sourcing out new program locations through formalizing usage of school facilities (all Boards), coordinating with Family Centres, planning ahead such as for when new school space becomes available, and identifying under-utilized public library spaces.
- E. As part of a broader community engagement strategy, investigate the feasibility of developing an **online community portal and application** centred on parks, recreation, and sport in London.
- F. Increase **resident awareness and marketing** of parks, recreation, and sport opportunities and information through:
 - i. Leveraging new and emerging technologies that enhance the customer service experience (e.g., program registration and rentals);

- ii. Including more information about features available at each location, including those accessible to persons with disabilities;
 - iii. Educating the public about service level standards, such as parks maintenance and naturalization initiatives;
 - iv. Establishing strategies for communicating with specific audiences, including under-represented groups;
 - v. Expanding current initiatives such as the Play Your Way newsletter, Neighbourhood Decision-Making program, surveys, information centres, etc.;
 - vi. Developing generic neighbourhood-based information by working with Family Centres, libraries, and schools; and,
 - vii. Increasing cross-promotion on social media, utilizing relationships with neighbourhood groups, etc.
- G. Continue to explore opportunities to publish key promotional material and provide language supports for meeting participants in **multiple and predominant languages** with the goal of expanding the City's reach and increasing participation amongst newcomer groups.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. If the Goal and Strategic Direction G are changed from open spaces to civic spaces as shown above, it is therefore made clear that Environmentally Significant Areas and buffers to environmental features are excluded.

Connecting People with Nature / Thames River

- A. Place a greater emphasis on helping people **connect with nature through recreation** by:
 - i. Incorporating appreciation and exposure to nature through new program design;
 - ii. Improving the connection between community and seniors' centres and their outdoor spaces; and,
 - iii. Enhancing shoreline access and gathering spaces by providing more amenities for trails/pathways and water-based recreational pursuits (e.g., fishing, paddling, etc.) adjacent to the Thames River, in keeping with best environmental practices.
- B. To support education and nature appreciation, provide **interpretive signage** that highlights the significance of London's **natural areas** Natural Heritage System.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. It is unclear if this section does or does not include Environmentally Significant Areas. EEPAC has been told that the Plan does not include ESAs. If so, what is the meaning of "natural area" in B? We recommend using the term Natural Heritage System in B as this would include Woodland Parks, River and Stream Corridors and Environmentally Significant Areas.

Recreational Trails and Pathways outside of Environmentally Significant Areas

- A. Continue to provide Londoners with **trails** that provide opportunities to be immersed in, experience, respect, and value nature.
- B. Where ecologically appropriate, ensure that new trails are **AODA compliant**, so that all Londoners can experience nature.
- C. Continue efforts to address **gaps in the recreational trail and pathway networks** and extending the system into new growth areas. All trail and pathway development projects require site-specific analysis, including application of applicable policies and guidelines.
- D. Identify and consider opportunities to enhance the **safety and convenience** of the recreational pathway system through urban design, active transportation, and park renewal initiatives. Examples include (but are not limited to) connections where intensification and redevelopment occurs, installation of bike racks and amenities, signage clearly demarcating access points, community education, and awareness, separation of users in high traffic areas, and a **winter maintenance program** in select locations **where ecological features and functions are not put at risk.**
- E. Work with applicable approval agencies to develop a coordinated policy approach for **recreational trail and pathway development within natural areas Woodland Parks** and floodplains. **What is a natural area ?**
- F. **Before trails and pathways are created in Significant Woodlands shown on Map 5 of the London Plan, they must follow a woodland management plan based on an Environmental Impact Study.**
- G. Align implementation of the Parks and Recreation Master Plan with the City's **Cycling Master Plan** and promote and link with **Provincial Cycling Routes** (CycleON). Update technical standards to reflect provincial planning guidelines, as revised from time to time.

Is there anything missing from the recommendations above that you want considered within the Master Plan? **We have recommended a new F**

Please provide any additional comments that you may have **Trails and pathways must not be in ecological buffers as per the City's Environmental Management Guidelines.**

Environmental Health and Stewardship

- A. Identify resources to support the enhanced **management of municipal woodlands Woodland Parks** and work collaboratively with internal and external stakeholders to achieve the desired service level standards. **Not sure what enhanced management means. Invasive species? Dogs off leash control? Or does it mean naturalization? Clarity would be helpful.**
- B. Encourage **stakeholder and resident roles** in providing **stewardship** of parks, gardens, and other community resources. This may include encouraging the establishment of park foundations, conservancies, and other stewardship partnerships that enhance park sustainability.
- C. Seek opportunities to improve **awareness and understanding** about the importance of the City's Natural Heritage System and urban forest and their broader role within **Carolinian Canada**. Additional research should be conducted into best practices that build upon existing community partnerships and community education opportunities (e.g., programming and events, social media, educational signs, etc.).
- D. Continue to promote **naturalization of appropriate municipal lands and beautification and greening efforts** led or sponsored by the City (e.g., planting programs, "adopt-a" initiatives, community events, public art, and more) to meet multiple goals for habitats, pollinators, and tree coverage.

- E. Continue to seek and implement strategies for the effective management of **urban wildlife** and **invasive species**.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have C. includes the City's ESAs as they are part of the Natural Heritage System. Not sure what this looks like in action and in outcomes. Why not simply say, "signage will be installed in locations where use of the city's natural heritage system and urban forest are greatest to help raise awareness and understanding"

Outdoor Play

- A. Develop an **Outdoor Activity Strategy** to encourage residents of all ages to stay outdoors longer, enjoy outdoor settings and enhance connections with nature.
- B. Investigate new **challenging play opportunities** to keep children and families outdoors and active for longer periods of time, such as natural play areas and adventure play features.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

SECTION 7: SUPPORTIVE ENVIRONMENTS

Goal: We will invest strategically in parks, recreation, and sport infrastructure to support the Master Plan goals. This will be achieved by responding to demonstrated community needs through the thoughtful design, provision, and management of parks, facilities, and spaces.

Strategic Directions:

- Ensure that ~~public~~ **Parks and Civic Places** are safe, welcoming, accessible, and maintained in a state of good repair through the implementation of contemporary design standards, AODA requirements, and effective asset management practices.
- Renew, expand, and develop ~~spaces~~, facilities, and amenities in appropriate locations to address existing gaps. **Spaces is undefined – places may be better if you are referring to buildings.**
- Strive to develop spaces, facilities, and amenities that are flexible, serve multiple users, function as neighbourhood hubs, and can be linked to broader strategies and initiatives.
- Respond to changing participation patterns, demographics, and emerging activities by adapting public spaces and programs to fit evolving needs and expectations.
- Employ effective and progressive maintenance and asset management practices.
- Support inward and upward growth through proactive planning and innovative models that support future growth and an increasingly urbanized city.
- Recognize the importance of placemaking through the provision of exceptional civic spaces and robust infrastructure.

- h) Utilize a variety of acquisition and non-acquisition-based options to enhance the supply of parks and **city owned parts of the Natural Heritage System.** ~~open spaces.~~

Planning for a Mature City

- A. Consider **new service and facility provision models** that reflect the realities of higher-density residential communities, while ensuring convenient public access to needed spaces (e.g., public recreation amenities in condominium podiums).
- B. In neighbourhoods planned for **residential intensification**, design new parks and evaluate existing parks, green spaces, and other municipal properties for their potential to accommodate urban park features, multi-functional spaces, and expanded social and recreational opportunities to serve diverse populations.
- C. Evaluate **surplus school and other acquisition opportunities** based on the principles and targets advanced in this Master Plan, with a focus on geographic gap areas.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have **Waiting until lands that are environmentally significant such as ESAs and Woodlands are taken thru the subdivision process means the city is taking on management well after people have created their own trails and access points to features. This risks the ecological feature and reduces the chance to make people aware at the beginning of the importance of the feature. Waiting to get land for free late in the land use planning process is not good ecological planning. In the next section, C raised the possibility of acquiring land in advance of development. Geez Louise, why not for Woodland Parks and other parts of the Natural Heritage System (ex. Lower Dingman)**

Guidelines for Planning and Priority-Setting

- A. Facilitate a **balanced distribution and network** of parks, recreation programs, sport services, and facilities recognizing that different locations may serve different needs. This includes planning for **new program locations** (municipal and partnered) in gap and growth areas.
- B. Utilize the planning and priority-setting guidelines identified in this Master Plan (Section 7.1) for evaluating requests and opportunities to provide **new or enhanced infrastructure** and when planning and designing infrastructure.
- C. Where possible, **acquire land well in advance** of development for higher order projects such as planned community centres. Consider options for co-locating community centres with District Park-level sports fields and amenities.
- D. Continue to make facilities and parks more accessible for persons with disabilities, in keeping with **AODA requirements**. Review the City's **accessibility design standards** to ensure that all relevant parks, recreation and sport facilities are included.
- E. Conduct **accessibility audits** on a regular basis to ensure that the City's accessibility standards are being met at all parks, recreation and sport facilities. Give consideration to assistive technologies and adaptive equipment that facilitate access for persons with physical or mental disabilities.
- F. Develop a **standardized framework to evaluate requests** for facilities presently not part of the City's core parks, recreation, and sport service mandate. At a minimum, the framework should consider the City's role (or lack thereof) in providing the service in relation to demonstrated demand, alternate providers, cost factors, and economic sustainability.
- G. Ensure that major retrofits and new construction projects adequately consider opportunities to address **climate change, environmental sustainability, and energy conservation**. At minimum, this should include

consideration of green technologies (e.g., green roofs, **EV charging stations**, battery-powered maintenance tools, refrigeration plants, etc.) and low-impact development practices (e.g., stormwater management, permeable surfaces, etc.) by building these items into City budgets.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Community Centres

- A. Develop a mid-size multi-use community centre in **Southeast London**, with an emphasis on securing an alternate site (considering the site selection criteria developed in 2010) in the short-term. Proposed components (to be confirmed through community and partner consultation) include twin ice pads (as a replacement for Farquharson Arena), large gymnasium, activity rooms, and multi-use space. Potential partnerships will be considered.
- B. Develop a mid-size multi-use community centre in **Northwest London** (following the Southeast London project). Proposed components (to be confirmed through community and potential partner consultation) include an indoor pool, large gymnasium, activity rooms, and multi-use space. Potential partnerships will be considered. Additional study is required to determine the preferred approach, which could influence location(s), timing, and/or potential partners.
- C. Expand the network of **neighbourhood community centres** by establishing a facility in North London and another in Central London between 2024 and 2029. Neighbourhood centres would generally include large gymnasiums, community kitchens, multi-purpose spaces, and/or specialty/partnered spaces based on demonstrated needs. In the longer-term, one to two additional neighbourhood centres should be considered to address gap areas in South London. Traditional models of providing community centres may evolve as the city intensifies within the Primary Transit Area.
- D. Build **gymnasiums and multi-use activity space** as part of each proposed multi-use and neighbourhood centre, for a total of six new gymnasiums by 2039. Consider opportunities to add gymnasiums to existing centres or repurposed facilities to assist in meeting this goal.
- E. Prepare a **Gymnasium Strategy** to review current access policies, other providers, needs, and provision strategies, with a goal of enhancing access to large gymnasiums for programs, events, and rentals.
- F. Establish a strategy to **expand the senior satellite model** in consultation with stakeholders, with a view toward coordinated service delivery at the neighbourhood-level. Considerations include:
 - i. Adding a new satellite site in the short-term;
 - ii. Program expansion, low-cost and/or unstructured options, sustainable multi-site membership model, and expanded hours at locations that are experiencing high attendance and unmet demand; and,
 - iii. Working with Parks Planning to identify outdoor spaces that can be used to complement programming at seniors centres and satellites.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

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Aquatics (Indoor & Outdoor)

- A. Work with local users to ensure that the **Canada Games Aquatic Centre** remains able to host competitions and meets, with consideration being given to pool depth, technical requirements, and support spaces.
- B. Develop a new indoor 25-metre 6-lane pool for community use in **Northwest London** in the short-term. Further study is required to determine if the pool is best provided as part of the proposed large multi-use community centre or through an expansion to the Canadian Games Aquatic Centre.
- C. Reassess longer-term demand for an **eighth municipal indoor pool location** through the next Master Plan update, possibly in partnership with an alternate provider in Central London.
- D. Develop five additional **spray pads** (for a total of 21) by 2039, with a focus on identified gap areas (Foxfield Park, Riverbend Park, one in North London, and two in Southwest London). New spray pads should be provided through park development projects or wading pool conversions, with an emphasis on district-level sites with existing washrooms, parking, and shade. Consideration may be given to different levels of spray pads provided (e.g., basic and enhanced), as well as options for recirculated/treated water systems.
- E. Assess usage trends at **outdoor swimming pools** and develop a strategy to guide future programming and reinvestment priorities, including consideration of the City's role in ensuring community access to non-profit community pools. No additional outdoor swimming pools are recommended.
- F. Continue to reduce the number of **wading pools** within City parks and develop criteria for wading pool decommissioning. Wading pools that are under-utilized, in poor condition, serving aging communities, in close proximity to alternative aquatic services and/or are not associated with outdoor pools are likely candidates for removal. They may be replaced with spray pads or other in-demand park amenities identified through community consultation.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Arenas

- A. Maintain public access to 22 indoor ice pads until 2031, at which point planning may begin for **one additional ice pad** (as a multi-pad replacement and/or partnered project). Long-term consideration may be given to **phasing out single pad arenas** in favour of multi-pad facilities with community space. To confirm these directions, facility usage and registration trends should be monitored, as should capacities and capital plans in adjacent municipalities.
- B. Continue to examine and assess the need for **dry pads for floor sports** and community activities. Where supported by demonstrated demand, consider opportunities to repurpose under-utilized spaces.
- C. Repurpose **Silverwood Arena** to alternate community uses. Initiate a Request for Proposal process (with identified objectives and outcomes) and feasibility study (with community input) to guide the project.
- D. Remove **Glen Cairn Arena** as a municipal capital asset as it is surplus to community needs.
- E. Include two ice pads as part of the proposed multi-use community centre in **Southeast London**. Upon opening, remove the ice pads at **Farquharson Arena** from the inventory. Continue discussions with the landowner (Thames Valley District School Board) regarding the future of this facility.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Sports Fields

- A. Develop up to 28 additional **rectangular sports fields** (unlit equivalents) over the next 20 years through new park development, improvements that create capacity (e.g., upgrades such as adding lights, expanding fields, etc.), and enhancing access to non-municipal fields. Where possible, priority should be placed on multi-field complexes with full-size, lit and irrigated fields (including artificial turf fields that extend the season and accommodate multiple sports).
- B. Develop up to 12.5 additional **ball diamonds** (unlit equivalents) over the next 20 years through new park development, improvements that create capacity (e.g., adding lights), and enhancing access to non-municipal diamonds. Most of these diamonds are required in the short-term to accommodate the recent increase in youth participation and loss of fields at the Southwest London Baseball Complex). Where possible, priority should be placed on multi-field complexes with full-size, lit diamonds.
- C. Develop a second full-size **cricket pitch** (potentially spanning two rectangular sports fields). Longer-term needs should be examined once the second pitch is fully operational and usage patterns can be assessed.
- D. Continue to undertake **upgrades and improvements** to existing sports fields, supported by demonstrated demand and in cooperation with sports organizations. Examples include field dimensions, lighting, grading, irrigation, drainage, turf, and infield improvements, fencing, benches, shelters, etc. Efforts should be made to add lights to fields prior to nearby residential construction taking place.
- E. Continue to work with local **school boards** to improve the quality of school fields as demand grows. By enhancing public access to quality non-municipal fields, the City will be able to add capacity and reduce development costs. Options for improving the quality and maintenance of school fields should also be explored.
- F. Update the **fieldhouse strategy** to confirm the preferred level of service and development and renewal needs.
- G. Develop a **sports field allocation policy** and integrate emerging sports into existing allocation policies.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Playgrounds

- A. Seek a balanced **distribution of playgrounds** by providing one play structure generally within an 800-metre radius of every residential area (without crossing a major arterial road or physical barrier).
- B. Design new and redeveloped playgrounds with **accessibility** in mind (including surfacing and components), as well as consideration of challenging/adventure and natural play areas. The standard for City-Wide and District Parks should be fully accessible playgrounds with rubber surfacing. Playgrounds in Neighbourhood Parks should generally have engineered woodchip surfacing with consideration to partially-accessible playground structures.
- C. Develop a process and criteria to prioritize **playground replacement, relocation, and/or removal** to deal with the gap in replacement funding.
- D. Consider adding **adult fitness equipment** to selected parks or trails on a case-by-case basis. These opportunities should be supported by the local community and be in proximity to indoor spaces with access to washrooms, as well as older adult and multi-cultural populations that have an interest in outdoor recreation.

Outdoor Courts

- A. Prepare a **Tennis / Multi-use Court Strategy** to: validate future needs (up to eleven additional courts in next 20 years); identify gaps and potential locations; establish priorities for upgrade, replacement, removal, or repurposing; and, identify a business case and funding strategy to support court construction and renewal.
- B. Evaluate **outdoor pickleball court** needs on a case-by-case basis, with a preference for locating them in areas with demonstrated demand. Opportunities to accommodate a pickleball complex of four or more courts (supported with amenities such as shade, washrooms, and nearby parking) should be explored further.
- C. Resolve gaps in **outdoor basketball court** provision (Central London, Oakridge, Medway, Westmount/Highland, and Byron) and consider basketball courts in parks within growing areas (a minimum of nine additional hoops will be required by 2039 to serve growth). Where appropriate, consideration should be given to multi-use court designs that can accommodate multiple sports and activities, such as basketball, ball hockey, ice skating, etc.
- D. Where feasible, continue to encourage the development and operation of **neighbourhood outdoor ice rinks** (natural ice) where supported by community requests and volunteer efforts. Consider opportunities on a case-by-case basis to develop **boarded multi-use pads** that can be used for ball hockey and other activities in the summer and natural ice skating in the winter.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Skate and Bike Parks

- A. Update the **Outdoor Skateboard Park Implementation Strategy** to reflect preferred skate park types, needs, design standards (including lighting of City-wide skate parks), site selection criteria, and potential locations.
- B. Identify suitable sites for the development of **two district-level skate parks** (Southwest London, Southeast London). Additional **neighbourhood-level skate parks** may be considered where there is demonstrated demand, a gap in service, and a suitable location that is locally supported. Locations and designs should be confirmed through consultation with youth, the skateboarding community, and local neighbourhoods.
- C. Initiate a feasibility study involving community engagement, site selection, and design processes to confirm the need expressed for a dedicated **BMX and/or mountain bike park** **outside the Natural Heritage System**.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have **No mountain bike parks should be anywhere near significant ecological features**

Other Outdoor Sites and Amenities

- A. Provide a balanced distribution of **off-leash dog parks**, including consideration of new parks in Northwest and Southwest London over the longer-term. Site-specific analysis, community consultation, and partnerships are required as securing suitable locations can be a challenge.
- B. Develop a **tiered model of dog park designs** to enable provision at the neighbourhood-level, particularly in areas of residential intensification. Opportunities to work with developers to provide amenity space for dog owners may also be considered.
- C. Continue to support the **community garden program** and related initiatives (e.g., pollinator habitat, community kitchens, etc.) through strategies that encourage broad participation, as identified in the City's Urban Agriculture Strategy and Community Gardens Strategic Plan, an emphasis should be placed on community garden development in neighbourhoods.
- D. Undertake a review of our **golf service delivery model and standards**, with a focus on the continued provision of affordable and inclusive golf opportunities. The review should consider the potential expansion of services that would encourage year-round use of clubhouse and/or courses.
- E. Continue to update and implement the **Storybook Gardens Business Plan** to meet the changing needs and expectations of visitors, with the goal of supporting a unique programming environment that provides opportunities for children to build developmental assets and for families to foster connections.
- F. Continue to refine practices and procedures that support the animation of parks and civic spaces through **special events**.
- G. Develop a service standard for the provision of **seating areas** to support the City's efforts related to park and civic space design, active transportation, and complete streets.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

Parkland Acquisition

- A. When planning for new parks and **public Civic Spaces**, have regard to the policies for parkland classification, suitability, dedication, acquisition, and design contained in **the London Plan and Parkland Conveyance & Levy By-law**. Procedures and fee schedules should be reviewed on a regular basis.
- B. Continue to acquire **active parkland** at the maximum applicable rate as permitted by the Planning Act, via the City's implementing policy documents. Seek to maintain the current city-wide provision level of **2.2 hectares of municipal parkland per 1,000** residents. Provision levels will vary across the city; however, efforts should be made to balance the distribution of neighbourhood-level park types across all communities.
- C. Continue to evaluate the acquisition of **open space lands (e.g., woodlands, natural areas, etc.)** **Woodland Parks, Open Space and Environmentally Significant Areas** on a case-by-case basis using criteria in the City's guiding documents. Hazard, **Woodland Parks or Open Space** ~~open space~~ lands will only be accepted as part of parkland dedication requirements at the City's discretion (at a substantially reduced rate in keeping with the Parkland Conveyance & Levy By-law), with the goal of supporting their long-term protection and management.
- D. Employ a variety of **acquisition and non-acquisition-based strategies** to achieve the ~~parkland and open space~~ **objectives of this Plan** with a focus on growth areas and other areas of need.
- E. **Lands that are part of Environmentally Significant Areas currently in private hands should be considered for early acquisition and management by the City.**

Is there anything missing from the recommendations above that you want considered within the Master Plan? **You have open space lands (e.g. woodlands, natural areas, etc.) without any clear definition or distinctions. Suggest that when you mean woodlands, say woodlands, when you mean park, say park, when you mean ESA say ESA. Drop the use of natural area as it has no definition in policy. See our suggested definitions at the beginning of this document.**

Please provide any additional comments that you may have **EEPAC is not aware of any case by case evaluation (C. above) of acquiring natural heritage lands at any other point than late in the subdivision development process.**

Park and **Public Civic Space Design (this section excludes Woodland Parks)**

- A. Review and revise the City's **park design guidelines**, having regard to the design considerations identified in the Master Plan such as age-friendly applications. Update standards relating (but not limited) to on and off-street parking, general park lighting, washrooms, and gateway features provided by developers. Not all amenities will be appropriate for all park types.
- B. Allocate a portion of space in **appropriate** park types for **passive recreation** to encourage park use by residents of all ages. Design and manage the interface between **active and passive park areas** to allow for sufficient separation.

- C. Develop a strategy for the **renewal of Neighbourhood Parks** across the city, including funding amounts and sources. Emphasize projects that promote usage by people of all ages, such as the introduction of shade, seating, pathways, unprogrammed space, etc. (note: washrooms are not a viable service level in most Neighbourhood Parks).
- D. Recognize the space surrounding **stormwater management (SWM) ponds** as community assets, where appropriate. In areas with parkland deficiencies, design and maintain the areas surrounding SWM ponds to allow for greater community use.
- E. Continue to seek opportunities through the subdivision approval process to **accelerate park development**, including the use of developer-built parks (under the direction and to the satisfaction of the City).
- F. Continue to encourage community stakeholders and partners to invest in **“value-added” improvements** within the parks system. Projects must address neighbourhood and/or city-wide priorities and must conform to City standards.
- G. Create **well-designed parks and public Civic spaces** that are age-friendly and embed opportunities for residents and visitors to play, learn, and connect. ~~This includes (but is not limited to) the projects proposed by the One River Master Plan at the Forks of the Thames.~~
- H. Develop an implementation strategy for the establishment and management of **private-owned publicly accessible spaces (POPS)**. Created by the development industry within higher density urban areas, POPS offer an opportunity to enhance the public realm through effective design and programming. They are not considered a replacement for municipal parkland or dedication requirements.
- I. Engage in the **coordinated informed response** and other integrated responses and strategies aimed at improving the use, public safety, activities, and access of parks.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have ~~Not sure why One River is included here when the EA has not been completed. It is not clear what is considered an appropriate park type in B for passive recreation when passive recreation is not defined in this document. We recommend that this section clearly exclude Woodland Parks.~~

RECREATION CAPACITY

Goal: We will deliver exceptional parks, recreation, and sport services. This will be achieved through the use of effective and responsive practices, partnerships, innovation, leadership, and accountability at all levels.

Strategic Directions:

- a) Demonstrate leadership and service excellence in the management and provision of quality parks, **built** facilities, programs, and services.
- b) Adopt evidenced-based continuous improvement models in the delivery of service.
- c) Respond to a changing community through continued professional development and training.
- d) Seek out partnership and community relationship opportunities that maximize benefits to Londoners.
- e) Work with community partners to create a sustainable sport development model.
- f) Promote alignment between the Master Plan and other community strategies and initiatives.

Leading in Public Service

- A. To inform program and service provision, increase **collaborative efforts** with community groups and volunteers by:

- i. Continuing to collect feedback from neighbourhood groups about programs and services they want to see and use this feedback to inform program decisions;
 - ii. Working with new and partner organizations to fill gaps using a strength-based delivery approach (organizations that focus on different abilities, markets, etc.);
 - iii. Identifying populations and neighbourhoods not currently accessing services and forming new program delivery relationships to jointly address those needs (e.g., targeted Leader in Training options, Indigenous program opportunities, etc.);
 - iv. Building leadership capacity within the community to support local initiatives and create strong neighbourhoods;
 - v. Hosting regular forums with service providers and funders to identify and address potential improvements to customer service practices, the built environment, etc.; and,
 - vi. Regularly communicating the Master Plan priorities to internal and external partners to improve coordination, alignment, and implementation.
- B. Undertake a review of the effectiveness of the **Play Your Way financial assistance program** and **“Policy for waiving or reducing fees for use of city owned community centres and recreation facilities”**, including opportunities to simplify the process to register for programs and apply for subsidy.

Sport Services

- C. Host a forum with all sport providers and stakeholder groups to discuss the merits of developing a London Sport Agreement as a commitment to engage collectively to develop a **Sport Policy and Sport Plan** for the City of London.

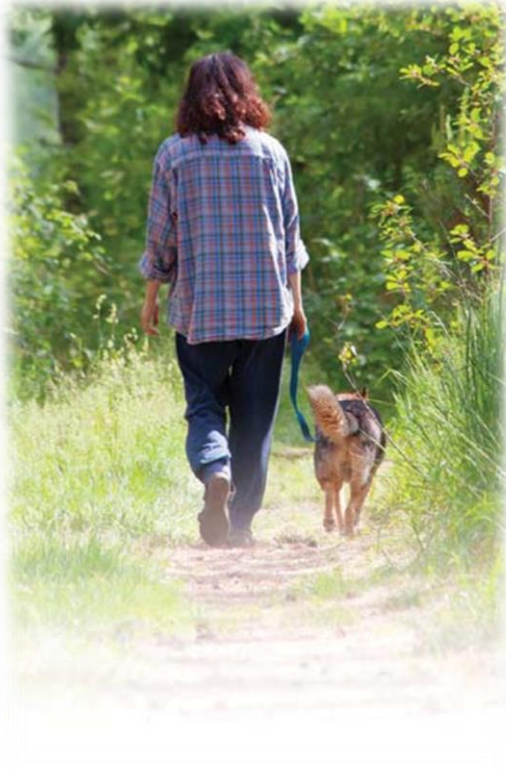
Partnerships

- D. Expand and/or realign **strategic partnership opportunities** to further the directions of the Parks and Recreation Master Plan including (but not limited to) increasing physical activity, enhancing access for under-represented and diverse populations, increasing outdoor play duration, strengthening diversity and inclusion, and increasing capacity for older adults and youth. Be proactive in partnership development through regular communication and establishment of a **standard framework and criteria** to simplify partnership outcomes.
- E. Utilize the **sponsorship, advertising and naming rights programs** to capture an increased level of alternate funding to enhance parks, recreation, and sport facilities, programs, and services.
- F. Collaborate with **school boards** to identify opportunities to maximize community access to existing sites and future park/school campuses.
- G. Collaborate with **post-secondary institutions** to identify opportunities to maximize community access to existing and future sport facilities. Encourage opportunities to work together on the research and evaluation of community-based approaches to prevailing issues in service delivery.
- H. Support **regional, provincial, and national initiatives** that increase support for information sharing, research, and data collection.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

You, Your Dog, and Environmentally Significant Areas (ESAs)



A guide to help you and your dog enjoy—and protect—nature in London

Environmentally Significant Areas (ESAs) are designed to preserve and protect nature by minimizing human and pet disturbance to rare and endangered plants and animals and significant natural features

Dog walking is allowed in ESAs, but for the safety of visitors and your pet:

- Keep your dog on a leash and under control at all times.
- Stay on marked trails to minimize the impacts to our environment.
- please remember to dispose of all pet waste in garbage bins. Help to keep it safe and clean for everyone!
- There are natural risks to your pet from steep drops, encounters with wildlife and being in unfamiliar surroundings with new smells.
- Be aware that there are diseases which naturally affect our native wildlife and can pose a risk to dogs.
- Your dog may be friendly, but not all visitors like dogs and some may be afraid of them. Please be respectful of fellow visitors.

An ESA is not a Park

Parks are designed for recreation. You and your leashed dog can play and wander much more freely in a park than in an ESA. London also has dog parks specially designated for your dog to roam and play off leash. See **More Information** section for locations and by-laws.

Picture of an ESA entrance (with sign)

Wild animals

Some animals can seriously harm or kill your dog, especially when he's off-leash:

- **Coyote**—an off-leash dog is more likely to encounter a coyote. Coyotes are more afraid of people than dogs.
- **Raccoon**—well-armed with teeth and claws and not afraid to use them when cornered by any dog —no matter how large
- **Skunk** —need we mention the smell – and the difficulty of its removal?)

Any animal - no matter its size - can scratch or bite your dog in self-defense. Even minor bites or scratches can transmit serious infections to your dog and lead to a large veterinary bill.

Even if your dog “wins” in an encounter with a wild animal, your dog may injure or kill a bird or animal that the ESA was designed to protect.

The mere presence of your dog can affect the feeding, mating, or nesting of rare and endangered birds and animals.



Coyote (note long bushy tail)

Poisonous Plants

Many wild plants can also harm or kill your dog.

Milkweed is found in some natural areas in London, such as ESAs. Milkweed is prized for its role in providing food for the endangered monarch butterfly. Milkweed contains several **poisons** that can seriously harm or kill your dog.



Many other plants in ESAs can seriously sicken or kill your dog. These include:

Poison oak	Poison ivy
Poison sumac	Foxglove
Dogbane	Castor bean
Giant hogweed	Bloodroot
Thorn apple (jimsonweed)	Yew
Many mushrooms	

Even if your dog does not get sick or injured by running, rolling, or digging through plants, rare or endangered plant species may be damaged.

Need More Information?

City of London, City Planning
519-661-4980
www.london.ca

Upper Thames River Conservation
Authority (UTCRA)
519-451-2800 ext. 281
www.thamesriver.on.ca

London Animal Care Centre
519-685-1330
www.accpets.ca

There are 11 ESAs in London, please see:
www.london.ca/ESA

The City of London also operates 5 Off leash
dog parks
www.london.ca/residents/Parks/Explore-Parks/Pages/Off-Leash-Dog-Parks.aspx

Prepared by Environmental and Ecological Planning
Advisory Committee (EEPAC) of the City of London
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1176,1200 & 1230 Hyde Park Road, City of London

Environmental Impact Study (EIS)

Prepared for Farhi Holdings Corporation by Stantec Consulting Company, 2019 Feb. 24

Received at EEPAC at its April meeting (without the accompanying documentation that is on the City's web site)

Reviewed by: Susan Hall, Sandy Levin, Suba Sivakumar

2019 May 2

OVERVIEW

The parcel of land is located west of Hyde Park Road near the T-intersection with Sarnia Road and consists primarily of agricultural fields separated by an abandoned railway spur. To the west the Stanton Drain and the associated Kelly Stanton Environmentally Significant Area north flank the Subject lands. The south edge of the site is bounded by the railway.

The key environmental features are located off-site and include. the Stanton Drain flowing through the Kelly Stanton ESA (south) and the Kains Road River Valley (ANSI) to the south of the CN Railway.

The three areas of concern are:

- a. the width of the buffer, bordering the Kelly-Stanton ESA (south) and the plan for a multi-use pathway in the buffer;
- b. the stormwater management strategy. Where development occurs there will be a reduction of water infiltrating to the subsurface due to the impervious surfaces and;
- c. lack of detail regarding the management of invasive species and an the need for enhancement through the planting of native species

Buffer:

On the west side a "15 m Open Space block (Block 9) will be dedicated to the City - Future development to the east of Block 9 will respect a 30 m from the edge of the vegetation (8.1)-will this be taken from Block 6? Will native species be planted?

Recommendation 1: Clearly delineate the 30 m buffer adjacent to the Kelly Stanton ESA on drawings and plans.

Extend the Hyde Park Rotary Link multi-use trail along the eastern boundary of the Kelly Stanton ESA . . . in accordance with the approved but appealed map 4 - "Active Mobility Network" of the London Plan (7.2:) . It is further described that when decisions are made as to the pavement of pathways/trails that buffer zones as locations for trails should be considered as it provides for public connection to the natural environment amenity (8:1:)

Is a hardened trail surface planned? p.123 in "Environmental Management Guidelines", City of London, 2007 states that impervious surfaces are not permitted in a buffer.

Recommendation 2: Situate this portion of the Hyde Park multi-use trail outside of the 30 m buffer adjacent to the Kelly Stanton ESA.

Stormwater Management Strategy

Subject site located on an area that is part of the Stratford Till Plain upon the Area Moraine. This area functions as part of a groundwater recharge area; but is not considered to be a notable contributor to groundwater recharge in the region because of the soil type. Groundwater flows into the Stanton Drain from the surrounding landscape and contributes to the base flow in this watercourse (4.1). In terms of vegetation there is an area of “ Fresh-Moist Mixed Meadow identified in Block 1. Several possible LID measures are described; but the conclusion is reached that the key constraint in using several of the LID measures is the position of the seasonally high groundwater table (7.1). The “Geotechnical Report, on-line describes the post-development drainage pattern with most of the area being drained to ditch running along a berm separating the site from the rail line. Information isn’t provided on where the ditch ends and possible problems with erosion. The EIS suggests this will come at detail design.

Recommendation 3: Identify steps taken to prevent erosion from surface water runoff where it is discharged towards the slope to the west of the site.

Recommendation 4: The proponent be required as a condition of development to demonstrate to the satisfaction of the City and the UTRCA how it will control flow rates under storm conditions greater than the 2 year storm.

Landscape Planting

Table 4.1 identifies the growth of buckthorn on the west edge of the site (FODM4) extending up to the buffer. Also, there is no environmental management plan in the EIS nor suggested as part of the development agreement. There is no master plan or trail plan in place for this part of the Natural Heritage System,

Recommendation 5: As a condition of development, the proponent be required to remove invasive species and landscape with native species in and adjacent to the buffer, including hawthorn or other similar native shrubs that will discourage people from leaving the multi-use pathway.

OTHER ISSUES

The EIS indicates that there are western chorus frogs in the ESA to the west of the site as well as in the SWM facility at the southeast portion of the site. There is no consideration given to the connection between the two areas as it is likely the frogs move between the sites. Western Chorus Frogs were recommended to be listed as threatened by COSEWIC.

Recommendation 6: A vegetated corridor must be maintained between the SWM facility and the ESA.

Recommendation 7: As a condition of development, the proponent be required to provide informational signage to the satisfaction of the City explaining the significance of the ESA and the western chorus frog population

On Map 5 of the London Plan, the lands identified as ESA in the EIS are not named. It is unclear to EEPAC why the EIS calls the section of the Kains Woods ANSI to the south as Kelly Stanton ESA south when it is clearly shown on Map 5 as part of the ANSI. It is also unclear why the area in between the two rail lines is its own ESA.

Recommendation 8: The areas called Kelly Stanton ESA be shown on Map 5 be included in the boundary of the Kains Woods ANSI.

MULTI-USE PATHWAY

Recommendation 9: As Council has declared a climate emergency, the materials used for the multi-use trail should be permeable.

Recommendation 10: Please indicate the “end” point (where the pathway is leading to) for the multi-use pathway.

MEMM4-FRESH-MOIST-MIXED- MEADOW ECOSITE

Recommendation 11: Characterize and provide further information such as history, size, seasonal water level pattern and any environmental services provided to the local niche.

Tracking record of such small ecosite which are lost due to development may facilitate to make decision regarding collective effect.

Review of EIS by AECOM, dated May 18, 2018; EXP Hydrogeology Assessment and Water Balance report dated April 2018; and, EXP Geotechnical Investigation (Slope Assessment) report dated May 2018.

All received at EEPAC's March 2019 meeting

Reviewed by C. Dyck, S. Hall, B. Krichker, S. Levin, K. Moser, and I. Whiteside

Theme 1 – Buffer Surrounding the Ravine

The EIS refers to the development limit based on a 10-meter buffer from the Significant Woodland boundary on the west side, and a 12-meter buffer from the boundary of the Significant Woodland on the east side, whereas in other documents, the greater of the erosion hazard limit and the buffer from the Significant Woodland is the basis for the development limit. The EIS did not provide a map that indicated both the erosion hazard limit and the buffer from the Woodland, so it was difficult to determine which would be the basis for the ultimate buffer surrounding the ravine system.

Furthermore, EEPAC has concern regarding the basis for the erosion hazard limit. The Slope Stability report states that, at present, there is 'very little water' in the ravine, and when water is present, the 'watercourse is marshy in nature, with very low velocity water rather than a stream condition with higher water flow velocities'. These factors allowed EXP to conclude that a toe erosion allowance of 2m was appropriate. The Slope Stability report further recommends that 'uncontrolled surface water flows over the face of the slope should be minimized, to reduce the risk of surface erosion' and that any water collected '(must) be re-directed away from the (ravine) slope'.

In short, the basis for the erosion hazard limit appears to be a status quo regime with respect to water flows into the ravine. However, the stormwater management plan for the site suggests that flows into the ravine may in fact increase and could impact overall slope stability. Water from the stone infiltration galleries behind lots at the south of the development will be routed to stone infiltration galleries behind the multi-unit block on the west-side of the ravine (as indicated on Figure 3 of Appendix I of the Hydrogeology Assessment). These stone infiltration galleries to the west of the ravine will also collect runoff from the condo road. When the infiltration galleries at the west of the ravine are at capacity, overflow outlets will direct the overflow to the ravine system. The slope stability report does not appear to incorporate this potential for increased flow into the ravine system.

Recommendations:

1. Prepare a site plan that indicates both the erosion hazard limit and the buffer from the Significant Woodland to clearly delineate the limiting factor for the development limit. The limiting factor should be the wider of the two.
2. Incorporate post-development site conditions/ ravine flow regime into the slope stability report and re-evaluate whether the proposed erosion hazard limit is sufficient to address post development site conditions.
3. The Clean equipment protocol be followed during construction to reduce the possibility of phragmites and other invasive species spreading in an area close to the Significant Woodland and the Meadowlily Woods ESA.

Theme 2 – Development within the Buffer

The site development plan includes a proposed trail on the easterly perimeter of the ravine, a possible crossing (a bridge approximately 55 m long) of the ravine corridor near the north end of the site, and further trails along the west side of the ravine, to the north of the hydro corridor. These trails and the bridge will be located largely within the buffer surrounding the Significant Woodland and/or the erosion hazard limit. EEPAC's concern regarding these proposed trails are threefold:

- a. As the EIS notes, '...impacts from development on a natural feature or function can often be avoided or mitigated if an area of land is maintained in an undeveloped state'. The EIS goes on to state on page 48 that the pathway being proposed for construction in the buffer 'would result in the removal of the total available amount of space for vegetation plantings.' The proposed pathway within the buffer will have a negative impact on the overall ecological health of the Significant Woodland.
- b. The City's Environmental Management Guidelines state on page 122 that impervious surfaces are not permitted in the buffer.

- c. The slope stability report states that any permanent structures must be located outside of the erosion hazard limit. Portions of the pathway as well as footings for the bridge appear to be located within the erosion hazard limit.
- d. It appears the development to the east has a road with a sidewalk making the pathway extraneous.

Recommendations:

4. Relocate the proposed pathway outside of the buffer and use the roadway to the east as the connection to the TVP. Ensure that any footings for the proposed bridge are located outside of the buffer and the erosion hazard limit.

Theme 3 – Post Development Stormwater Management

Portions of the site will use LID measures as primary method of stormwater management (Area A2 and Area A3, with a combined area of ~4.6 ha), with overflow into the ravine. Furthermore, post development infiltration for the site as a whole will be 68% with the proposed LID measures (51% without), well below the minimum target of 80%. EEPAC has concerns that the stormwater management strategy is predicated on the long-term successful implementation of LID measures whose long term efficacy has not been demonstrated, and as such, run-off towards the ravine system may increase with time as infiltration decreases. Furthermore, the LID measures appear to be located on private property. The eventual home owners may lack the expertise to properly maintain the system.

Recommendations:

5. Redesign the stormwater management system such that it meets the minimum requirement of achieving an 80% post-development infiltration rate. This is also recommendation 5, page 48 of the EIS.
6. As recommended on page 48 of the EIS, an updated water balance be completed as part of the final design.
7. Should the revised stormwater management plan include LID systems, these systems be placed on public property, as the eventual homeowner may lack the desire or skill to maintain the LID measures and run-off may consequently increase over time as the efficacy of the LID measures wane.

Theme 4 – Butternut Tree Preservation

An endangered species, a butternut, was observed along the eastern edge of the Woodland. The EIS notes variously that the butternut is being retained (page 29, second paragraph), and then subsequently, that it is a non-retainable specimen (page 32, section 3.2 second bullet point). The EIS did not provide a butternut health assessment but did indicate that the development would not affect the tree.

Recommendation:

8. Given the tree will be retained, ensure that the proposed buffer zone is at least 25m to protect the tree.

Theme 5 – Environmental Management Plan

Recommendation 9 on page 50 of the EIS recommends that an Environmental Management Program should be developed to monitor the success of the implementation of protection and mitigation measures. EEPAC agrees with this recommendation. It further recommends:

Recommendation:

9. An Environmental Management Program to the satisfaction of the City be included as a condition of development.

Theme 6 – Construction Impacts

EEPAC is concerned that the EIS leaves open (p. 39) that construction will take place within the buffer. This should not occur even if it means redesigning the development.

Theme 7 – Post Construction Impacts

EEPAC agrees with the suggestions in the EIS that the use of commercial fertilizers and salts and other additives for the control of ice and snow be limited. However, the EIS is silent as to how this should be accomplished.

Recommendations:

10. The homeowner brochure recommended in the EIS include information on why homeowners should limit their use of fertilizers as well as salt and other additives for snow removal because they will

disrupt the natural feature and its functions because water will run into the ravine because of the use of LID measures.

11. Signage be posted at both ends of the proposed bridge explaining the significance of the feature and the nearby Environmentally Significant Area. The text should be to the satisfaction of the City and the requirement be included in the development agreement
12. Prior to assumption, the proponent deliver to each residence a copy of the City's "Living with Natural Areas" brochure. This requirement is to be included in the development agreement.

Hello,

Thank you for your continued interest in this project.

Two copies of the **draft Lambeth Area Community Improvement Plan (CIP)** are available to view at the Lambeth Library.

The electronic version is available here: <http://www.london.ca/business/Planning-Development/secondary-plans/Pages/Lambeth-CIP.aspx>.

If you have any comments on the draft Lambeth Area CIP, please provide them to me by May 17, 2019.

Thank you

Laurel



Laurel Davies Snyder, MA, RPP, MCIP

Planner II, Urban Regeneration

City Planning

City of London

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: City of London
Draft Lambeth Area Community Improvement Plan
Meeting on: March 18, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions **BE TAKEN** with respect to the draft Lambeth Area Community Improvement Plan (CIP):

- (a) that the attached draft Lambeth Area Community Improvement Plan **BE RECEIVED AND CIRCULATED** for public review and comment to the Lambeth Community Association, the Lambeth B2B Group, the Lambeth Citizens’ Recreation Council, the London Transit Commission, the Upper Thames River Conservation Authority, the London Police Service, the Westminster Township Historical Society, Lambeth & Community Harvest Festival, the London Small Business Centre, the Urban League of London, all City advisory committees and stakeholders who have participated in the process to date, posted on the City’s Get Involved website; and,
- (b) based on the feedback received through the circulation process, the final Lambeth Community Improvement Plan and any associated Community Improvement Plan By-law(s) and Official Plan amendment(s) **BE PRESENTED** at a future meeting of the Planning and Environment Committee for consideration and approval.

Previous Reports Pertinent to this Matter

August 22, 2016 PEC – Lambeth Area Community Improvement Plan Proposed Study Area and Terms of Reference

Purpose and Effects of Recommended Actions

The purpose of the recommended actions is: to present a Draft Community Improvement Plan (CIP) with an overall direction and implementation approach that will achieve the improvement vision, goals, and objectives in the Lambeth Area; and, to receive feedback to inform revisions resulting in the final Lambeth Area CIP to be adopted pursuant to the *Planning Act*.

Background

What is a Community Improvement Plan (CIP)?

A CIP is a tool that allows a municipality to take actions to support improvements and redevelopment within a specifically defined Community Improvement Project Area. Section 28 of the *Planning Act* gives municipalities the ability to prepare CIPs. CIP actions can include:

- identifying changes needed to land use planning policies, zoning, and/or other by-laws, policies, and practices;
- directing funds for improvements to public infrastructure and public space;
- acquiring, rehabilitating, and disposing of land;
- providing grants and loans to owners and tenants for specific actions (which would normally be unavailable);

- in consultation with stakeholders, establishing a long-term vision, goals, objectives and an implementation strategy to provide focus and direction for continuous community improvement;
- building community capacity; and,
- supporting and strengthening economic resilience.

Policy Framework

1989 Official Plan

Chapter 14 establishes that the City can designate community improvement project areas and prepare associated Community Improvement Plans (CIPs) to address identified community needs and improvement goals in these areas. Some of the community improvement goals that can be addressed by a CIP include: supporting private property (re)investment and maintenance; addressing compatibility of land uses; supporting the creation of Affordable Housing; and, supporting the retention of heritage properties/areas. The *1989 Official Plan* also outlines criteria for designating community improvement project areas and potential initiatives which Council may use to implement specific CIP recommendations, like federal and provincial government programs and financial incentive programs (grants and loans). Specific items that can be addressed by a CIP are listed in Appendix B of the Draft Lambeth Area CIP.

The London Plan

Consistent with the *1989 Official Plan*, *The London Plan* establishes that community improvement project areas can be designated anywhere in the municipal boundary, and that Council may adopt an associated Community Improvement Plan (CIP) for the area to support and achieve community improvement goals. Goals for community improvement are consistent with the focus and goals for Urban Regeneration and include: stimulating (re)investment and redevelopment; inspiring appropriate infill; coordinating planning efforts; improving physical infrastructure; supporting community economic development; preserving neighbourhood and cultural heritage value; and, establishing an improved neighbourhood. *The London Plan* also identifies that CIPs can provide City Council with the tools to achieve these goals which can include grants, loans and other incentives intended to support community improvement. Fifteen community improvement objectives are included in *The London Plan* and are listed in Appendix B of the Draft Lambeth Area CIP.

Southwest Area Secondary Plan (SWAP)

The City of London adopted the *Southwest Area Secondary Plan* in 2014. The SWAP established a vision, principles and policies for the development of the Southwest Planning Area, which includes Lambeth. This Plan provides a greater level of detail than the general policies in the City Official Plan and serves as a basis for the review of planning applications which will be used in conjunction with the other policies of the Official Plan. The Lambeth Area CIP is consistent with the vision, principles and policies of the SWAP.

CIPs in London

At present, the City Council has adopted eight (8) CIPs. The CIPs are intended to stimulate targeted reinvestment, reveal and inspire select infill and intensification opportunities, coordinate planning efforts, preserve neighbourhood and heritage character, enhance industrial and other business opportunities, and aid in the cleanup of contaminated sites. The geographically-based CIPs include: the Airport, Downtown, Hamilton Road, Old East Village and SOHO CIPs; the criteria-based CIPs include the Brownfield, Heritage and Industrial CIPs.

Rationale for the Lambeth Area CIP

Ontario’s *Planning Act* defines a community improvement project area as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.” Additional information about CIP legislation in the *Planning Act* is include in Appendix A of the Draft Lambeth Area CIP. The rationale for creating the Lambeth Area CIP is summarized below.

- A long-term vision, goals, objectives and an implementation strategy for the area will be developed through the CIP process providing focus and direction for continuous community improvement. Specifically, a vision and plan encompassing the Lambeth Village Core will help to reinforce this area as the hub of Lambeth, support cultural heritage and its unique identity, and strengthen the local economy.
- Implementing a CIP can result in benefits at both a city-wide and neighbourhood scale including: supporting a positive image for the City; supporting local cultural heritage; illustrating how a pedestrian-oriented core enhances the sense of place of an area; and, providing overall support for the improvement of one of London’s unique neighbourhoods.
- The CIP process can bring light to local concerns and needs regarding the pedestrian environment and connectivity (especially in terms of walking and cycling) and goals including streetscaping and developing a connected transportation network.
- A Lambeth Area CIP can provide tools to encourage and support (re)investment and regeneration of buildings and properties.
- A Lambeth Area CIP can help to develop community capacity and encourage collaboration which will assist with successfully implementing the CIP.

Lambeth Area CIP Study Area & CIP Project Area

Study Area

When a CIP is being prepared, a Study Area is established early in the process to provide a geographic focus for the project. An initial Study Area for the Lambeth Area CIP presented at the first community meeting in July 2016. It was revised based on comments from stakeholders and approved by Council in August 2016. The Study Area is described as: Kilbourne Road and the future Kilbourne Road extension to Wonderland Road to the north; Wonderland Road, Hamlyn Street and Dingman Creek to the east; Greenhills Country Club to the South; and, Dingman Creek to the west.

Figure 1: Lambeth Area CIP Study Area

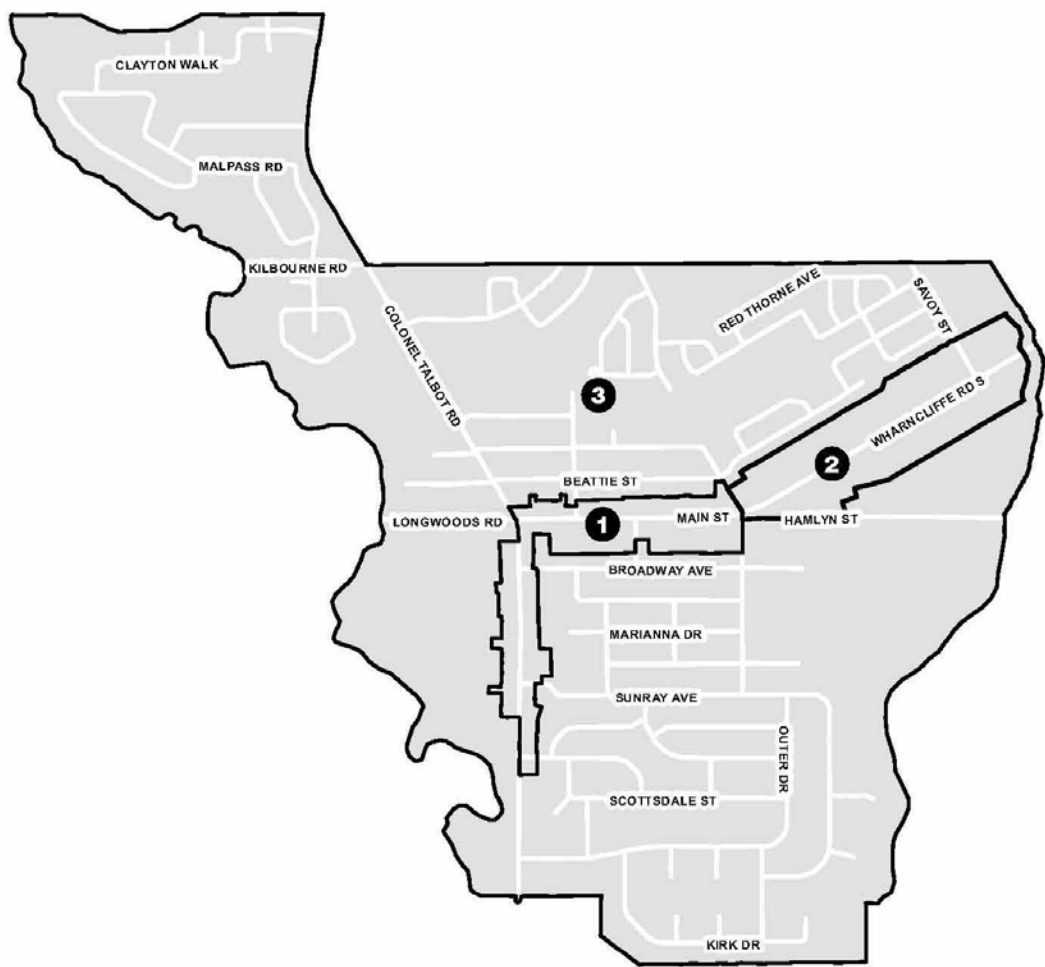


Project Area

Figure 2 illustrates the Project Area included in the Draft Lambeth Area CIP. The Project Area is slightly different than the Study Area in that it includes the Clayton Walk and Malpass Road subdivisions north of Kilbourne Road and west of Colonel Talbot Road; it does not include the area north of the future Kilbourne Road extension east of Colonel Talbot Road; and, it is bound by the Dingman Creek corridor on the east (i.e. does not continue to Wonderland Road). The Project Area has been divided into three Project Sub-Areas which were determined based on each area’s conditions and characteristics inventoried during the preparation of the CIP. The Sub-Areas are noted on Figure 2 below as:

- 1. Lambeth Village Core;
- 2. Lambeth Wharncliffe Road Corridor; and,
- 3. Lambeth Residential Area.

Figure 2: Lambeth Area CIP Project Area



Consultation and Process to Date

Purpose of this Community Improvement Plan

Development of the Lambeth Area CIP was initiated in 2014 by the Ward Councillor and the Lambeth Community Association (LCA). The purpose of the Lambeth Area CIP is to:

- articulate a vision, goals, and objectives for the Lambeth Area CIP Project Area;
- illustrate how existing strategies, plans and initiatives tie into the CIP vision, goals, and objectives;
- identify Action Items and priorities for implementation;
- identify who is responsible for Action Items; and,
- provide incentive programs to encourage and support private-sector investment in buildings and properties.

Process Used in Developing this Community Improvement Plan

Municipal Council approved the Terms of Reference for the Lambeth Area CIP in August 2016. The Terms of Reference provided structure for the project and helped to guide the following key phases of the project:

- develop a vision for the CIP with the community;
- examine and evaluate the existing conditions;
- identify the gaps between existing conditions and the ideal situation (the vision); and,
- develop initiatives and a course of action to guide community improvement in the Lambeth Area.

This graphic illustrates the overall process used for this project.



Consultation & Communication: Community-led Process

Community consultation was a significant part of this project, and many people were involved in a number of ways. The section below provides a summary of the communication and consultation conducted and planned for this project. Additional details are provided in Appendix D of the Draft Lambeth Area CIP.

- **City Website Project Webpage:** Planning Staff established a Lambeth Area CIP webpage on the City’s website to provide regular project updates.
- **Project Updates:** City Planning Staff created a Contact List and emailed project updates which included information about upcoming Community Meetings, Meeting Summaries, City Council Approvals, and a link to the Project webpage.
- **Project Pulse Team:** A Pulse Team comprised of residents, business owners and members of the Lambeth Community Association was formed to help guide the preparation of the Lambeth Area CIP.
- **Community Meeting and Workshop No. 1 (July 7, 2016):** The purpose of the first community meeting was to provide general project information, identify strengths, community needs, desired improvements and a vision for the Lambeth Area, and to obtain input on the CIP Study Area and the Terms of Reference.
- **Community Meeting and Workshop No. 2 (October 18, 2016):** The purpose of the meeting was to define objectives, establish a vision, confirm what stakeholders identified as requiring improvement, and prioritize identified improvements.
- **Community Meeting and Workshop No. 3 (March 28, 2017):** The draft Strategic Initiatives were discussed and a workshop was conducted to review and prioritize proposed Action Items.

- **Lambeth & Community Harvest Festival (September 10, 2016):** City Staff hosted a casual outreach session about the CIP process.
- **Lambeth Community Association Annual General Meeting (June 18, 2018):** Staff provided an update on the progress of the Lambeth Area CIP.
- **Lambeth Business-to-Business Group (B2B) Meeting (December 13, 2018):** Staff from City Planning, Service London Business and Environmental & Engineering Services provided an update on the Lambeth Area CIP and Main Street Infrastructure Renewal Project.
- **Stakeholder Meeting (March 21, 2019):** At the request of Councillor Hopkins, a Community Information Meeting will be held on Thursday March 21, 2019 to present the Draft Lambeth Area CIP to stakeholders.

Key Findings

Strengths, Weaknesses, Opportunities and Threats (SWOT) identified by Stakeholders

Part of developing the Lambeth Area CIP was asking participants to identify what they perceive as strengths, weaknesses, opportunities and threats (SWOT) that require action and/or improvement. A brief summary of what people identified is provided below; more detail is provided in Appendix E of the Draft Lambeth Area CIP.

Stakeholders feel that Lambeth's greatest strengths are its uniqueness, sense of community and history, and the feeling that Lambeth is an authentic village. The range of independently owned and operated businesses and the fact that the area has almost everything residents require are also seen as strengths. Although Lambeth is seen as a unique and strong community, stakeholders identified that the lack of a clear community identity and lack of sense of place are key weaknesses. Others commented that there is a need for arts and culture, and promotion and celebration of Lambeth's cultural heritage. The strong desire for connected cycling routes, trails and amenities, and pedestrian trails, pathways and amenities within Lambeth and connected to the rest of London were identified as priorities. Many participants identified the need to better understand municipal processes and policies and connect with City Hall. The lack of a coordinated approach to business support and attraction, and the goal to foster a broad range of uses in the Lambeth village core were highlighted as issues requiring action.

Many participants expressed concerns and frustration with vehicular congestion and the current state of some of the roads in the Lambeth Area. Although the Transportation Master Plan (TMP) is updated every 5 to 10 years and updates reflect needs in the growth areas of the City, participants asked questions about how transportation planning occurs at the City of London and whether Lambeth's anticipated growth has been considered and incorporated into transportation plans. Most recently, the Main Street Infrastructure Renewal Project highlighted the need for road improvements in other parts of the Lambeth Area including Bainard Street, Kilbourne Road, the intersection of Kilbourne Road & Colonel Talbot Road, and Pack Road. There were also concerns for the state of some of the roads outside of the CIP Project Area.

In terms of opportunities, the potential for infill development and redevelopment was highlighted. Other opportunities identified by stakeholders include the desire to establish a clear identity, maintain culture and heritage, and develop the Lambeth Village Core as a traditional pedestrian-focused main street environment and a focal point for the community and events. This would further differentiate Lambeth within the City of London. The natural environment and public spaces were highlighted as an opportunity - the Dingman Creek corridor in particular. However, stakeholders also commented on the threats to the natural environment from development. General development pressures and the development along Southdale Road and the Wonderland Road corridor are seen as threats to businesses and to the existing character of Lambeth. Stakeholders commented that without support for small businesses and entrepreneurs, and improved bus service, Lambeth will continue to lose businesses.

Issues identified by Staff

In addition to the needs and concerns identified by stakeholders, City Planning staff identified items requiring attention. Staff's findings are summarized below; more detail is provided in Appendix B of this report.

- Business Attraction, Retention & Expansion:** The Lambeth B2B Group, formed in 2015, is comprised of business representatives who meet on a regular basis to discuss issues, network, and learn from guest speakers. Lambeth does not have a Business Improvement Area (BIA), and there is currently no mechanism in place to provide sustainable funding for items that support local businesses and the local economy (e.g. promotion & advertising campaigns, branding, events, education & training, Wi-Fi, beautification). Without an understanding of the current local economy (e.g. sector statistics), a plan and a source of long-term sustainable funding focused on business attraction, retention, expansion, the local business environment will not reach its full potential.
- Coordination & Communication:** The Lambeth community is very fortunate to have many volunteer organizations and individual volunteers who are dedicated to improving their community. At this point, there does not appear to be a regular event and/or forum to help with coordinating and communicating the wide range of initiatives in Lambeth.
- Growth & Change:** Like many communities in London, the Lambeth area is growing and undergoing change. Most of the growth will be controlled by the property owners and developers (e.g. timing and phasing of development). Although growth can have positive impacts like increased customers to businesses and participation in local events and organizations, growth also puts pressure on existing infrastructure (e.g. roads) and community facilities (e.g. community centre, parks, schools). Feedback and questions received throughout the Lambeth Area CIP project point to a need to provide the community with education and information regarding approved and planned City and private sector projects (parks, trails, roads, residential), prioritization and timing of projects, how to find and connect with City resources, how the planning and development process works, and how to get involved/stay informed. Essentially, people want to know what is planned, approved, and forecasted for Lambeth from now to 2035.
- Identity:** Lambeth's distinctiveness as a unique village resonates positively with the community. There is an opportunity to further position Lambeth's identity and distinctive village core as a destination within the City of London. Strengthening the Lambeth village core's unique sense of place would lend support to businesses, organizations, and bolster community pride.
- Signage and Wayfinding:** There is an opportunity to create and implement a unique, comprehensive and consistent wayfinding and identification signage program in Lambeth to develop a sense of place, reinforce community identity, attract visitors and customers, and direct and inform people about unique features, landmarks and amenities.
- Wharncliffe Road Corridor:** There is an opportunity to develop a Streetscape Plan for Wharncliffe Road as part of future infrastructure projects which could include a gateway to the Lambeth village core. This project would assist with supporting local businesses, providing orientation, strengthening Lambeth's identity as a unique area within the City of London, and addressing concerns about safety and traffic speed.

Format and Content of the Community Improvement Plan

Lambeth Area CIP Vision, Goals & Objectives

The Lambeth Area CIP begins with the Draft Vision, Goals & Objectives developed through consultation with the community. The Lambeth Area CIP Draft Vision states:

Our Lambeth will be a place for others to visit and well known for its history. Lambeth comes alive through the charming historic main streets, unique shops and services, Dingman Creek, parkland, and community events.

Lambeth Area CIP Goals & Objectives

Six goals were defined for the Lambeth Area CIP. The Goals and Objectives align with the Southwest Area Plan (SWAP) and feedback received from stakeholders during consultation. The detailed objectives for each goal are provided in the attached Draft Lambeth Area CIP document.

1. **Supporting Businesses & the Local Economy:** Lambeth will have resilient, strong, connected and diverse businesses and a business environment that serve the local community, attract visitors, and support business retention, expansion & investment.
2. **Strengthening Community & Connections:** The Lambeth community will continue to develop and maintain strong connections within the community and the City, and build capacity to work strategically with stakeholders to achieve community goals.
3. **Improved Mobility & Safety:** Lambeth will have an interconnected community-wide transportation network that is safe, multi-modal and prioritizes walking and cycling.
4. **Developing High Quality Public Realm & Recreation Opportunities:** Lambeth will have a range of recreational amenities, programs and supporting infrastructure, and a connected network of pedestrian-oriented streetscapes and public spaces that are interesting, accessible, safe, beautiful and clean.
5. **Strengthening & Conserving Cultural Heritage:** Lambeth will have a distinct sense of place that reflects and supports local cultural heritage values.
6. **Enhancing & Conserving Natural Heritage:** Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated.

Lambeth Area CIP Action Items

All recommended CIP actions are identified in an Actions Items table in the Draft Lambeth Area CIP, attached to this report as Appendix A. Action Items align with the Draft Vision, Goals and Objectives defined through the Lambeth Area CIP process. The table identifies proposed lead(s) and partners, a suggested priority for implementation, and relative funding requirements (high, medium, low, no cost) for each Action Item.

The success of the Lambeth Area CIP requires coordination of the efforts of many stakeholders over time. There is not one person or organization which has the sole responsibility of managing and implementing initiatives or ensuring success. Ideally, champions will emerge to lead identified actions. Implementation is contingent on a number of factors including costs, availability of funding, priorities, and willingness and motivation of the stakeholders and the community to lead projects.

The Action Items table is divided into the following three categories:

1. **Municipal Actions:** These are Action Items that are the responsibility of the Municipality. Many of these Action Items are part of existing projects or programs.
2. **Community Opportunities:** Leading these Action Items is the responsibility of community stakeholders (individuals or groups).
3. **Action Items Identified & Completed during the Lambeth Area CIP Project:** These items were completed because they were part of an existing project already underway (e.g. Main Street Infrastructure Project, Parks & Recreation Master Plan), part of an ongoing program (e.g. Lifecycle Renewal), or completed by City Planning Staff during the CIP project.

In terms of general implementation priorities for the Municipal Actions, Action Items identified as 1st priorities can be implemented with existing resources. Action Items identified as 2nd and 3rd priorities have higher costs and may require future budget considerations, longer-term implementation plans and/or coordination with stakeholders.

Before being incorporated into the Draft Lambeth Area CIP, the Action Items table was circulated to City staff for feedback. Additional feedback is anticipated as part of the circulation process.

Monitoring and Evaluation

The Draft Lambeth Area CIP features a Monitoring and Evaluation section which provides a framework for regularly tracking the progress of the CIP, and ensuring that priorities and assumptions remain relevant to achieving the Vision, Goals, and Objectives.

A number of baseline conditions were determined during the preparation of the Draft Lambeth Area CIP against which future information can be compared. This provides a consistent framework for evaluating the ongoing change in the Lambeth Area CIP Project Area. Variables/measures may be added to the baseline conditions. The financial incentive programs made available through the Lambeth Area CIP will also be monitored and the information will be stored in a database.

Staff are recommending that a Monitoring Report is prepared every five years to evaluate the Community Improvement Plan and its individual programs. This report and evaluation will be based on the changes to the baseline conditions, feedback from stakeholders, and any new issues, conditions, or opportunities that have emerged.

Next Steps

A Community Information Meeting will be held at the Lambeth Arena on Thursday March 21, 2019 to present and discuss the Draft Lambeth Area CIP. Community groups and organizations will have the opportunity to display materials highlighting their activities and achievements in the community.

Project participant comments will be received and addressed in the coming months to provide opportunity for stakeholder and community feedback. Based on comments and feedback received, Staff will modify the Draft Lambeth Area CIP as required.

A public participation meeting is planned at a Planning & Environment Committee meeting in summer 2019 when the final Lambeth Area CIP and applicable By-laws, Official Plan amendment(s) and Financial Incentive Program Guidelines will be brought forward for approval and adoption.

Conclusion

The attached Draft Lambeth Area Community Improvement Plan represents Staff's best efforts to unite the community's vision for improvement into one comprehensive plan. Staff recommends that the Draft Lambeth Area CIP is circulated to stakeholders and the public for comments and feedback.

Prepared by:	Laurel Davies Snyder, MCIP, RPP Urban Regeneration
Submitted by:	Britt O'Hagan, MCIP, RPP Manager, Urban Regeneration
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

March 6, 2019
LDS/lDs

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Appendix A
Draft Lambeth Area Community
Improvement Plan

Appendix B

Issues in the Lambeth Area Identified by Staff

Business Attraction, Retention & Expansion:

Formed in 2015, the Lambeth B2B Group meets on a regular basis to discuss issues, network, and listen to guest speakers. Lambeth does not have a Business Improvement Area (BIA) and there is no mechanism in place to collect ongoing fees from stakeholders to fund items that support local businesses and the local economy (e.g. promotion & advertising campaigns, branding, events, education & training, Wi-Fi, beautification).

The CIP process revealed that people value the local businesses in Lambeth and see them as an integral and positive part of the community. Additionally, a key part of the community's vision for Lambeth is a healthy, vibrant, and successful "Main Street" and core. However, without a plan and a source of long-term sustainable funding focused on business attraction, retention, expansion, the local business environment will not reach its full potential.

City Projects & Planning Processes

The CIP process revealed that there is a need to provide education and information on City resources, projects and planning processes. Specific questions posed to staff during the project include:

- How will Lambeth change/develop in the next 5, 10, 20 years?
- Why are projects initiated?
- How do projects incorporate local issues and priorities?
- How/where can I get on a notification list and/or find information on projects and plans that affect the Lambeth Area?
- How can the Lambeth community stay up-to-date with projects?
- Who can the Lambeth community contact with questions and concerns?
- What is zoning?
- How does "planning" work and how can I get involved?

Coordinated outreach and education by City Planning and Service London Business was initiated at the December 2018 Lambeth B2B Group meeting.

Signage and Wayfinding

There is an opportunity to create and implement a unique, comprehensive and consistent wayfinding and identification signage program in Lambeth to direct and inform people about unique features, landmarks and amenities.

An integrated signage program can support many community development goals including but not limited to:

- developing and strengthening identity and sense of place (brand visibility and reinforcement);
- improving the urban realm and pedestrian safety;
- enhancing the visibility of specific landmarks, features, and amenities (resulting in increased visits and greater support for local businesses);
- assisting with ease of navigation (pedestrian and vehicular);
- promoting temporary events;
- improving the quality of experience/increased confidence to walk in the area; and,
- reducing visual clutter (i.e. unnecessary signage; coordination of design).

Sign types/sign families can include: primary gateway, vehicular directional, pedestrian directional, identification (e.g. parking, parks, trails, etc.), informational (e.g. cultural heritage landmark), event signage, banners, district-specific (e.g. heritage), and others.

Wharncliffe Road Corridor

Wharncliffe Road South (east of Campbell Street and Wharncliffe Road intersection) can be described as a commercial strip; it is a relatively wide road with a range of individual businesses spaced fairly far apart and accessed primarily by vehicular traffic. Participants mentioned that walking along the road is not enjoyable or seen as safe due to vehicular traffic (volume and speed). There are many freestanding signs in this area which do not contribute to a sense of place or complement the vision that project participants have for the Lambeth Area CIP Project Area.

Although Wharncliffe Road is an entrance/gateway into a traditional main street area, there is no infrastructure/design treatment providing cues regarding what lies ahead on Main Street, nor are there any prompts to alter driving behaviour and drive at a speed appropriate for a main street / village core area (e.g. landscaping, signage, road width changes, lighting standards, banners).

As part of future infrastructures, there may be opportunity to develop a Streetscape Plan for Wharncliffe Road which could include a gateway into the Lambeth village core area. This project could assist with addressing concerns about traffic speed, support local businesses, provide orientation, and strengthen Lambeth's identity as a unique area within the City of London.

Change

Like many communities in London, the Lambeth area is undergoing change. Although the population in the Lambeth Planning District declined by 5% between 2011 and 2016, the population of the City of London increased by 4.8% during the same timeframe. From 2014 to 2018, there was an increase in the number of new residential units constructed in the Lambeth Area and more are forecasted for the future. Although growth can have positive impacts like increased customers to businesses and participation in local events and organizations, growth also puts pressure on infrastructure (e.g. roads) and community facilities (e.g. community centre, parks, schools).

Growth in the Lambeth village core has been limited in part due to the lack of municipal sanitary and storm sewer connections. A significant component of the 2018 Main Street Infrastructure Renewal Project was installing new sanitary sewers and storm sewers along Main Street and part of Longwoods Road. This transition from a septic system to sanitary sewers is paving the way for future development in the area. This is especially important given the proximity and continued growth of the Wonderland Corridor which is less than 5 km away from the Lambeth village core. Figuring out how the Lambeth village core stays relevant and viable will be a challenge for the community.

Identity

Similar to other rural villages in Ontario, Lambeth developed as a compact and walkable community with a traditional main street at its core. The Lambeth village core still contains a mix of small-scale and independent retail shops, restaurants, and service establishments, and a number of civic, institutional, and community anchors that remain important to the community (e.g. post office, places of worship, community centre, banks). The village core is surrounded by low-density residential areas, established over time. Also similar to other Ontario communities, the overall Lambeth area has lost some original buildings and has adapted to accommodate auto-oriented development. This has resulted in new development being built around and further from the original core, and growth of a commercial strip along Wharncliffe Road.

Although Lambeth was incorporated into the City of London in 1993 and the community fabric is changing with new residents, new infrastructure, and new businesses, its distinctiveness as a unique village resonates positively with the community. Factors contributing to this identity are: the relatively small size and geographic autonomy of the community; the long-standing active community organizations and places of worship with high levels of engagement (e.g. they bring people and events to Lambeth village core like the successful Lambeth & Community Harvest Festival); and, the strong sense of cultural heritage of Lambeth.

Building on and developing a community's identity typically involves working with an area's unique history, natural features, culture(s) and sources of community pride. This can be especially challenging in areas undergoing major changes and consideration must be given to building an identity that is representative of the current and changing

community members. There is an opportunity to further develop Lambeth's identity and distinctive village core within the City of London. Strengthening the Lambeth village core's unique sense of place would lend support to businesses, organizations, and bolster community pride.

DRAFT

City of London

Lambeth Area Community Improvement Plan





Acknowledgments

The Lambeth Area Community Improvement Plan was prepared by City of London Planning Services' staff with assistance from representatives from other City Divisions and many community stakeholders and organizations.

The following people and organizations played an instrumental role in preparing this CIP.

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Lambeth Area Community Improvement Plan

Adopted pursuant to section 28 of the *Planning Act*.

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Section 1

Introduction



Community Improvement Plan Overview

What is a Community Improvement Plan?

A Community Improvement Plan (CIP) is a tool that allows a municipality to take actions to support improvements and redevelopment within a specifically defined project area. Section 28 of the Planning Act gives municipalities the ability to prepare CIPs. Through a CIP, municipalities can:

- identify changes needed to land use planning policies, zoning, and/or other by-laws, policies, and practices;
- direct funds for improvements to public infrastructure and public space;
- acquire, rehabilitate, and dispose of land;
- provide grants and loans to owners and tenants for specific actions; and,
- establish a vision, goals, and objectives to provide focus and direction for continuous community improvement.

Purpose of this Community Improvement Plan

Development of the Lambeth Area CIP was initiated by both the Ward Councillor and the Lambeth Community Association in 2014. The purpose of this CIP is to:

- establish a vision, goals, and objectives for the Lambeth Area CIP;
- identify the strengths, weaknesses, opportunities and threats to the Lambeth Area CIP Project Area;
- illustrate how existing strategies, plans and initiatives tie into the Lambeth Area CIP vision, goals, and objectives;
- record and prioritize actions for how the Lambeth Area CIP Project Area will be improved;
- identify stakeholders and their roles in implementation; and,
- propose incentive programs to encourage and support private-sector investment in existing buildings.

In addition to CIPs having many immediate and long-term positive impacts on an area, the process of creating a CIP brings stakeholders together to talk about issues and concerns, and to share ideas and goals for improving their community. This process builds capacity and connections, which creates a stable foundation for future action.

How This Plan Was Prepared

The following key tasks were completed to build a comprehensive foundation for preparing the Lambeth Area CIP:

- review of relevant Provincial and City policy documents;
- review of existing City of London Community Improvement Plans and incentive programs;
- review of best practices used in CIPs provided by other Ontario municipalities;
- analysis of the Lambeth Area based on:
 - visual audit and first-hand data collection; and,
 - input received from the Project Team.



Lambeth Area

Background Information

The community of Lambeth, population 4170, is similar to other rural villages in Ontario in that it developed as a compact, walkable community with a traditional main street at its core along Main Street and Colonel Talbot Road. The village core contains a diverse mix of small-scale and independent retail shops, restaurants, and service establishments, and a number of civic, institutional, and community anchors which draw people to the area. These include the post office, places of worship, the community centre, and banks. The core is surrounded by established low-density residential areas. Also similar to other Ontario communities, the Lambeth Area has lost some original buildings and has adapted to accommodate auto-oriented development. This has resulted in newer residential subdivisions located throughout the Lambeth Area and a commercial “strip” located along Wharncliffe Road.

Lambeth was incorporated into the City of London in 1993 as part of the Westminster Township annexation.

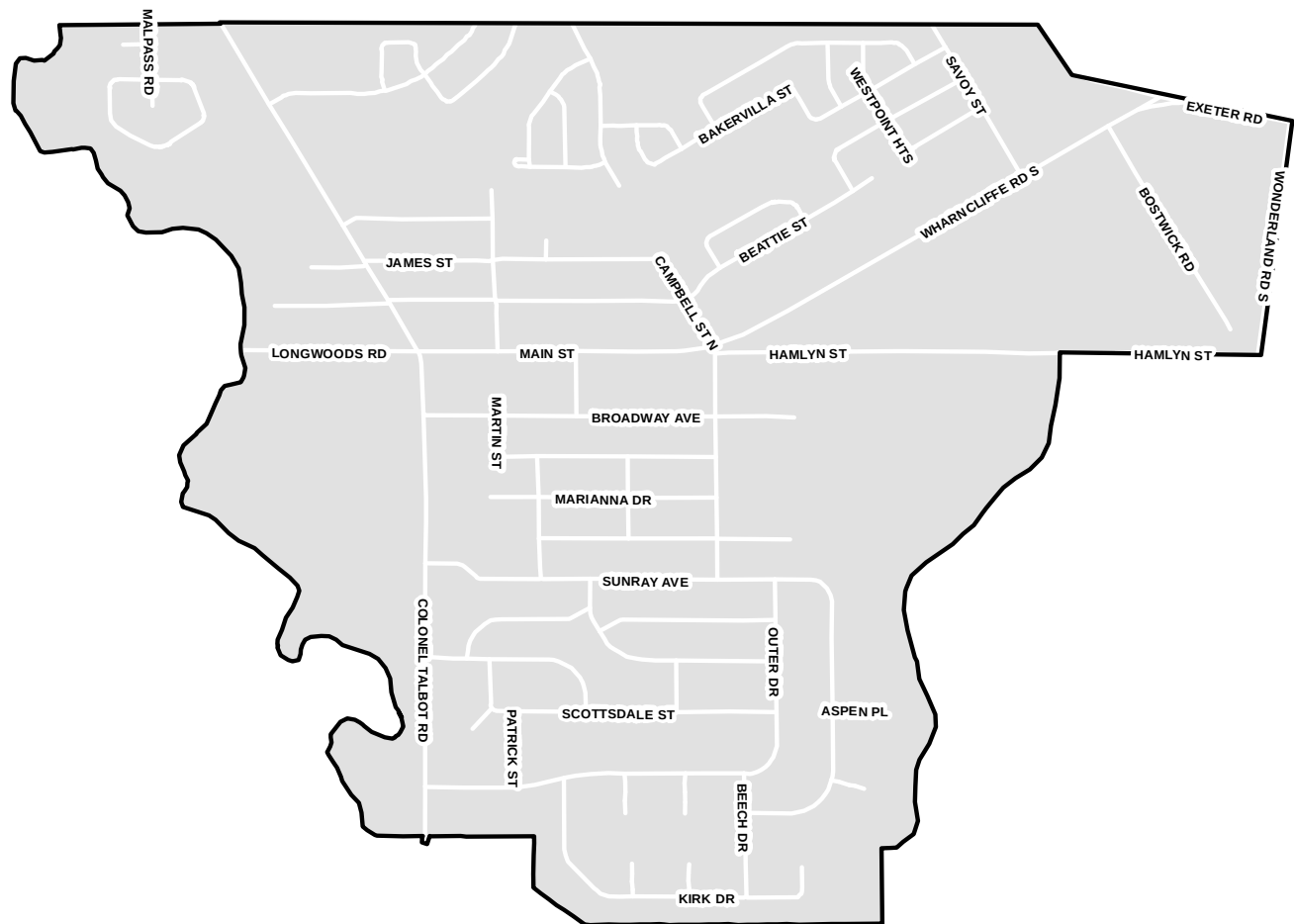
Figure 1: City of London and the Lambeth Area



Study Area

When a CIP is being prepared, a Study Area is established early in the process to maintain focus and to help avoid scope creep as the project moves forward. From the Study Area, a Project Area is then identified as the specific area requiring improvement. The Project Area is included in the final CIP document which is then adopted by Municipal Council. Provincial regulations state that the Project Area is to be based on an area that in the opinion of Municipal Council, improvement is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason.

Figure 2: Lambeth Area Community Improvement Plan Study Area



The Lambeth Area CIP Study Area as identified for this Community Improvement Plan is located in the southwest area of the City of London. The Study Area is generally defined as the following: Kilbourne Road and the future Kilbourne Road extension to Wonderland Road to the north; Wonderland Road, Hamlyn Street and Dingman Creek to the east; Greenhills Country Club to the south; and, Dingman Creek to the west.

Lambeth Area Profile

Population

The current population in the Lambeth Area CIP Study Area is approximately 4170 people; a decrease of 5% from 2011 to 2016 (240 people). In comparison, the City-wide population increased by 4.8% during the same timeframe.

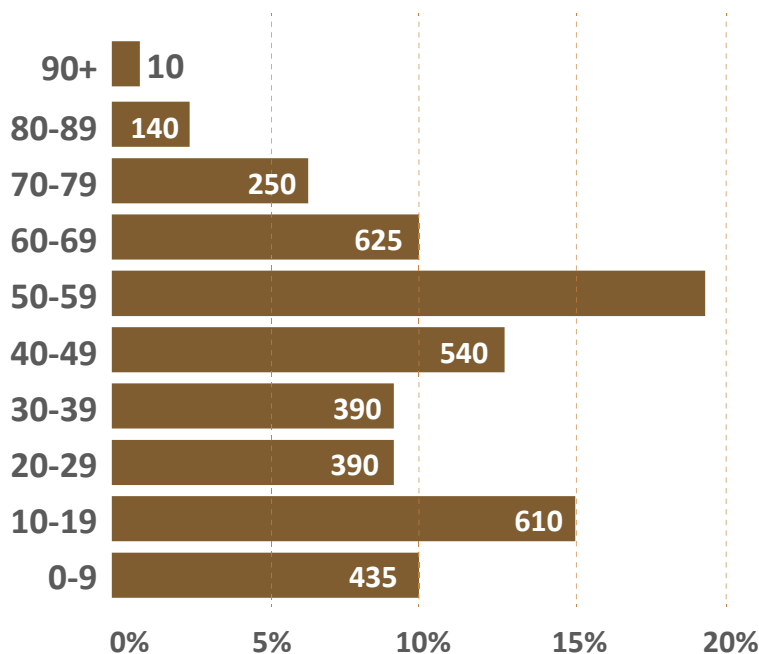


The population in the Lambeth Area decreased by 5% between 2011 and 2016.

The largest population segment in the Lambeth Area CIP Study Area is the 50-69 year age range, known as the Baby Boomer generation. This group comprises 34% of the total.

The next largest population segment is the 0-19 age range, known as the iGen/GenZ/ Centennial generation, comprising 25% of the total.

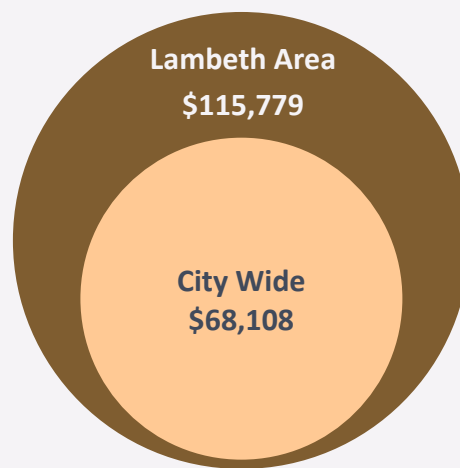
Age Structure



Household Income

58% of the households have an annual after-tax household income of \$100,000 or more. The average after-tax household income in the Lambeth Area is \$115,779, just over 58% higher than the City-wide average of \$68,108.

Average Annual After-Tax Household Income, Lambeth Area CIP Study Area & City Wide



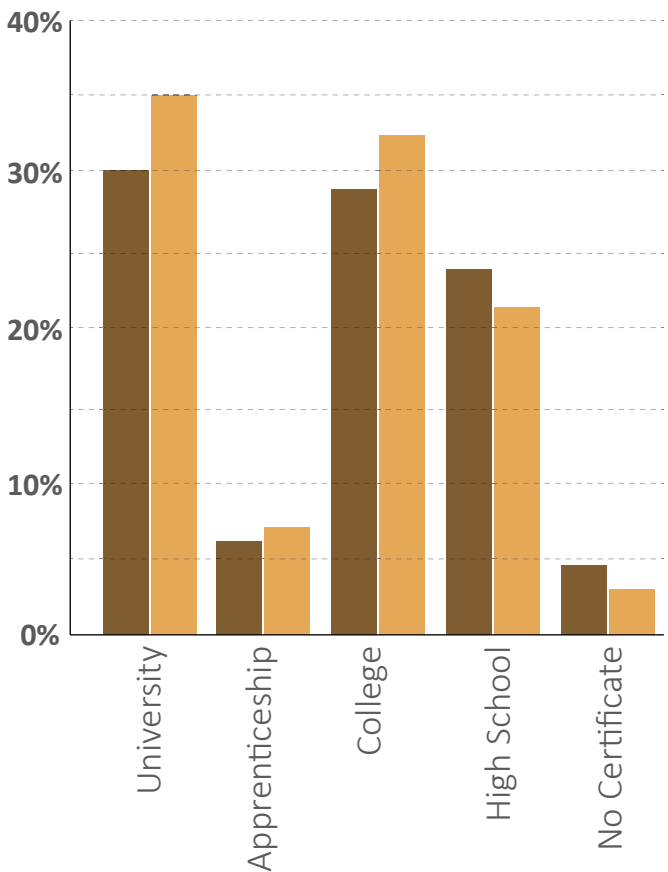
Lambeth Area Profile

Education

The Educational Attainment profile for the Lambeth Area CIP Study Area is very similar to the City-wide profile. The most frequent credential earned is a University education (diploma, degree at bachelor level or above) for just over 35% of the population compared with just over 30% City-wide. Thirty-three percent (33%) of the population have a college level education compared with 29.23% City-wide. Thirty-three percent (33%) of the population have a college level education compared with 29.23% City-wide.

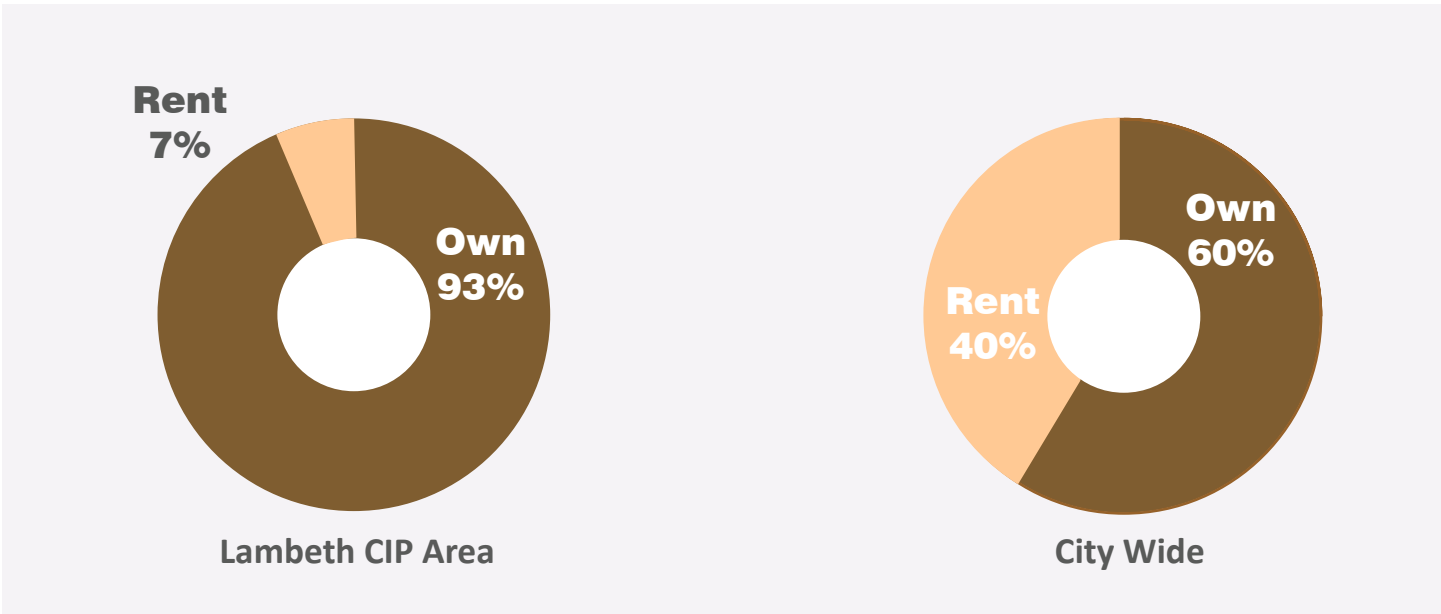


Education Attainment



Housing Tenure

The main form of housing tenure in the Lambeth Area CIP Study Area is home ownership which totals 93.5%, compared to 60.1% City-wide.

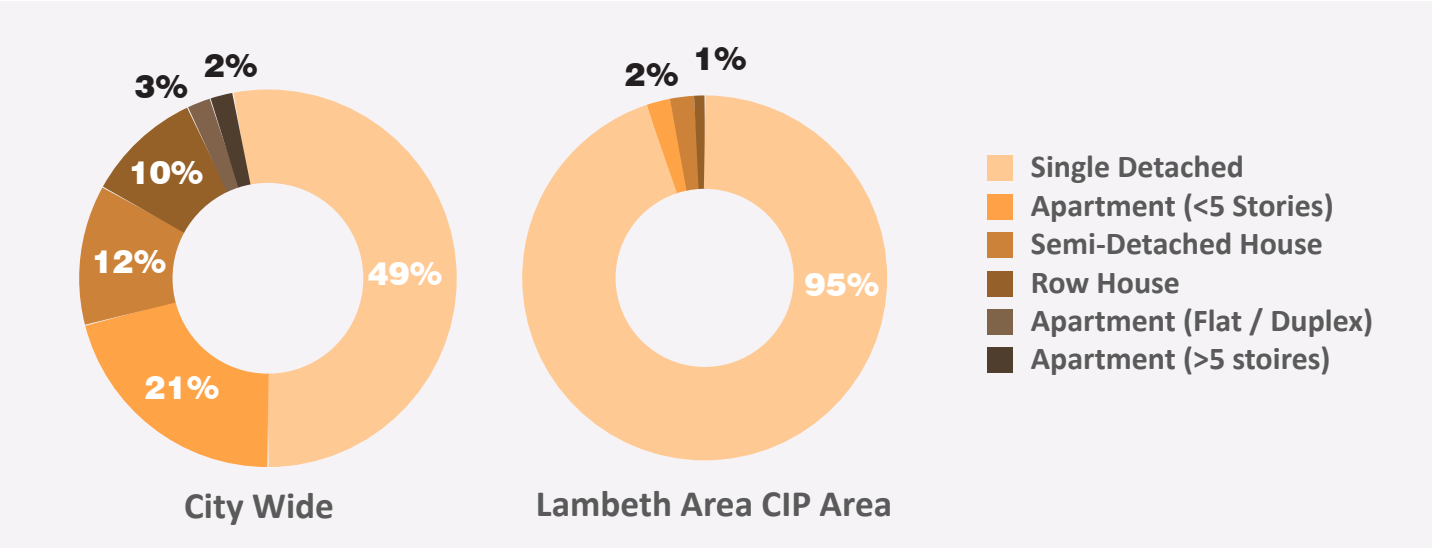


Lambeth Area Profile

Dwelling Types

Ninety-four percent (94%) of dwellings in the Lambeth Area CIP Study Area are single detached residential units (1465 residential units) compared to 50% City-wide. The remaining six percent (6%) of dwelling types in the CIP Study Area is comprised of Semi-Detached (10 units, 1.29%), Row House (30 units, 1.94%), and Apartments in a building with fewer than five storeys (30 units, 1.94%). Although almost 21% of the dwellings City-wide are Apartments in buildings of 5 or more storeys, Lambeth does not have apartment buildings of 5 or more storeys.

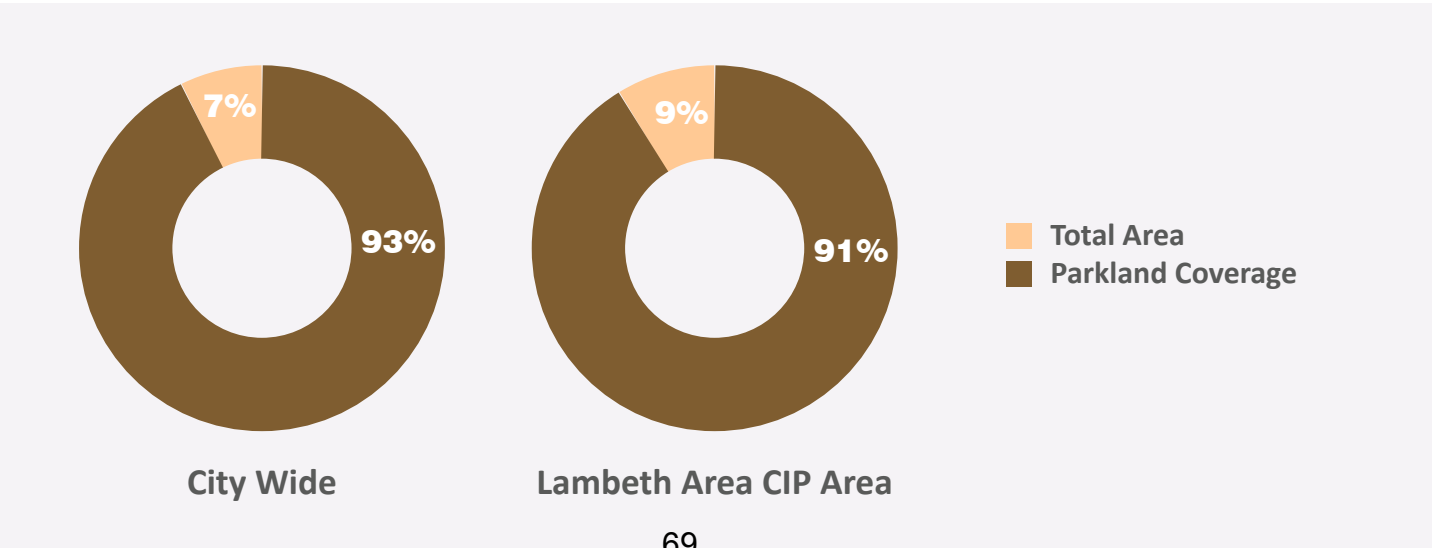
Dwelling Type Composition



Parkland

There are eleven (11) public parks in the Lambeth Area CIP Study Area. This equals a total of 37.3 hectares of parkland, which equates to 8.8% of the total CIP Study area. Based on a population of 4170 people from Census data, the Lambeth Area CIP Study Area has 9.1 hectares of parkland per 1000 people, compared with 7 hectares of parkland per 1000 people City-wide in London.

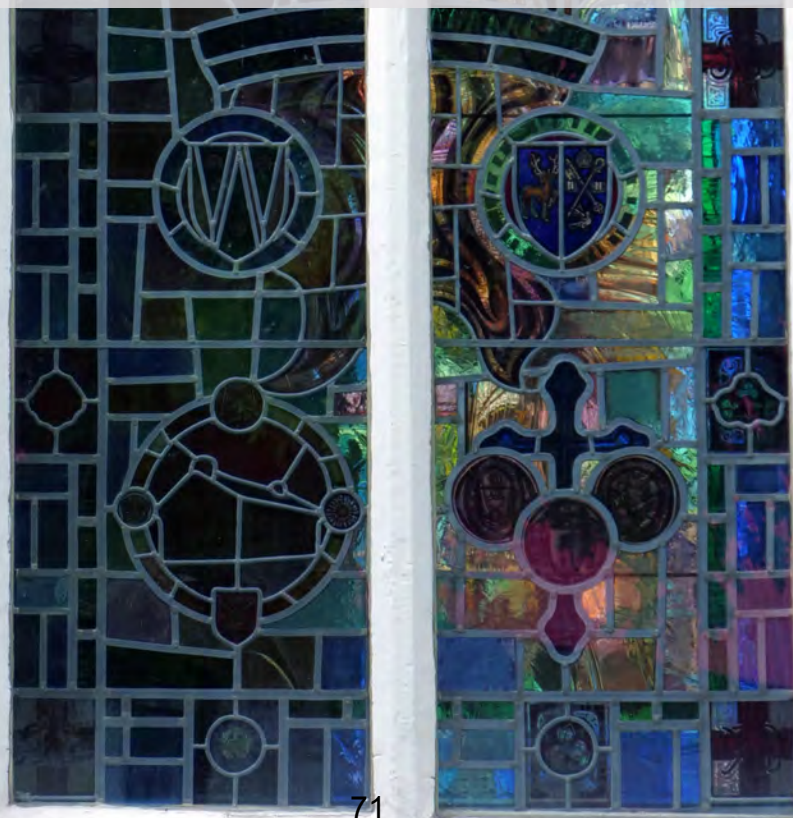
Parkland Percentage





Section 2

Stakeholder Input: Areas for Improvement, Priorities & Key Principles





What We Heard:

Strengths, Weaknesses, Opportunities, and Threats

Items seen as strengths, weaknesses, opportunities and threats (SWOT) in the Lambeth Study Area that require action and/or improvement were identified through consultation with stakeholders throughout this project (community members, groups, organizations). These items are summarized in the following Section.

Strengths

- There is a broad range of uses that serve the day-to-day needs of the local residents.
- Most businesses are independently owned and operated and well-supported by the community.
- Lambeth still feels like a small country village and not like a suburb within the City.
- The area is a “real” village and complete community; maintaining the authentic feel and landmarks is important.
- Strong sense of community and history in Lambeth.
- Lambeth is well-maintained and people believe it is a safe area.
- Wide range of heritage features within the community



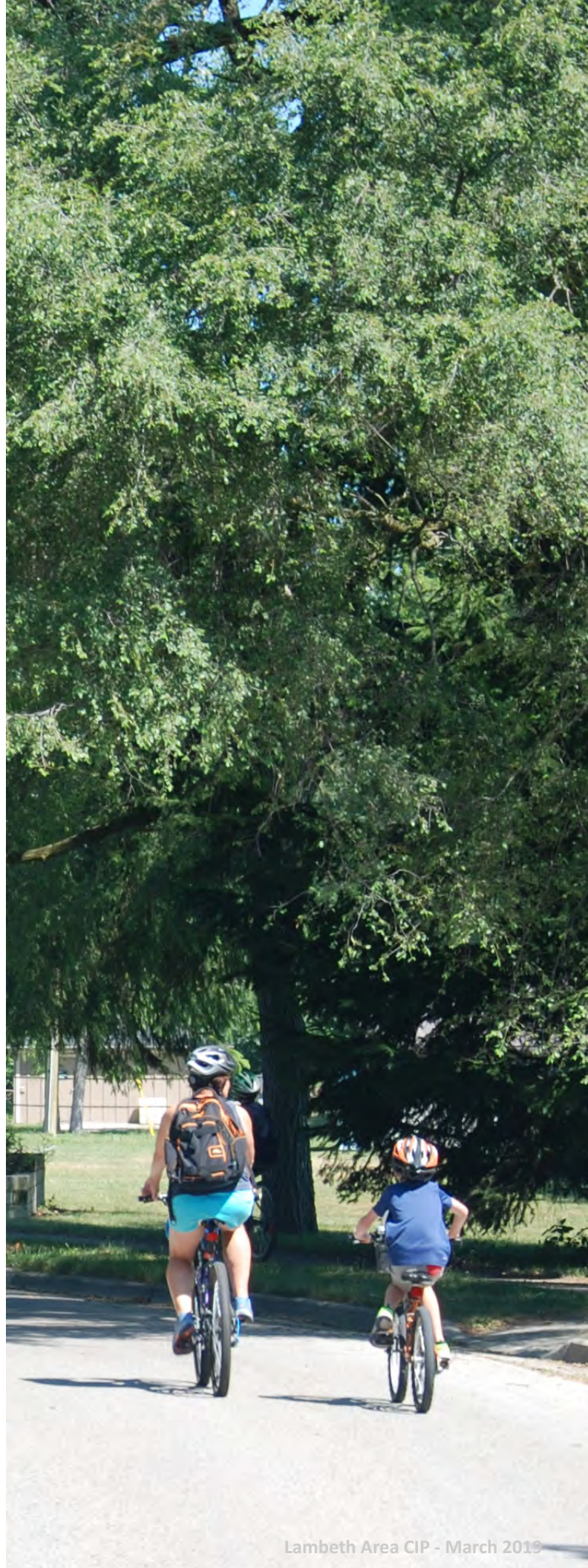
Weaknesses

- Need to create a sense of place and identity.
- Community branding needed.
- Not a good first impression for visitors entering downtown.
- Arts and culture is lacking.
- Need to document, promote, and celebrate cultural heritage.
- Need to foster a broad range of uses and activities on Main Street and Colonel Talbot Road that activate these areas throughout the day and at all times throughout the year.
- Medical clinic needed.
- Better coordination of business activities and promotion of shopping opportunities is needed.
- Provide more parking opportunities to encourage people to get out of their cars.
- Business facades and signs are dated and tired.
- Main Street gets focus for improvements while other areas are overlooked.
- Lack of municipal sanitary services has been a barrier for development and small businesses.
- Add parks, recreation amenities, and programming.
- Limited activities particularly for youth, a skate park is needed.
- Lack of a central gathering space for residents, visitors and events.
- Need pedestrian amenities- few amenities along major streets (bike racks, benches, waste receptacles, lighting, wide sidewalks).
- Need to assess accessibility and safety.
- Need safe pedestrian, pathway and cycling connections, routes and facilities, traffic calming, crosswalks, improved intersections, etc.
- Lack of foot traffic.
- No pedestrian access to Dingman Creek corridor.
- Main Street and Colonel Talbot Road function as highway corridors (through-traffic does not stop).
- Need improved connection to City Hall and better understand municipal processes and policies (e.g. planning process, development process).



Opportunities

- Infill development/redevelopment.
- Establishing and promoting a clear identity; promoting destinations.
- Maintaining culture and heritage quality is important (buildings, branding, activities, understanding).
- Lambeth Village could become a traditional downtown pedestrian-focused environment.
- Main Street provides a good focal point for the community and events.
- The intersection of Colonel Talbot Road and Longwoods Road has a strong cultural heritage value.
- Proximity to the highways is an asset (401 and 402).
- The Community Centre, Library and Service Clubs are key strengths and assets.
- The Arena and Splash Pad are great.
- Sustainability is important; Lambeth could be known for being a “green” community.
- Dingman Creek has important historic and environmental features; celebrate Dingman Creek as a significant water and ravine corridor.
- Develop Dingman Creek as a green space like Springbank Park.
- Create a strong visual and physical relationship with the Dingman Creek.





Threats

- Threat of competition from development along Southdale Road and the Wonderland corridor.
- Need to keep small businesses inviting and attractive to other Londoners.
- City support for small businesses and entrepreneurs needed.
- New development pressures.
- Losing businesses (e.g. financial institutions).
- Bus services are too indirect and limited between Lambeth and the rest of London.
- Loss of heritage and character.
- Ensure that Carolinian Forest is conserved where possible.



Priorities for Improvements

At the third community meeting, participants were asked to identify and prioritize items and areas for improvement. This activity resulted in the following list (not presented in any particular order):

- Support Small Business
- Traffic Calming
- Improve Bus Services / Amenities
- Enhance Dingman Creek Corridor
- Improve Accessibility
- More Sports /Recreation Opportunities
- Maintain Heritage
- Local Medical Clinics
- Retain Financial Institutions
- Boost Lambeth's Identity
- Improve Connectivity to the City
- Arts & Culture Lacking
- Improve Parking

Key Principles

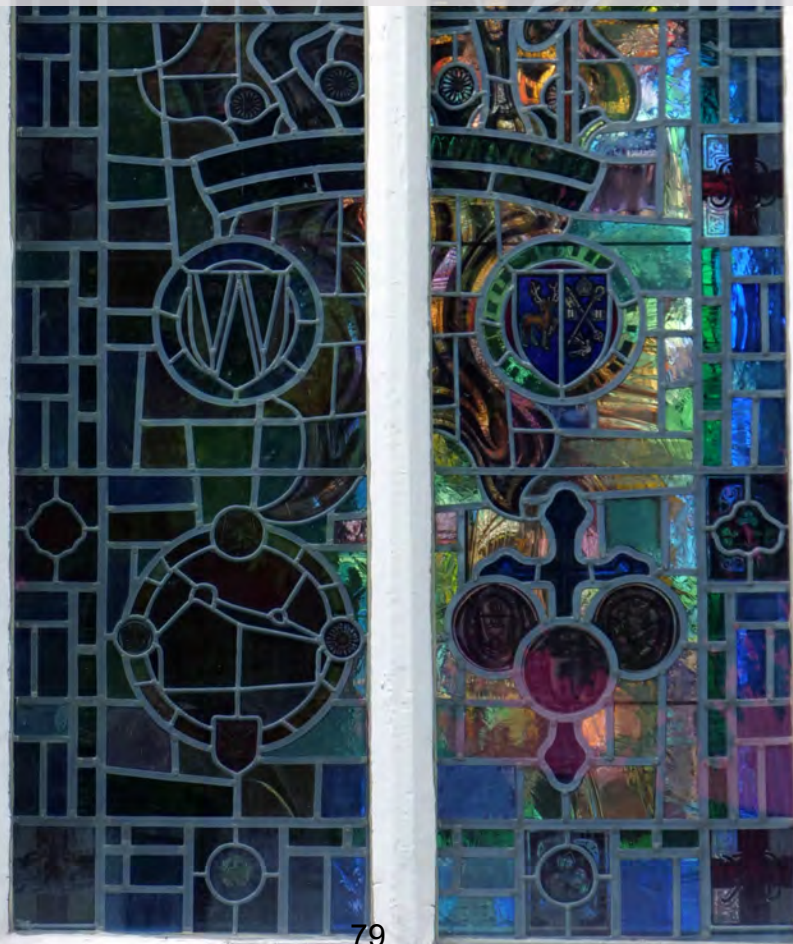
From the SWOT analysis and subsequent discussions, the following eight (8) Key Principles were identified by stakeholders as the framework to guide the Vision, Goals, Objectives, and Action Items for the Lambeth Area CIP.

- 1 Lambeth will be a great place to be; a destination; the Lambeth village core is the distinct downtown of the community, it is pedestrian-friendly, attractive and a preferred location for community events.
- 2 Lambeth will have an authentic and strong sense of place and identity; the distinct sense of place reflects and supports local cultural heritage values and a strong sense of community.
- 3 There will be a high level of community pride in Lambeth; local businesses are unique and successful. Residents and visitors prefer to purchase services and goods from local establishments, and regularly participate in community events at a local level.
- 4 Lambeth will be a diverse and welcoming community; the community is connected and supportive of businesses, residents, and visitors.
- 5 Lambeth will have an environment and activities that are family-friendly; community amenities like the Community Centre, Library, parks and programs are well-supported.
- 6 Lambeth will be a safe and healthy community; active streets, sidewalks, trails, and public spaces are connected through a safe community network.
- 7 Lambeth will be sustainable and green; it will be known for prioritizing and celebrating natural features.
- 8 Lambeth will have a quiet, small-town feel enhanced by the Lambeth village core and pedestrian-oriented networks; this will be part of its unique character and sense of place.

These Key Principles align with the Principles of the *Southwest Area Secondary Plan*, and are supported by the proposed Lambeth Area CIP Action Items in Section 6.0 of this CIP.

Section 3

Community Improvement Project Area & Sub-Areas





The Lambeth Area CIP Project Area

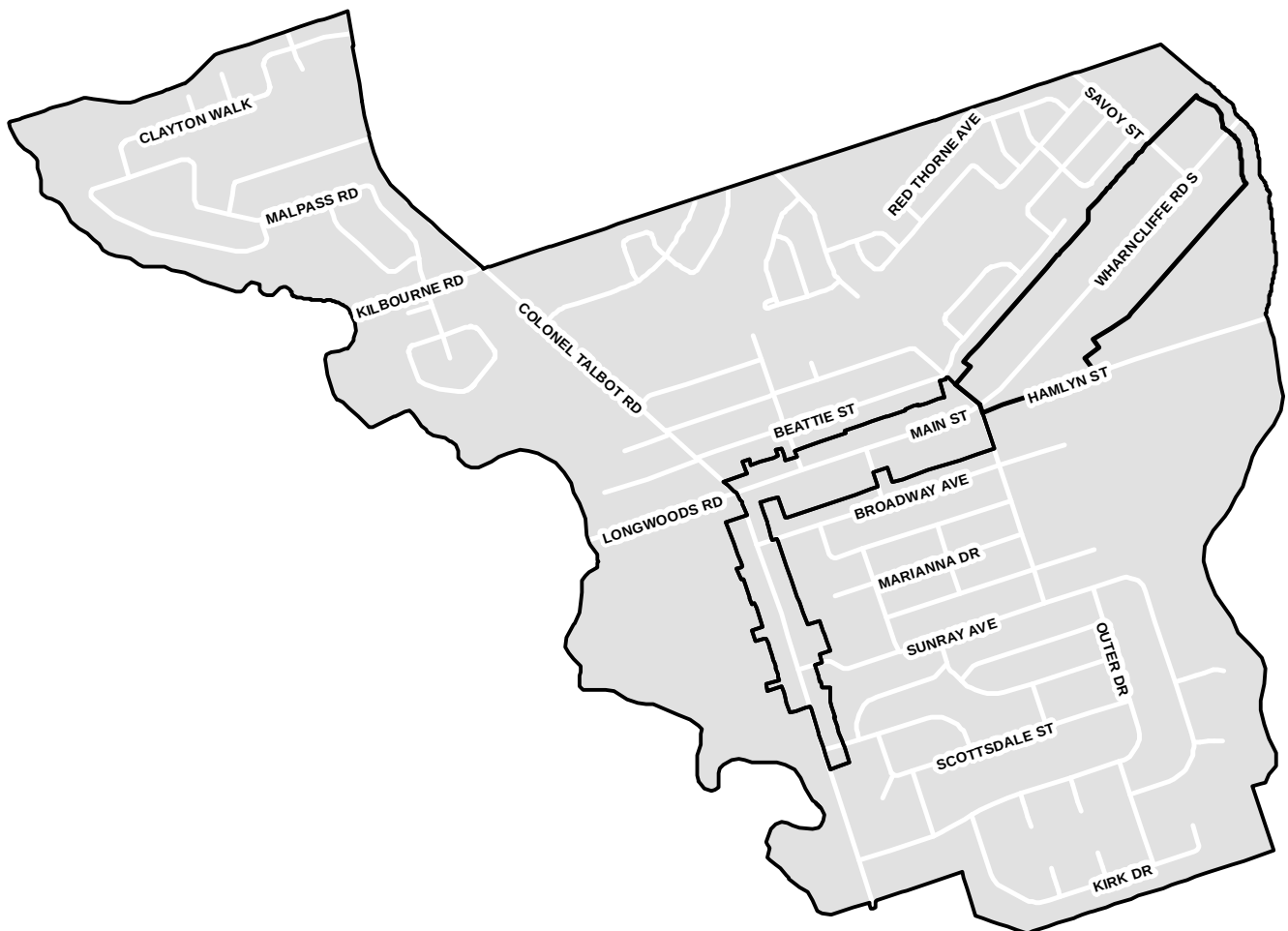
Ontario's Planning Act defines a community improvement project area as "a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason." This area, also referred to in this Plan as the Project Area, is shown in Figure 3 below.

All community improvement activities described in this CIP, including financial incentive programs, will only be undertaken within the area designated as the Lambeth CIP Project Area. The CIP Project Area is designated by a By-law passed by Municipal Council, in accordance with Section 28 of the Planning Act.

Project Area Description

Figure 3 illustrates the Project Area included in the Lambeth Area CIP. The Project Area is based on a combination of consultation and research and is therefore slightly different than the Study Area. Specifically, the Project Area includes the Clayton Walk and Malpass Road subdivisions north of Kilbourne Road and west of Colonel Talbot Road; it does not include the area north of the future Kilbourne Road extension east of Colonel Talbot Road; and, it is bound by the Dingman Creek corridor on the east (i.e. does not continue to Wonderland Road).

Figure 3: Lambeth Area CIP Project Area



Project Sub-Areas

To recognize the unique characteristics and specific needs, the Lambeth Area CIP Project Area is divided into three Project Sub-Areas, illustrated in Figures 4, 5, 6, and 7. The boundaries of the Project Sub-Areas are based on current conditions and characteristics observed during the preparation of the Lambeth Area CIP, and on policy directions of the *SWAP*.

Figure 4: Lambeth Area CIP Project Sub-Areas

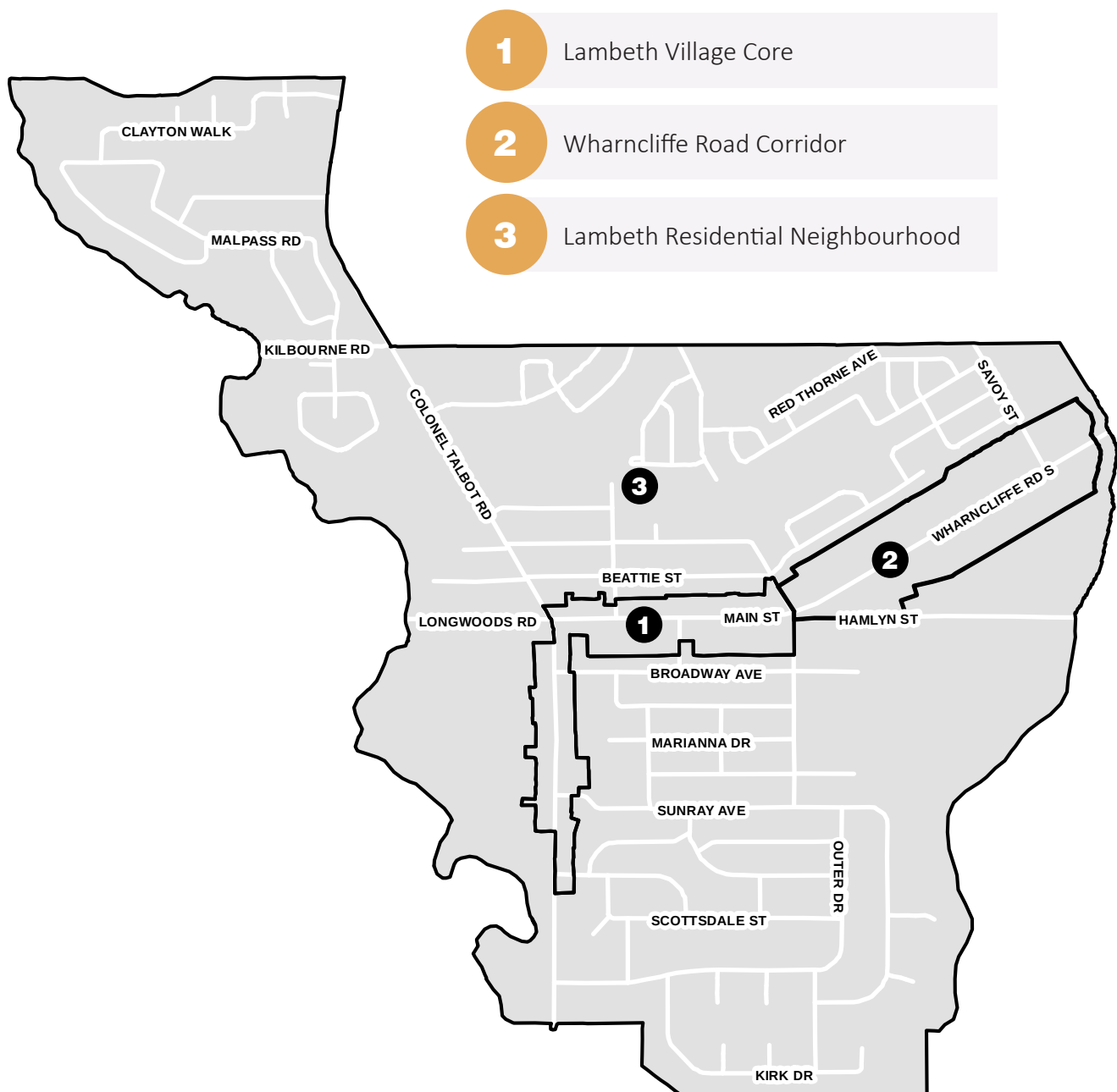
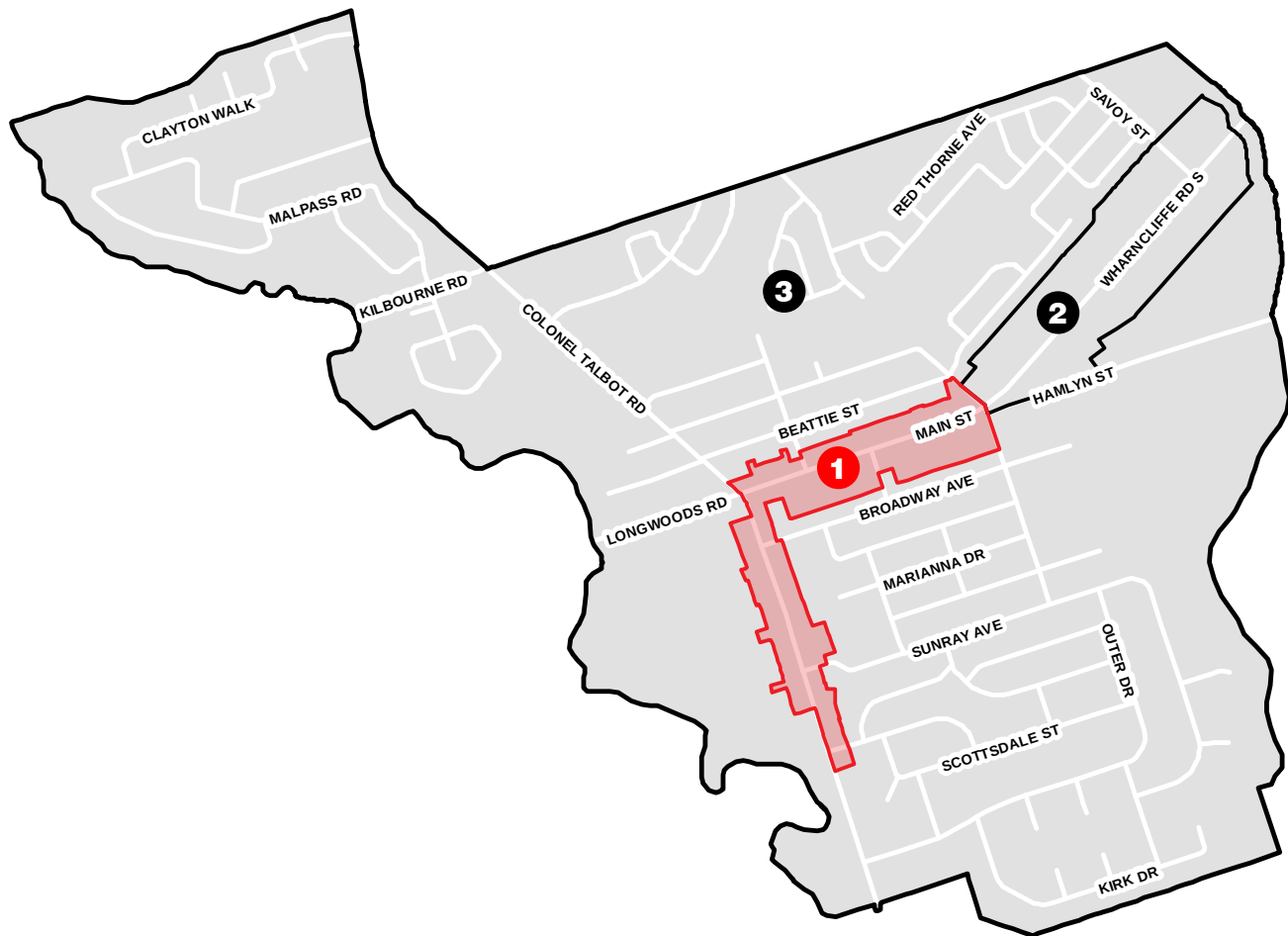


Figure 5: Lambeth Village Core



1. Lambeth Village Core

Lambeth Village is the core of Lambeth and functions as a community focal point and the “Main Street”. The area is comprised of properties along Main Street from Campbell Street to Colonel Talbot Road, and along Colonel Talbot Road from Main Street to just south of Outer Drive. These areas are defined as Main Street Lambeth North and Main Street Lambeth South in the SWAP. Many of the existing buildings in the Lambeth village core are older and have distinctive architectural details. Parking for customers and visitors is largely provided on-site both in front and behind buildings.

Lambeth village core provides a neighbourhood level of service within a comfortable walking and cycling distance of most residents in Lambeth. Uses include a variety of commercial establishments (e.g. retail, restaurant, office, services). It is intended that walking and cycling will be the primary modes of transportation, however the built environment is currently more oriented to cars than to pedestrians. Both Main Street and Colonel Talbot Road are major vehicular traffic routes through the community,

providing access to Highway 402 and Highway 401. One of the goals of the Main Street Infrastructure Renewal Project- initiated in 2017- is to create a pedestrian-friendly environment that supports walking, cycling, and pedestrian activity along Main Street between Colonel Talbot Road and Campbell Road. Through this project, new sidewalks, pedestrian-scale lighting, on-street parking, landscaping, street trees, and space for public art will support the development of a pedestrian-oriented area.

The legislative framework in the Lambeth village core allows for a mix of uses and civic functions, including live-work units, commercial and residential uses, and public gathering spaces. New buildings and redeveloped buildings will be street-oriented with setbacks and roof lines consistent with the existing streetscape character. There is an emphasis on maintaining and enhancing high-quality architectural design consistent with the character of the area.

Lambeth Village Core North

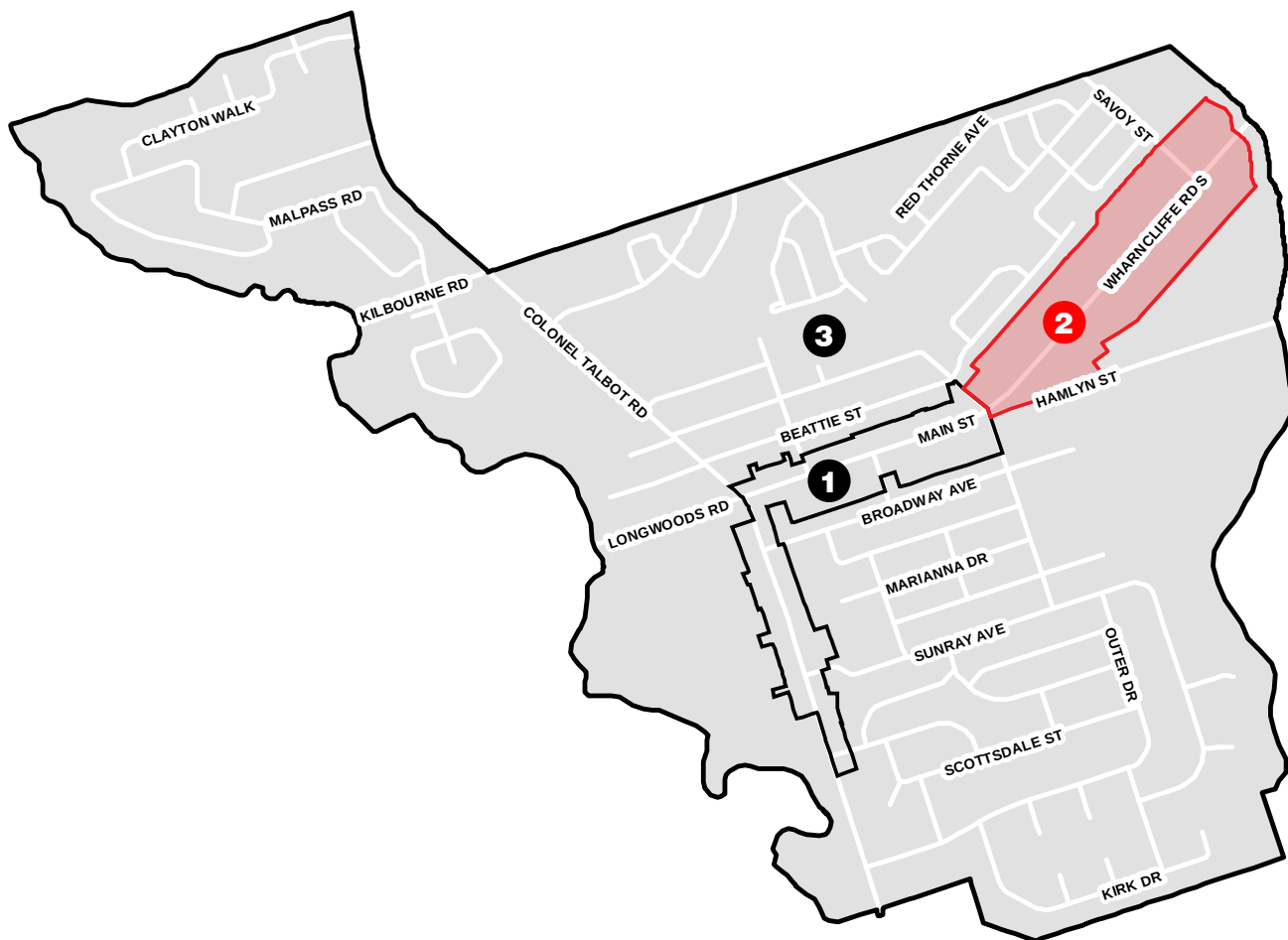
Lambeth village core north is designated the Main Street Place Type in the London Plan. Mixed-use buildings will be encouraged along Main Street from Campbell Street to Colonel Talbot Road. As redevelopment occurs, sidewalks and on-street parking will be incorporated to support and augment the Main Street development pattern and encourage pedestrianization.

Lambeth Village Core South

The lands along Colonel Talbot Road in Lambeth village core south are designated either the Main Street or Neighbourhood Place Type in the London Plan. Essentially, this area currently acts as a transition between the “Main Street” and residential and rural areas to the south.



Figure 6: Wharncliffe Road Corridor

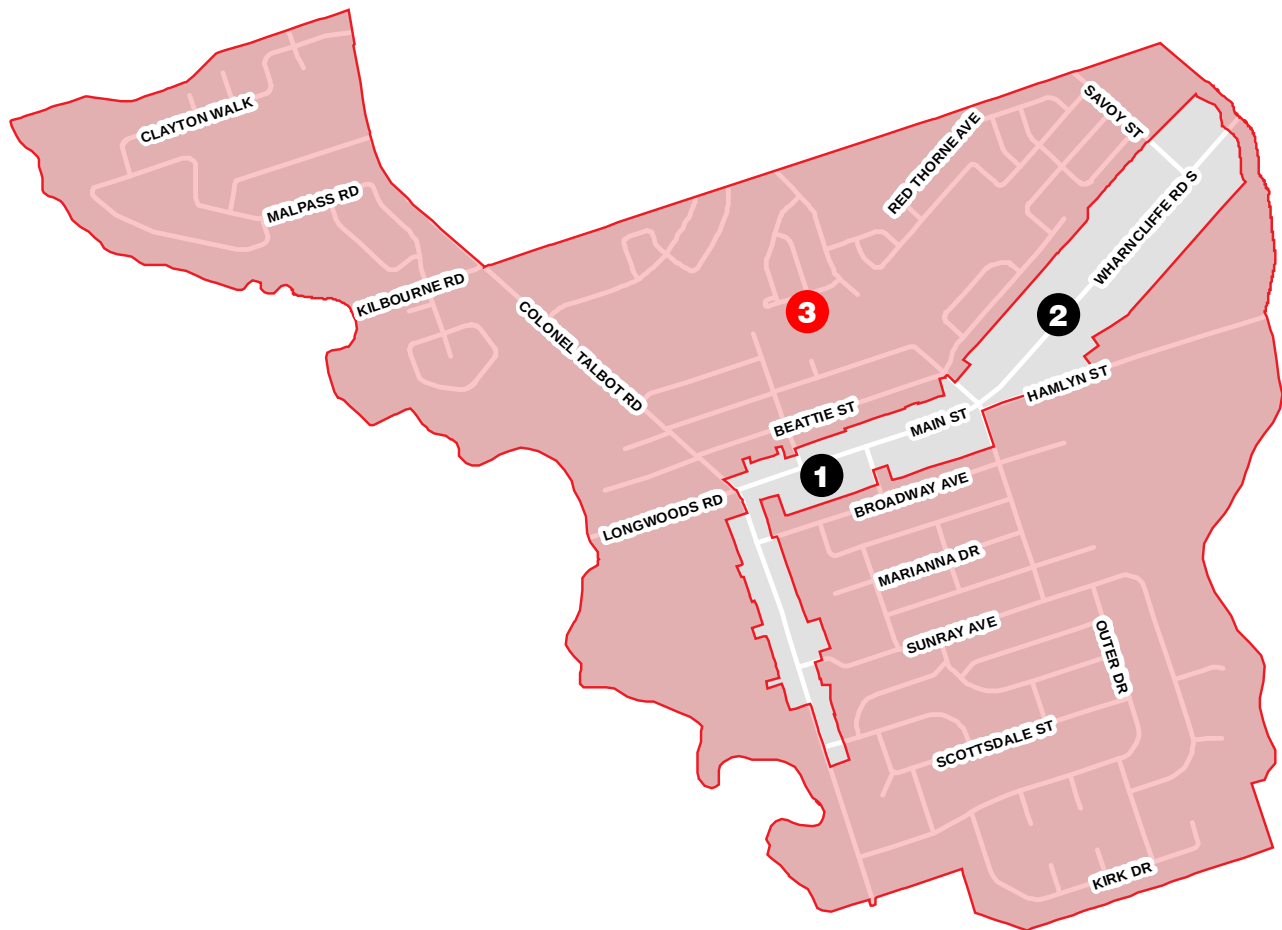


2. Wharncliffe Road Corridor

The Wharncliffe Road Corridor contains lands fronting onto Wharncliffe Road South from Colonel Talbot Road to just east of Bostwick Road. Current land uses include an interior plaza at the Campbell Road / Wharncliffe Road intersection, detached residential units, and buildings of various sizes and styles accommodating commercial uses. There is a cluster of buildings containing businesses at the Campbell Road / Wharncliffe Road intersection; moving towards Bostwick Road, buildings are more dispersed. In addition to the variety of building styles, there is an abundance of signage along the Wharncliffe Road Corridor.

Long-term (re)development goals include additional commercial uses to support and complement the Lambeth village core, mixed-use development, opportunities for dwelling conversions, and creating a major gateway into the community. Goals also include high quality design and construction standards, and incorporating walking and cycling infrastructure.

Figure 7: Lambeth Residential Neighbourhood

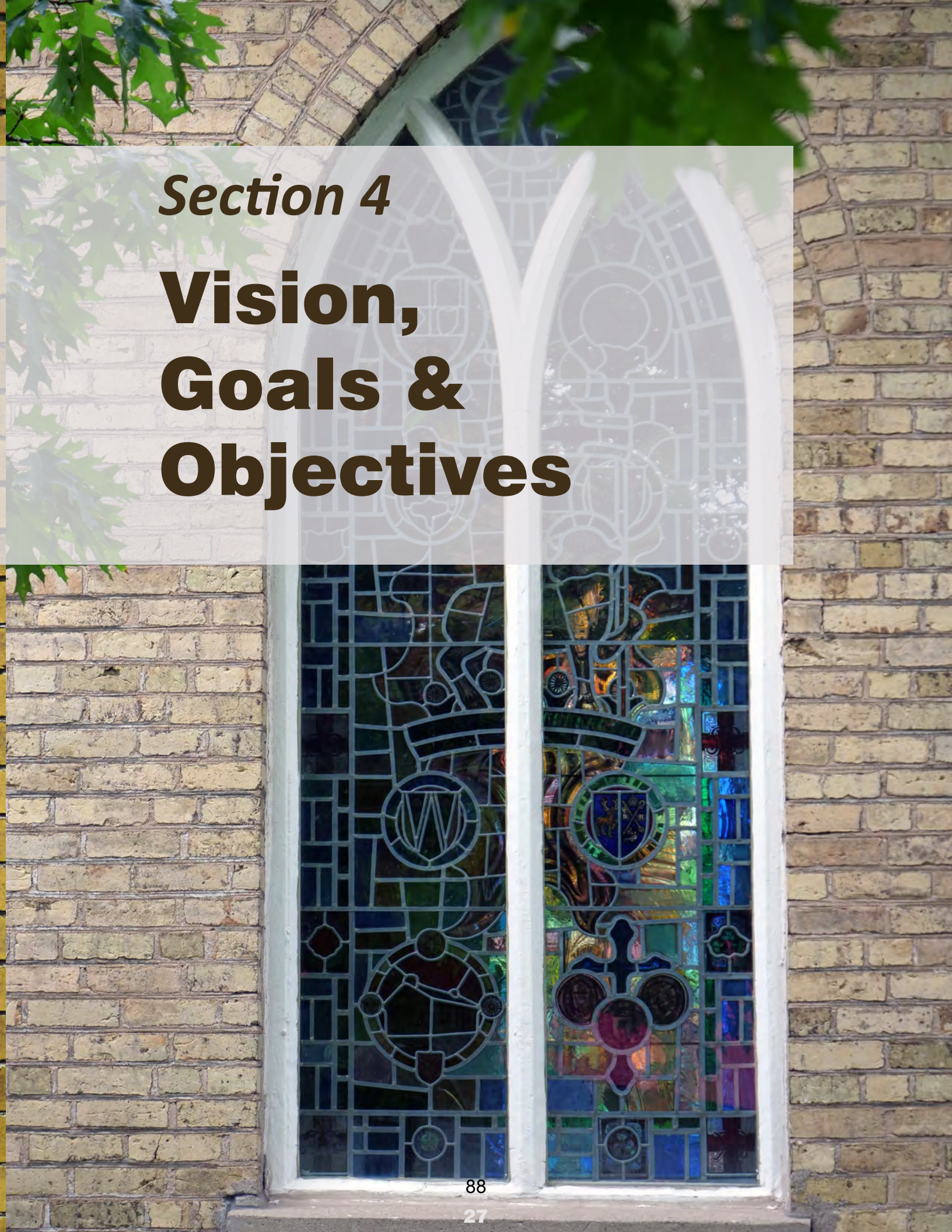


3. Lambeth Residential Neighbourhood

The Lambeth Residential Neighbourhood Sub-area provides a potential population base to support the businesses in the Lambeth village core and the Wharncliffe Road Corridor. Ninety-four percent (94%) of dwellings in the Lambeth Area are single detached residential units (1465 residential units) compared to 50% City-wide. The remaining six percent (6%) of dwelling types in the Lambeth Area is comprised of Semi-Detached (10 units, 1.29%), Row House (30 units, 1.94%), and Apartments in a building with fewer than five storeys (30 units, 1.94%). Most of the residential subdivisions are organized by the loops and lollipops design framework. Subdivisions immediately north and south of Main Street are organized by the grid pattern design framework.

Additional uses within the Lambeth Residential Neighbourhood Sub-area include Lambeth Arena, Lambeth Library, Lambeth Community Centre, parks, businesses, churches and a private golf club.





Section 4

Vision, Goals & Objectives

Vision

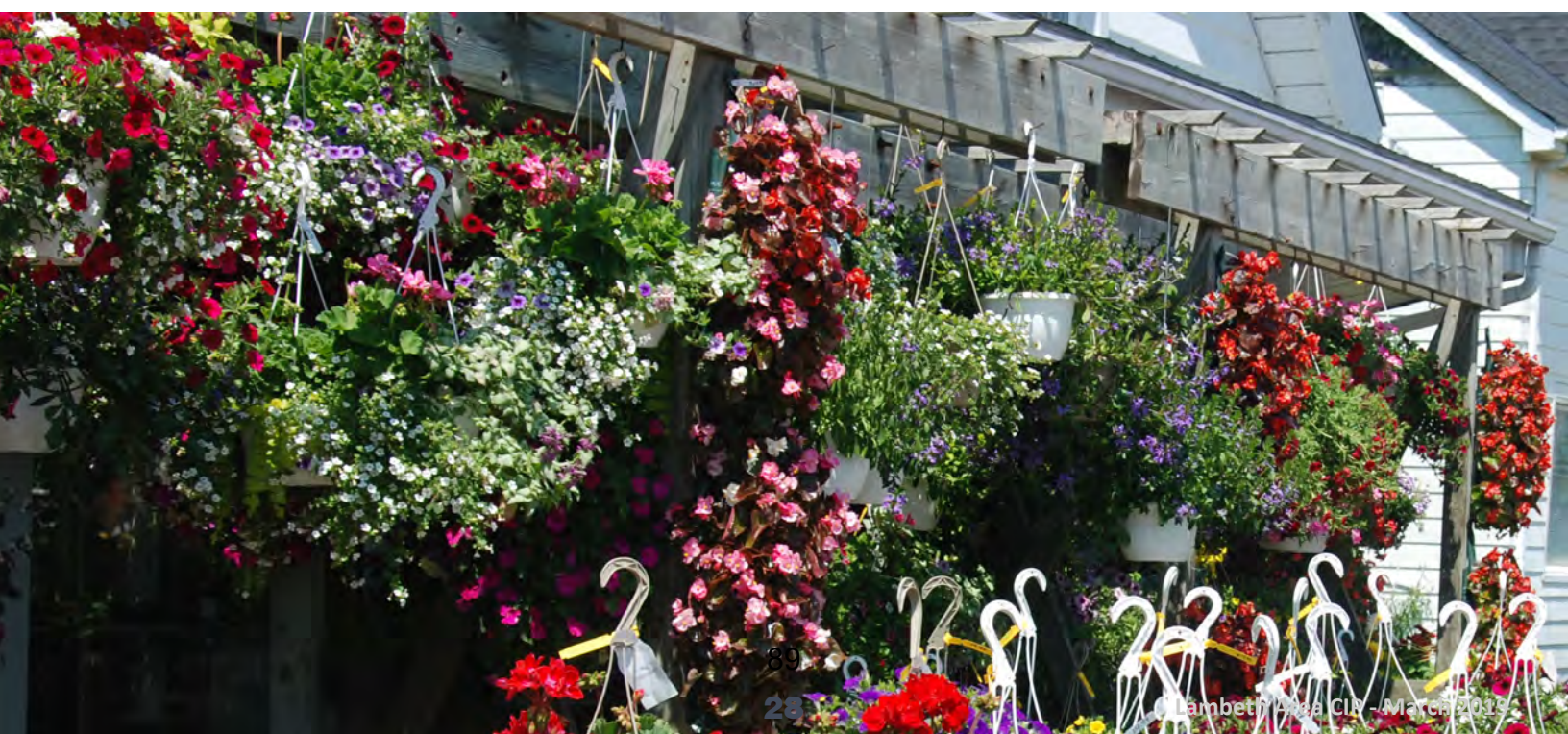
The analysis and policies in the **SWAP** regarding purpose/intent, form, function/uses, character, and intensity provide clear direction for Lambeth. The **SWAP** presents the following vision for the Lambeth area:

Lambeth, the cornerstone of the community, has a historical presence and quaint village main street core. The picturesque tree-lined streetscapes of Lambeth serve as a backdrop for new residential neighbourhoods in the southwest part of the city. (City of London. Southwest Area Plan. London, 2014. 4.)

Through community consultation, the following Vision statement for the Lambeth Area CIP was created:

"Our Lambeth will be a place for others to visit and well-known for its history. Lambeth comes alive through the charming historic main streets, unique shops and services, the Dingman Creek, parkland, and community events."

A **vision** is a long-term strategic statement that identifies the preferred future; how the community would look, feel and function if the goals and objectives were achieved. Establishing a vision is an important component of the CIP process as it provides the overarching foundation for the Action Items contained in the CIP. A vision also helps to focus and direct proposed public realm improvements, investment, and incentive programs.



Goals & Objectives

The analysis and policies in the SWAP regarding purpose/intent, form, function/uses, character, and intensity provide clear direction for Lambeth. The *SWAP* presents the following vision for the Lambeth area:



Supporting Businesses & the Local Economy



Strengthening Community & Connections



Improved Mobility & Safety



Developing High Quality Public Realm and Recreation Opportunities



Strengthening & Conserving Cultural Heritage



Enhancing & Conserving Natural Heritage

*A **goal** is a long-term and broad aim aligned to achieve a defined vision. Having clearly defined goals allows people to see how actions are aligned and related to the community vision. Clearly defined goals can unite people to work together to achieve a shared vision.*

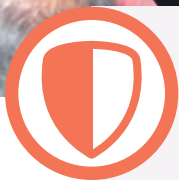
Objectives are specific, measureable, achievable, realistic, and timely targets that measure the accomplishment of a goal. Having clear objectives helps to illustrate that things are changing and being accomplished over time.



Supporting Businesses & the Local Economy

Lambeth will have resilient, strong, connected and diverse businesses and business environment that serve the local community, attract visitors, and support business retention, expansion & investment.

- 1 Infrastructure and facilities that encourage and support business attraction, retention & expansion and interest and ease of frequenting local businesses, attractions & amenities.
- 2 Legislative framework and processes that support an appropriate and desirable mix and form of uses.
- 3 Connected, informed and business-friendly environment that supports business attraction, retention and expansion.
- 4 Development and revitalization of properties and buildings with a focus on enhancing community identity and cultural heritage.



Strengthening Community & Connections

The Lambeth community will continue to develop and maintain strong connections within the community and the City, and build capacity to work strategically with stakeholders to achieve community goals.

1

Continue to implement the City's Community Engagement Policy to engage the Lambeth community and stakeholders in working together to plan and implement projects & initiatives, and to maintain clear connections to keep the community informed with plans and projects that may affect Lambeth.

2

Access funding opportunities for projects and initiatives that will benefit the Lambeth Community.



Improved Mobility & Safety

Lambeth will have an interconnected community-wide transportation network that is safe, multi-modal and prioritizes walking and cycling.

1

Continue to implement the Council-approved Cycling Master Plan to improve the quality, connectivity, safety, and navigability of the pedestrian and cycling environments throughout the Lambeth Area CIP Project Area.

2

As per the Cycling Master Plan, include recreational cycling infrastructure in the Parks / Open Space system and increase the amount of cycling lanes and dedicated cycling routes.

3

As per the Transportation Master Plan and the SWAP, continue to support strong physical connections with other parts of the City of London and in particular, areas within the *Southwest Area Secondary Plan*.



Developing High Quality Public Realm and Recreation Opportunities

Lambeth will have a range of recreational amenities, programs and supporting infrastructure, and a connected network of pedestrian-oriented streetscapes and public spaces that are interesting, accessible, safe, beautiful and clean.

- 1 As per the recommendations of the Parks & Recreation Master Plan, provide a wide range of recreational programs.
- 2 Continue to develop an interconnected network of parks, trails and pathways.
- 3 Integrate principles of sustainability and incorporate “green” products and systems into the budgeting, planning, and design of streets, streetscapes, and the public realm.
- 4 Create and maintain safe, pedestrian-oriented, beautiful, and environmentally sustainable streetscapes including public spaces in the public right-of-way.
- 5 Consistent with the Parks & Recreation Master Plan and Cycling Master Plan, identify opportunities for strategic property acquisition for public squares, plazas, community gardens, plazas, green spaces, and connecting links.



Strengthening & Conserving Cultural Heritage

Lambeth will have a sense of place that reflects and supports local cultural heritage values.

1

Support a sense of place that celebrates Lambeth's unique identity.

2

Increase people's knowledge and appreciation of cultural heritage resources in Lambeth.

3

Recognize and plan for Main Street and Colonel Talbot Road (south of Main Street) as the downtown / main street and core of Lambeth.

4

Identify and support the retention and conservation of cultural heritage resources in Lambeth.



Enhancing & Conserving Natural Heritage

Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated.

1

Identify, protect, and enhance the natural features in Lambeth, including the Dingman Creek Corridor and its tributaries.

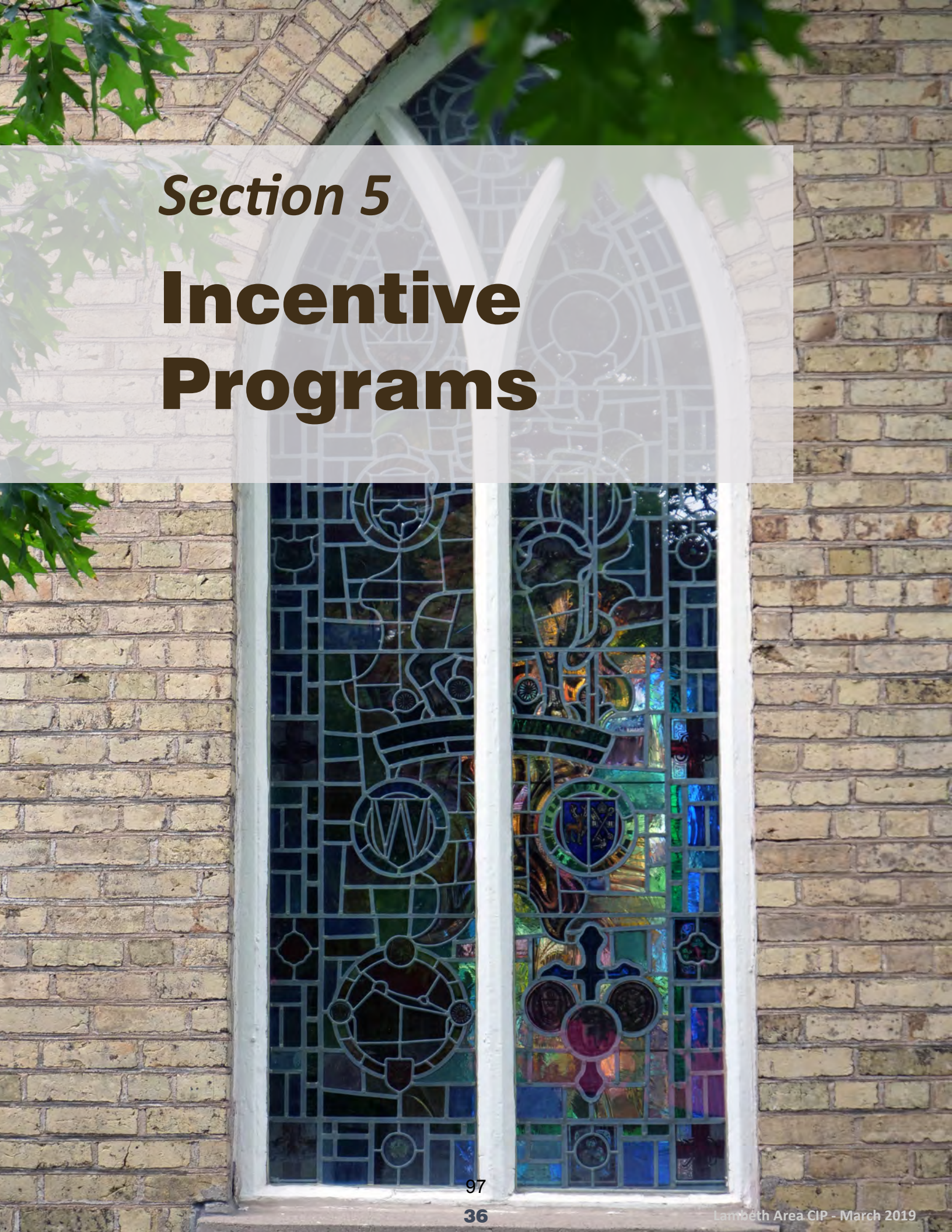
2

Add pathways, trails, walkways and connections within the Lambeth Area CIP Project Area through the following:

- Cycling Master Plan;
- Planning & Development process as development occurs; and,
- Opportunities identified through the Dingman Creek Subwatershed: Stormwater Servicing Municipal Class EA to create corridors on some of the tributaries of Dingman Creek in the Lambeth CIP Area Project Area.

3

Incorporate Low Impact (LID) standards and items into public projects.



Section 5

Incentive Programs



Incentive Programs

An important part of supporting community improvement in Lambeth is engaging the private sector. One method of achieving this is by providing Financial Incentive Programs to stimulate private investment in fixing up properties and buildings.

Community Improvement Plans (CIPs) enable municipalities to establish financial incentive programs to target different community needs. In accordance with the *Planning Act* and the City's *Official Plan*, the City may offer grants or loans to property owners and tenants to help cover eligible costs and advance community improvement goals. Once a CIP is adopted and approved, City Council is able to fund, activate and implement financial incentive programs. It is important to note that programs are subject to the availability of funding, and Municipal Council can choose to implement, suspend, or discontinue an incentive program. The Lambeth Area CIP is an enabling document, which means that Municipal Council is under no obligation to activate and implement any part of a CIP including financial incentive programs.

In the 2017 report Service Review of Community Improvement Plan Incentives, it was recommended that the Façade Improvement Loan Program be considered for the Lambeth Area CIP. This program is designed to encourage and support private sector investment for rehabilitation, adaptive reuse, redevelopment, and construction of existing buildings. Providing this program can help to address a number of issues identified through research and analysis, and implement key principles of the *Southwest Area Secondary Plan*. Based on research and analysis, it is recommended that two variations of this overall program are considered- A Façade Improvement Loan Program for the Lambeth village core and a Sign Loan Program for the Wharncliffe Road Corridor as described below. These initiatives may be considered for funding, alongside other priorities, through the 2019-2023 Strategic Plan and 2020-2023 Multi-Year Budget processes.

Lambeth Village Core Façade Improvement Loan Program

Description:

Matching financial assistance for eligible exterior façade works to improve buildings, and bring participating properties into conformity with the Property Standards By-law and applicable City Design Guidelines.

Funding:

The City may provide no-interest loans that are paid back to the City over a 10-year period. A maximum of \$50,000 per eligible property for up to 50% of eligible works can be provided.

Program Duration:

As directed by Municipal Council.

Eligible Works:

Eligible works include but are not limited to:

- Exterior street front renovations compliant with City Design Guidelines;
- Portions of non-street front buildings, visible from adjacent streets;
- Non-street front visible portions may only be eligible for funding after the street front façade has been improved or street front improvements have been deemed unnecessary by the Managing Director, Planning and City Planner, or designate;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building;
- Decorative lighting which is affixed to the exterior street front of a building that is ornamental and installed for aesthetic effect;
- Eaves troughs, rain gutters, soffits, fascia, bargeboard, and other materials that direct rain water;
- Doors, windows, and their finished framing; and,
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan).



Wharncliffe Road Corridor Sign Loan Program

Description:

Matching financial assistance for eligible signage works to improve building signage, and bring participating properties into conformity with the Property Standards By-law and applicable City Design Guidelines.

Funding:

The City may provide no-interest loans that are paid back to the City over a 10-year period. A maximum of \$5000 per eligible property for up to 50% of eligible works can be provided.

Program Duration:

As directed by Municipal Council.

Eligible Works:

Eligible works include but are not limited to:

- Exterior sign-related renovations compliant with City Design Guidelines;
- Portions of non-street front sign renovations, visible from adjacent streets;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building; and,
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan).



Brownfield and Heritage Incentive Programs

In addition to the incentive programs contained in this CIP, the City of London also provides incentive programs in both Brownfield and Heritage CIPs. Therefore, depending on the specific project, a property owner may be eligible for a number of financial incentive programs. The following table provides a summary of these incentive programs; specific program information is included in the related CIPs.

Summary of City Wide CIP Incentive Programs

CIP	Incentive Programs
Brownfield	• Contamination Assessment Study Grant Program • Property Tax Assistance Program • Development Charge Rebate • Tax Increment Equivalent Grant
Heritage	• Tax Increment Grant • Development Charge Equivalent Grant



Section 6

**Implementing
the Lambeth
Area
Community
Improvement
Plan**

How to Read the Action Items Table

The Lambeth Area Community Improvement Plan (CIP) Action Items Table is a list of community-, stakeholder- and City-identified Goals and Action Items. Action Items are aligned with the Objectives, Goals, and Vision defined through the Lambeth Area CIP process. The Action Items Table is organized into the six (6) Improvement Categories identified through this project:



Supporting Businesses & the Local Economy



Strengthening Community & Connections



Improved Mobility & Safety



Developing High Quality Public Realm and Recreation Opportunities



Strengthening & Conserving Cultural Heritage



Enhancing & Conserving Natural Heritage

The table also identifies the guiding Legislation, Policy or Plan, proposed lead(s) and partners, suggested priority for implementation, and relative funding requirements (high, medium, low, no cost) for each Action Item. The actions in each section are divided into the following three categories:

1. Municipal Actions: These Action Items are the responsibility of the Municipality. Many of these items are part of an existing project or program.

2. Community Opportunities: These Action Items are the responsibility of a community stakeholder (individuals or groups).

3. Action Items Identified & Completed during the Lambeth Area CIP Project:

These items were completed as part of an existing project (e.g. Main Street Infrastructure Project, Parks & Recreation Master Plan), part of an ongoing Program (e.g. Lifecycle Renewal), or completed during the Lambeth Area CIP Project by City Planning Staff.

Stakeholders

The success of the Lambeth Area CIP requires the coordination of the efforts of many stakeholders over time. There is not one person or organization which has the sole responsibility of managing and implementing initiatives or ensuring success. Ideally, champions will emerge to coordinate, lead, manage, and implement identified actions.

Timing for Implementation

Implementation of Action Items is contingent on a number of factors including costs, availability of funding, priorities, and willingness and motivation of the stakeholders and community to manage and lead projects. The Cost column helps to scope expectations for:

- a relative budget amount (high, medium, low, no cost);
- if funding is available in an existing City budget or if funding would need to come from a future City budget; and,
- if funding would come from a non-City budget.

In terms of general implementation, Municipal Action Items identified as 1st priorities can be implemented with existing resources. Municipal Action Items identified as 2nd and 3rd priorities have higher costs and may require future budget considerations, longer-term implementation plans and/or coordination with stakeholders.





Supporting Businesses & the Local Economy

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
1.1	Provide information about Business Improvement Areas (BIAs) and Business Attraction, Retention & Expansion Strategies	<i>Municipal Act, Section 204</i>	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Lambeth B2B Group	No Cost
1.2	Create business support material to help businesses and entrepreneurs understand planning and development processes, and how to navigate City Hall.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Lambeth B2B Group; City Planning, Development Services	Low
1.3	Provide and promote financial incentives including a Façade Improvement Loan Program for the Lambeth Village Core and a Sign Loan Program for the Wharncliffe Road Corridor.	<i>Planning Act, Section 28</i>	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Lambeth B2B Group	High (future budget)
1.4	Extend municipal stormwater and sanitary services to all areas within the Lambeth Area CIP Project Area through local improvements.	Growth Management Implementation Strategy (GMIS)	1	<i>Lead:</i> Wastewater & Drainage Engineering	High
1.5	Extend municipal water services to all areas within the Lambeth Area CIP Project Area in accordance with the GMIS and supporting DC Background Study, or through local improvements.	Growth Management Implementation Strategy (GMIS) Development Charges (DC) Background Study	1	<i>Lead:</i> Water Engineering	High

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
1.6	Implement greater mixed-use zoning & range of uses to help facilitate redevelopment in the Lambeth Village Core and Wharncliffe Road Corridor.	SWAP <i>The London Plan</i>	2	<i>Lead:</i> City Planning	-
1.7	Reduce and/or remove parking requirements for commercial and mixed-use properties along Main Street, Colonel Talbot Road, and Wharncliffe Road where parking cannot be accommodated on-site.	SWAP	2	<i>Lead:</i> City Planning	
1.8	Implement on-street parking in the Lambeth Village Core as opportunities arise (e.g. through Site Plan, redevelopment, infrastructure projects).	Main Street Infrastructure Renewal Project: Streetscape Master Plan	2	<i>Lead:</i> EESD, Development Services	Medium
1.9	Consider creating off-street parking to support local businesses and customers / visitors as redevelopment and infrastructure/capital projects arise.	Main Street Infrastructure Renewal Project: Streetscape Master Plan	2	<i>Lead:</i> EESD, Development Services	High
1.10	Incorporate Information, Communications & Technology (ICT) infrastructure to “Future ready” the Lambeth Area CIP Project Area.		2		High

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Community Opportunities					
1.11	Develop a Lambeth brand and communications plan that when implemented, will strengthen the area's sense of place, stimulate investment and attract customers and visitors.		1	Lead: Community	Medium
1.12	Conduct tours of successful small downtowns to make contacts, build relationships and understand what works and why.		2	Lead: Community Suggested Partners: City Planning	Low
1.13	Establish a Lambeth BIA to provide coordinated support, strategy, direction and secure funding for business attraction, retention & expansion.	<i>Municipal Act, Section 204</i>		Lead: Community Suggested Partners: City Planning	Low
1.14	Undertake a Business Attraction, Retention & Expansion Strategy			Lead: Community Suggested Partners: Service London	
Priorities Identified & Completed during the Lambeth CIP process					
1.15	Identify the primary point of contact & establish a relationship between the Lambeth B2B Group and the City Service Area responsible for providing business support.		1	Lead: City Planning	No cost

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
1.16	Establish a relationship between the Lambeth B2B Group and the London Small Business Centre (SBC).		1	<i>Lead:</i> City Planning	No cost
1.17	Establish a relationship between the Lambeth B2B Group and the Project Manager for the 2018 Main Street Infrastructure Project.		1	<i>Lead:</i> City Planning	No cost
1.18	Implement on-street parking in the Lambeth Village Core to support local businesses and customers / visitors.	2018 Main Street Infrastructure Project • 9 on-street parking spaces added to Main Street.	1	<i>Lead:</i> EESD	Included in project budget
1.19	Improve the sense of place, identity and add community beautification features in the Lambeth Village Core.	2018 Main Street Infrastructure Project: • Fixed planters at Main Street & Campbell Street and Mail Street & Colonel Talbot Road; • Trees on both sides of Main Street. • Seat walls in intersection plaza spaces at the Colonel Talbot /Main and Campbell/Main intersections.	1	<i>Lead:</i> EESD	Included in Project budget



Strengthening Community & Connections

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
2.0	Create & communicate an inventory of facilities which can be used for community meetings and events.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost
2.1	Create & communicate a list of resources that can help support the development, management, and implementation of community projects (e.g. funding sources).		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost
2.2	Communicate information on planned and approved development and infrastructure projects in Lambeth.		1	<i>Lead:</i> City Planning	No cost
2.3	Increase awareness & promote identity of Lambeth through building and installing unique gateways / entranceways into the community.	<i>SWAP</i> Urban Design Guidelines (forthcoming)	2	<i>Lead:</i> City Planning	High

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Community Opportunities					
2.4	Submit funding applications for programs that support improvements, enhancements and/or events in the Lambeth area.	2019 Neighborhood Decision-Making Program London Community Grants Program Neighbourhood Small Events Fund	1	<i>Lead:</i> Community <i>Suggested Partners:</i> NCFS	No cost
2.5	Hold regular community stakeholder discussions/sessions/events to strengthen connections, build relationships, learn, share information about community projects, and increase participation in Lambeth organizations and events.		1	<i>Lead:</i> Community <i>Suggested Partners:</i> City Planning, NCFS	Low
Action Items Identified & Completed during the Lambeth CIP process					
2.6	Establish a relationship with the Lambeth Citizens' Recreation Council (LCRC) and the Staff responsible for the Neighbourhood Decision Making Program.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost
2.7	Establish a relationship between the Lambeth Community Association (LCA) and Development Services so that the LCA is aware of Planning Applications.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Development Services	No cost
2.8	Establish Lambeth Community Harvest Festival's eligibility for City funding		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost



Improved Mobility & Safety

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
3.0	Provide information regarding planned road improvement projects in Lambeth.	Transportation Master Plan (TMP)	1	<i>Lead:</i> EESD	No cost
3.1	Install a new marked pedestrian crossings and signage on Colonel Talbot Road near James Street to provide for safe pedestrian crossing and travel between neighbourhoods and the Lambeth Community Centre.		1	<i>Lead:</i> EESD	Medium
3.2	Dedicate cycling routes on Collector Roads as infrastructure projects arise.	Transportation Master Plan (TMP)	1	<i>Lead:</i> EESD	Medium

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.3	Develop connected cycling and pedestrian networks (with signage) in the Lambeth CIP Project Area in accordance with the Parks & Recreation Master Plan and the approved Cycling Master Plan, to link neighbourhoods/ areas, amenities, landmarks, and facilities using neighbourhood streets, sidewalks, pathways, parks and trails. Specific focus on: • limiting pedestrian routes along highways/main roads; • ensuring connection between the Southwinds neighbourhoods and the rest of Lambeth; and, • ensuring the road system connects with the parks system.	Cycling Master Plan Parks & Recreation Master Plan	1	<i>Lead:</i> Environmental & Parks Planning, NCFS	High
3.4	Install pedestrian and cycling infrastructure and amenities including signage through parks improvement projects and as redevelopment of the CIP Project Area occurs in accordance with the Parks & Recreation Master Plan and the approved Cycling Master Plan.	Cycling Master Plan Parks & Recreation Master Plan	1	<i>Lead:</i> Environmental & Parks Planning	High

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.5	Install pedestrian and cycling infrastructure and amenities through area road improvement projects and as redevelopment of the CIP Project Area occurs in accordance with the Parks & Recreation Master Plan and the approved Cycling Master Plan.	Cycling Master Plan Parks & Recreation Master Plan	1	<i>Lead:</i> Environmental & Parks Planning	High
3.6	Request that London Transit Commission (LTC): a) identify opportunities to increase bus service connections with other parts of the City, with a focus on areas in the <i>Southwest Area Secondary Plan</i> (frequency and routes); and, b) ensure that bus stops have required infrastructure and amenities.		1	<i>Lead:</i> EESD <i>Suggested Partners:</i> London Transit Commission (LTC)	High
3.7	Continue to build physical connections between the Lambeth Area and the rest of London using roads, parks, trails, and recreational pathways in accordance with the Parks & Recreation Master Plan and the approved Cycling Master Plan.	Cycling Master Plan Parks & Recreation Master Plan	1	<i>Lead:</i> Environmental & Parks Planning	High

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.8	Improve sidewalks and lighting in the following areas: • along Broadway Street and Broadway Avenue between Campbell Road and Colonel Talbot Road; and, • along James Street between Campbell Road and Colonel Talbot Road.			<i>Lead:</i> EESD	
3.9	Undertake road improvements on Kilbourne Road (Colonel Talbot Road to Longwoods Drive).	Road improvements are scheduled for 2019.	1	<i>Lead:</i> EESD	High
3.11	Undertake road improvements on Bainard Street.	Road improvements scheduled for 2020.	1	<i>Lead:</i> Transport Planning & Design	High
3.12	Improve the safety of the Kilbourne Road and Colonel Talbot Road intersection (e.g. traffic lights).	The intersection of Kilbourne Road and Colonel Talbot Road will be monitored to see when improvements will be necessary.	1	<i>Lead:</i> Transport Planning & Design	High
3.13	Install a new marked pedestrian crossover and signage on Colonel Talbot Road between Main Street and Sunray Avenue to provide for safe pedestrian crossing and travel between neighbourhoods.		2	<i>Lead:</i> EESD	Medium

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.14	Undertake an Infrastructure Renewal Project Needs Assessment for Colonel Talbot Road within the Lambeth Area CIP Project Area.		2	<i>Lead:</i> Transportation Planning & Design	High
Community Opportunities					
3.15	Undertake a Safety Audit to identify and document specific safety concerns in the Lambeth Area CIP Project Area.	NCFS Safety Audit	2	<i>Lead:</i> Community	No cost
3.16	Identify and document specific concerns that may require traffic calming initiatives.		3	<i>Lead:</i> Community	No cost
Action Items Identified & Completed during the Lambeth CIP process					
3.17	Increase pedestrian safety and sense of place on Main Street by installing pedestrian-scale lighting.	2018 Main Street Infrastructure Project	1	<i>Lead:</i> EESD <i>Suggested Partners:</i> Lambeth CIP Project Participants	Part of project budget
3.18	Reduce traffic speed on Main Street by reducing the number of driving lanes and lane widths.	2018 Main Street Infrastructure Project	1	<i>Lead:</i> EESD <i>Suggested Partners:</i> Lambeth CIP Project Participants	Part of project budget
3.19	Increase pedestrian safety and reduce traffic speed on Main Street by adding pedestrian islands.	2018 Main Street Infrastructure Project	1	<i>Lead:</i> EESD <i>Suggested Partners:</i> Lambeth CIP Project Participants	Part of project budget

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.20	Facilitate safe crossing of Main Street by installing a new marked pedestrian crossover on Main Street, between South Rutledge Road and Bainard Street to facilitate safe pedestrian crossing of Main Street.	2018 Main Street Infrastructure Project	1	<i>Lead:</i> EESD <i>Suggested Partners:</i> Lambeth CIP Project Participants	Part of project budget
3.21	Ensure safe road crossing by pedestrians by adjusting signal timing at the Colonel Talbot Road and Main Street intersection to ensure safe crossing by pedestrians.		1	<i>Lead:</i> EESD <i>Suggested Partners:</i> Lambeth CIP Project Participants	Part of project budget
3.22	Address safety concerns with turning lanes on Wharncliffe Road.	2018 Main Street Infrastructure Project Signs have been installed and a temporary electronic message board is in place warning that the LEFT LANE EXITS for westbound traffic approaching the Campbell Street & Main Street intersection. Line marking and left turn arrows will be repainted. Overhead signs will be installed after the permanent traffic signals are complete in the spring.	1	<i>Lead:</i> EESD	Part of project budget
3.23	Establish relationship between the Lambeth Community Association and the Service Area responsible for Safety Audits.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost



Developing a High Quality Public Realm & Recreation Opportunities

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
4.0	Create & communicate a map/graphic of existing, approved and planned public space, trails, cycling routes, and pathways in the Lambeth Area CIP Project Area.	Cycling Master Plan Parks & Recreation Master Plan <i>SWAP</i>	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Environmental & Parks Planning, NCFS	Low
4.1	Improve Lambeth Veterans Park and consider expanding the park entrance to expand the space. Improvements could include landscaping, amenities, accessibility, parking, traffic movement, and safety.	Parks & Recreation Master Plan	1	<i>Lead:</i> Culture Office	Medium
4.2	Plant trees in Lambeth as per the forthcoming Parks & Recreation Master Plan and Site Plan policies.	Parks & Recreation Master Plan	1	<i>Lead:</i> Development Services	Medium
4.3	Develop public space (e.g. parks, civic squares), trails and pathways as per the approved Cycling Master Plan, <i>SWAP</i> , and the forthcoming Parks & Recreation Master Plan.	Cycling Master Plan Parks & Recreation Master Plan <i>SWAP</i>	1	<i>Lead:</i> Environmental & Parks Planning	High

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
4.4	Implement Low Impact Development (LID) items.		2	<i>Lead:</i> Development Services	
4.5	Develop a Streetscape Master Plan for the Wharncliffe Corridor to support businesses, manage vehicular traffic concerns, strengthen the sense of place and establish a gateway into the Lambeth Village Core.		2	<i>Lead:</i> EESD	Medium
4.6	Develop a wayfinding strategy for key landmarks and destinations within the CIP Project Area; ensure consistency with the Lambeth Village Core brand / brand guidelines.	Urban Design Guidelines	2	<i>Lead:</i> Culture Office	Medium
4.7	Develop an outdoor multi-use rink , consistent with the forthcoming Parks & Recreation Master Plan.	Parks & Recreation Master Plan			
4.8	Install places to fill up water bottles.	Parks & Recreation Master Plan			
4.9	Increase the usability of the Lambeth Arena (e.g. removable flooring, acoustic panels, sound system).	Parks & Recreation Master Plan			
4.10	Provide additional and enhanced recreational programs.	Parks & Recreation Master Plan			

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Community Opportunities					
4.11	Install decorations and/or decorative lighting along: a) Main Street from Campbell Street to Colonel Talbot Road; and, b) Colonel Talbot Road from Main Street to Outer Drive.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> London Hydro, Community sponsors	Medium
4.12	Install and maintain planting boxes and banners in the Lambeth Village Core to support the area's identity, and promote and beautify Lambeth.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> London Hydro, Transportation & Roadside Operations; Community sponsors	Low
Action Items Identified & Completed during the Lambeth CIP process					
4.13	Establish a relationship between Lambeth Area CIP Project Participants and the Service Team responsible for the Parks & Recreation Master Plan.		1	<i>Lead:</i> City Planning	No cost
4.14	Provide information on how to participate in the Parks & Recreation Maser Plan on-line survey and groups.	Information provided at the June 18, 2018 LCA AGM and sent via email to a number of community stakeholders.	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> LCA	No cost

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
4.15	Review the recreational facilities at Optimist Park.	The facilities are included in the Lifecycle Renewal Program. Lambeth Area CIP Participants were advised that their concerns about the facilities at Optimist Park could be communicated through the Parks & Recreation Master Plan survey.	1	<i>Lead:</i> NCFS	No cost
4.16	Develop soccer fields for competitive play.	In 2018, a study to evaluate soccer needs was completed with the Soccer Association. The Soccer Association did not identify any specific needs. The results of this study will be incorporated into the Parks & Recreation Master Plan.	1	<i>Lead:</i> Soccer Association <i>Suggested Partners:</i> NCFS	No cost
4.17	Install seat walls in intersection plaza spaces at the Colonel Talbot /Main and Campbell/Main intersections.	2018 Main Street Infrastructure Project		<i>Lead:</i> EESD	



Strengthening & Conserving Cultural Heritage

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
5.0	Initiate the London Commemorative Street Sign Program.			<i>Lead:</i> NCFS	
5.1	Identify locations for municipal cultural heritage interpretive signs.			<i>Lead:</i> Culture Office	
5.2	Recognize already-designated heritage properties with blue City of London Heritage Property plaques.	<i>Ontario Heritage Act</i>		<i>Lead:</i> City Planning	Medium
5.3	Create & communicate information regarding services, projects and programs that provide support for developing public awareness and fostering support for Lambeth's cultural heritage.		2	<i>Lead:</i> City Planning <i>Suggested Partners:</i> London Community Foundation	No cost
5.4	Conduct research to establish the original date of crossing at the Kilbourne Bridge on Kilbourne Road and erect a sign as part of the Original Date of Crossing Program.		2	<i>Lead:</i> City Planning	Low

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Community Actions					
5.5	Increase awareness and participation in the Westminster Historical Society.			<i>Lead:</i> Westminster Historical Society	
5.6	Participate in events like Doors Open, Jane's Walk, and 100 in 1 Day Canada to promote cultural heritage in Lambeth.		2	<i>Lead:</i> Community	Low
5.7	Recognize properties through the Plaques for Historic Sites Program.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> London Public Library	Low
5.8	Recognize properties through Original Occupant signs.		2	<i>Lead:</i> Community (property owner) <i>Suggested Partners:</i> ACO	Low
5.9	Update <u>Live in Lovely Lambeth</u> (1998, Westminster Historical Society).		2	<i>Lead:</i> Community	Medium
Action Items Identified & Completed during the Lambeth CIP process					
5.10	Add the Lambeth Cenotaph to the City's Public Art & Monument Lifecycle Capital Maintenance Program.	Public Art & Monument Lifecycle Capital Maintenance Program	2	<i>Lead:</i> Culture office	No cost

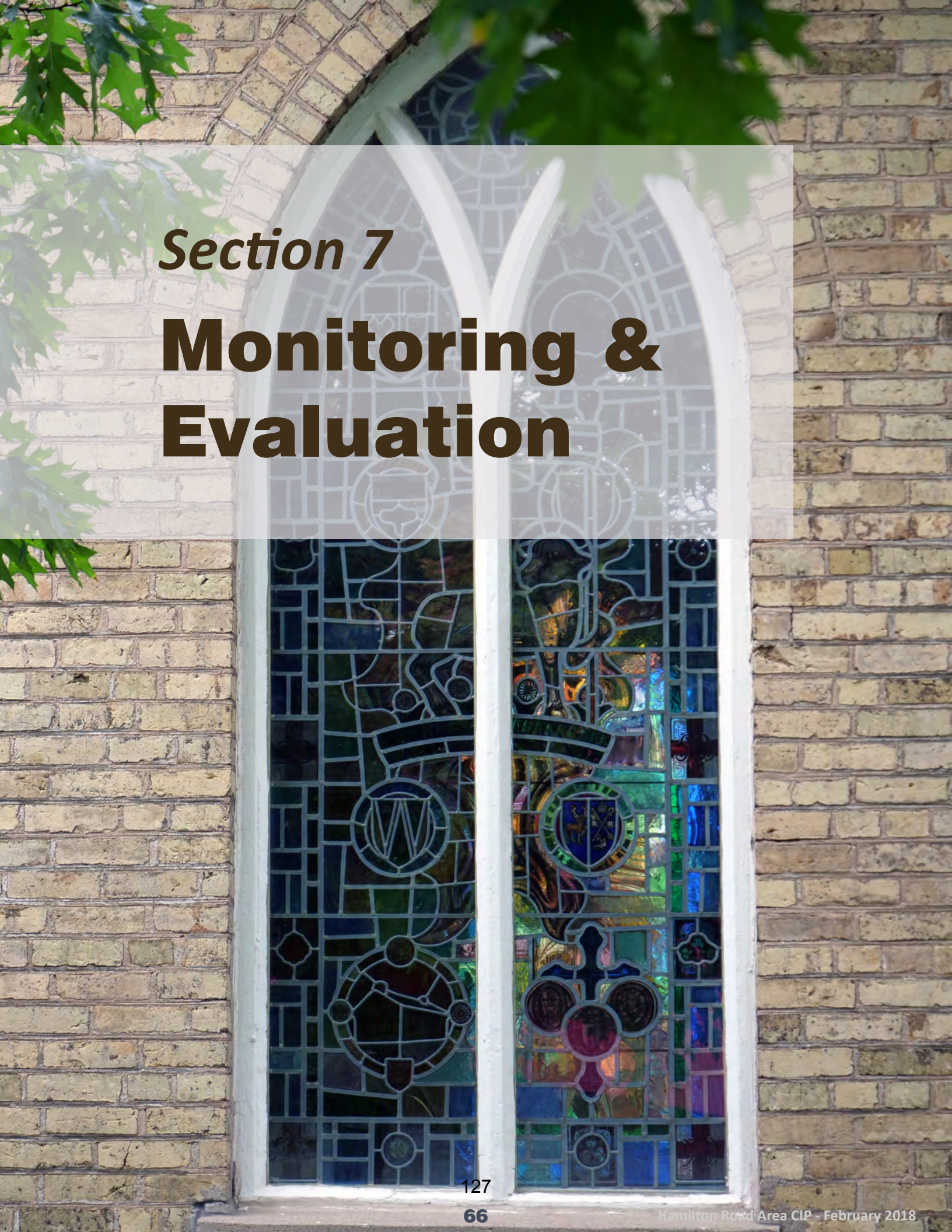


Enhancing & Conserving Natural Heritage

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
6.0	Identify opportunities to create corridors on Dingman Creek tributaries through the Dingman Creek Subwatershed Stormwater Servicing Municipal Class Environmental Assessment project to provide pedestrian access.	Dingman Creek Subwatershed EA	1	<i>Lead:</i> EESD	High
Community Opportunities					
6.1	Apply for the TreeME Tree Matching Fund program to secure funding for trees for private property.	Urban Forest Strategy- Enhancing the Forest City	1	<i>Lead:</i> Community (individuals and groups can apply)	Low
6.2	Participate in ReForest London programs including Park Naturalizations and Neighbourhood ReLeaf Programs to enhance Lambeth's natural environment.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> ReForest London	Low

	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
6.3	Participate in the ReForest London Volunteer Training Program.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> ReForest London	No cost
6.4	Participate in events like Earth Day and Trails Open London to promote trail use, natural heritage conservation, physical activity, stewardship, and environmental education.	London Heritage Council: Trails Open London event	2	<i>Lead:</i> Community <i>Suggested Partners:</i> London Heritage Council	Low





Section 7

Monitoring & Evaluation

Determining the Success of the Lambeth Area CIP

The Lambeth Area CIP was created to further the goals identified in the SWAP and address specific priorities as outlined in Section 2.0 of this CIP. Evaluating the success of the CIP will be based on the Action Items undertaken, achievement of associated Objectives, consistency of results with stated Goals and priorities, and consistency with the SWAP. A Monitoring Report will be used to provide an update on the implementation of the CIP.

The following chart provides potential targets and suggested indicators of success for the Lambeth Area CIP.

Success Measures

Target	Indicators of Success
Main Street is the distinct downtown core of the community; it is pedestrian-friendly, attractive, and a preferred location for community events.	• Increased pedestrian traffic • Harvest Fest events take place on Main Street • Main Street is clean and well-maintained • Individual properties invest in storefront decorating (e.g. flowers, seasonal decor) • Uptake of Façade Improvement Loan Program • Gateway feature
Local businesses are unique and successful; residents and visitors purchase services and goods from local businesses on a regular basis	• Vacancies are low and storefronts are well occupied • On-street parking is well-used by people patronizing local businesses • Lambeth is known for having one-of-a-kind destination businesses • Quality uses in key storefronts • Businesses invest in beautification / improvement to ensure quality facades and storefronts (e.g. signage, landscaping) • Uptake of Façade Improvement Program • Increase in building permit activity

Target

The Lambeth business community is connected, serves the local community, and supports business attraction, retention and expansion.

Indicators of Success

- New businesses are welcomed and thrive
- Increased activity by the Lambeth B2B Group focused on attracting and retaining customers
- Marketing material
- Low/no vacancy

The Lambeth Area CIP Project Area has a positive and distinct identity and sense of place that reflects and supports local cultural heritage values.

- Events are held to celebrate Lambeth's unique cultural heritage
- More properties and events are recognized for their cultural heritage value (e.g. through signage, designation, and other methods)
- Lambeth's distinct brand reflects the community's cultural and natural heritage
- Uptake of Façade Improvement Loan Program

Active streets, sidewalks, trails, pathways and public spaces are connected through a safe community-wide network.

- Number of bicycle routes, sidewalks, connections, trails, pathways increases over time
- Increased use of parks, trails, and pathways
- Increased number of public spaces over time

Lambeth is known for its natural features and systems

- Dingman Creek Conservation Master Plan initiated
- Increased tree planting and naturalization within the CIP Project Area



Baseline Conditions

A number of Baseline Conditions were determined during the preparation of the CIP against which future information can be compared. This provides a consistent framework for evaluating the ongoing change in the Lambeth CIP Project Area. Variables/measures may be added to the Baseline Conditions.

Lambeth Area CIP Baseline Conditions

Measure / Variable	Status
Photo inventory of the condition of existing streetscapes	Streetscapes documented July 2018.
Estimated vacancy rates at street level in Lambeth Village Core Sub-area and Wharncliffe Road Corridor (residential, retail, office)	Not measured
Estimated vacancy rates at upper levels in Lambeth Village Core Sub-area and Wharncliffe Road Corridor (residential, retail, office)	Not measured
Building Rating Lambeth Village Core: Poor Condition	1
Building Rating Lambeth Village Core: Fair Condition	28
Building Rating Lambeth Village Core: Good Condition	88

Measure / Variable	Status
Number of activity generators in Lambeth Village Core Sub-area	Harvest Fest
Number of activity generators related to cultural heritage	Not measured
Number of activity generators related to natural heritage	Not measured
Number of designated properties on the Heritage Inventory	2
Number of listed properties on the Heritage Inventory	45
Number of parks	11
Hectares of parkland	37.3
Hectares of parkland in Lambeth compared to City	Lambeth: 8.8%; City: 7.2%
Kilometres of trails	2.7
Kilometres of trails per 1000 people (Lambeth)	0.64
Kilometres of trails per 1000 people (City)	0.4
Kilometres of sidewalks	16.9
Kilometres of sidewalks per 1000 people (Lambeth)	4
Kilometres of sidewalks per 1000 people (City-wide)	0.4
Number of on-street public parking spaces in Lambeth Village Core	There were no on-street parking spaces.
Financial Incentive Program activity	There was no activity as no incentive programs were available. Three inquiries regarding timing of incentive programs were documented.
Total Building Permit activity*	2017: 187; 2018 (to July 19):72
Residential Permit activity*	2017: 180; 2018 (to July 19): 70
Commercial Permit activity*	2017: 7; 2018 (to July 19): 2
Industrial Permit activity*	2017: 0; 2018 (to July 19): 0
Number of new businesses	The number of new businesses was not measured.
Number of Members in the Lambeth B2B Group	16

*Permit Activity includes: erect new structures, additions to existing structures, alterations, and installations of infrastructure (e.g. plumbing)



Lambeth Area CIP Evaluation and Monitoring Report

A Monitoring Report will be prepared every 5 years to evaluate the status of the Lambeth Area CIP and its individual programs. The report and evaluation will be based on the changes to the Baseline Conditions identified above, feedback from stakeholders, and any new issues/conditions/opportunities that have emerged. The report will recommend required adjustments to the CIP and recommendations regarding the financial incentive program budget (based on performance of the program).

The Monitoring Report will cover a four-year period. Based on experience administering other CIPs in London, this time span is long enough to:

- accumulate sufficient information on the uptake and monitoring of the CIP incentive program;
- start, execute and assess impacts of most individual capital projects and community actions;
- incorporate projects into staff work plans; and,
- complement the four-year budgeting cycle.

Financial Incentive Program Monitoring

As part of the evaluation of the impact of the CIP, City staff will develop a database to monitor the implementation of the financial incentive programs. This information can be used to allow for periodic adjustments to the incentive programs to ensure that they continue to be relevant and meet the needs of property participants. Regular reports to Council will provide this information and data on the amount of private sector investment being leveraged by the municipal incentive programs and the economic benefits associated with these private sector projects.

Façade Improvement Loan Program Monitoring

- Number of inquiries and applications (approved and denied)
- Approved/denied value of the funding and the total value of construction (the total public investment versus private investment)
- Type and cost of total facade improvements
- Total cost of other building improvements/construction (value of Building Permit if required)
- Increase in assessed value of participating property
- Increase in municipal (City and Region) and education property taxes of participating property
- Number and cost/value of program defaults

Data Collection

In addition to the quantitative, economic-based measures, monitoring of the Lambeth Area CIP will include qualitative measures that characterize social and community benefits of implementing the CIP Action Items. Qualitative information illustrating the individual and cumulative impact of both public- and private-sector CIP projects should be collected on a regular basis. This could include the impact of public realm improvement projects on existing businesses and on community identity and pride. Data can take many forms, including comments received by Staff from business owners, property owners and residents. The qualitative information should be reported to Council with the quantitative information to provide a more holistic picture of the impact of the CIP.



Evaluation Outcomes

1. Amendments to the Lambeth Area Community Improvement Plan

Changes to any of the content of this CIP, including Vision, Goals, Objectives, boundaries of the Project Area or Project Sub-areas, additions, deletions, or clarifications to the Action Items Table or financial incentive programs must follow the process described in the *Planning Act*. Consequential amendments to *The London Plan* and/or Zoning By-law may be required.

2. Adjustments to the Financial Incentive Program

Changes to the terms, conditions, processes, and requirements associated with the financial incentive program may be made without amending the Lambeth Area CIP. This includes the elimination of the financial incentive programs. In accordance with Section 28 of the *Planning Act*, the addition of a new Incentive Program would require an amendment to this Plan.

3. Adjustments to Funding

Municipal Council has the authority to approve funding for financial incentive programs specified in London's CIPs, and may approve budgets necessary to carry out other CIP actions. Budgets supporting the implementation of the Lambeth Area CIP will be based on a comprehensive review undertaken by City staff with the assistance of the Monitoring and Evaluation Strategy described in this section. Funding will be timed to occur as part of multi-year budget requests or any requested amendments made in consultation with the City Treasurer to approve four-year budgets.

City of London

Lambeth Area Community Improvement Plan

Background Information



Background Information

Background documentation from the preparation of the Lambeth Area Community Improvement Plan, supporting but not forming a part of the Plan.

Appendix A: Legislative Framework

This section provides a summary of the legislative authority for preparing and adopting the Lambeth Area Community Improvement Plan (CIP).

Municipal Act, 2001

Section 106 (1) and (2) of the *Municipal Act, 2001* prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses. This prohibition is generally known as the “bonusing rule”. Prohibited actions include:

- giving or lending any property of the municipality, including money;
- guaranteeing borrowing;
- leasing or selling any municipal property at below fair market value; and,
- giving a total or partial exemption from any levy, charge or fee.

However, Section 106 (3) of the *Municipal Act, 2001* provides an exception to this “bonusing rule” for municipalities exercising powers under Subsection 28(6), (7) or (7.2) of the *Planning Act* or under Section 365.1 of the *Municipal Act, 2001*. This legislation states that Municipalities are allowed to prepare and adopt Community Improvement Plans (CIPs) if they have the appropriate provisions in their Official Plan.

Subject to Section 106 of the *Municipal Act, 2001*, Section 107 of the *Municipal Act, 2001* describes the powers of a municipality to make a grant, including the power to make a grant by way of a loan or guaranteeing a loan. In addition to the power to make a grant or loan, the municipality also has the powers to:

- sell or lease land for nominal consideration or to make a grant of land;
- provide for the use by any person of land owned or occupied by the municipality upon such terms as may be fixed by council; and,
- sell, lease or otherwise dispose of at a nominal price, or make a grant of, any personal property of the municipality or to provide for the use of the personal property on such terms as may be fixed by council.

Section 365.1 of the *Municipal Act, 2001* operates within the framework of Section 28 of the *Planning Act*. A municipality with an approved community improvement plan in place that contains provisions specifying tax assistance for environmental remediation costs will be permitted to provide said tax assistance for municipal property taxes. Municipalities may also apply to the Province to provide matching education property tax assistance through the Province’s Brownfields Financial Tax Incentive Program (BFTIP).

Planning Act

The *Planning Act* sets out the framework and ground rules for land use planning in Ontario, and describes how land uses may be controlled and who may control them. Section 28 of the *Planning Act* provides for the establishment of Community Improvement Project Areas where the municipality’s Official Plan contains provisions relating to community improvement and the Community Improvement Project Area is designated by a By-law pursuant to Section 28 of the *Planning Act*.

Section 28(1) of the *Planning Act*, defines a Community Improvement Project Area to mean “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. There are a variety of reasons that an areas can be designated as an area in need of community improvement”.

Criteria for designation includes physical deterioration, faulty arrangement, unsuitability of buildings, and other social or community economic development reasons.

Section 28(1) of the *Planning Act*, also defines “community improvement” to mean “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a Community Improvement Project Area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary”.

Once a Community Improvement Plan (CIP) has come into effect, the municipality may:

- i. acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 28(3) of the *Planning Act*);
- ii. construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28 (6));
- iii. sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (Section 28 (6)); and,
- iv. make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of land and buildings within the Community Improvement Project Area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the Community Improvement Plan (Section 28 (7)).

Eligible Costs - Section 28(7.1)

The *Planning Act* specifies that eligible costs for the purposes of carrying out a municipality’s Community Improvement Plan may include costs related to:

- environmental site assessment;
- environmental remediation; and,
- development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Maximum Amount - Section 28(7.3)

Section 28(7.3) restricts the maximum amounts for grants and loans made under the *Planning Act* from exceeding the eligible costs defined in the CIP. Specifically, the *Planning Act* directs that the “total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the *Municipal Act*, 2001 or section 333 of the *City of Toronto Act*, 2006, as the case may be, that is provided in respect of the lands and buildings shall not exceed the eligible cost of the Community Improvement Plan with respect to those lands and buildings”.

Registration of Agreement - Section 28 (11)

The *Planning Act* allows the City of London to register an Agreement concerning a grant or loan made under subsection (7) or an Agreement entered into under subsection (10) against the land to which it applies. The municipality shall be entitled to enforce the provisions thereof against any party to the Agreement and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners or tenants of the land.

Tariff of Fees – Section 69

The *Planning Act* allows the City of London reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to wave all matter of planning application fees to promote community improvement without the use of a CIP. Alternately, a municipality can collect fees and then provide a rebated of fees in the form of a grant through a CIP.

Ontario Heritage Act

The purpose of the *Ontario Heritage Act* is to give municipalities and the provincial government powers to conserve, protect and preserve heritage buildings and archaeological sites in Ontario. While the Heritage Property Tax Relief Program under Section 365.2 (1) of the *Municipal Act, 2001* is designed to assist property owners in maintaining and conserving heritage properties, Section 39 (1) of the *Ontario Heritage Act* allows the Council of a municipality to make grants or loans (up-front or tax-increment basis) to owners of designated heritage properties to pay for all or part of the cost of alteration of such designated property on such terms and conditions as the Council may prescribe. In order to provide these grants and loans, the municipality must pass a By-law providing for the grant or loan. Grants and loans for heritage restoration and improvement can also be provided under a CIP. One of the key administrative advantages of Section 39 of the *Ontario Heritage Act* is that it requires only the passing of a By-law by the local Council rather than the formal public meeting process under Section 17 of the *Planning Act* required for a CIP. One of the disadvantages of the *Ontario Heritage Act* is that unlike the *Planning Act*, it does not allow municipalities to make grants or loans to assignees who wish to undertake heritage improvements (e.g. tenants).

A second advantage of the *Ontario Heritage Act* is that the interpretation of Section 39 (1) suggests that grants and loans are not restricted to heritage features. Section 39 (1) of the *Ontario Heritage Act* refers to “...paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the council may prescribe.” Consultations with provincial Staff and legal experts have confirmed that this section of the Act does not restrict grants and loans to heritage features.

Section 39 (1) of the *Ontario Heritage Act* can also be used to provide grants and loans for the undertaking of professional design studies as these can be considered “part of the cost of alteration”. A design study is certainly an important precursor to, and key component of any alterations to major heritage features. Section 39 (2) of the *Ontario Heritage Act* allows the Council of a municipality to add the amount of any loan (including interest) to the tax roll and collect said loan in the same way that taxes are collected, for a period of up to 5 years. This section of the Act also allows the municipality to register the loan as a lien or charge against the land.

Development Charges Act

Section 5 of the *Development Charges Act* allows a municipality to exempt types of development from a Development Charge, but any resulting shortfall cannot be made up through higher Development Charges for other types of development. This allows upper and lower tier municipalities to offer partial or total exemption from municipal Development Charges (also known as a reduction of Development Charges) in order to promote community improvement. Because this financial incentive is normally offered before construction, it is very attractive to developers and is a very powerful community improvement tool.

Appendix B: Policy Review

This section of the report references the key Provincial, Regional and City policies that are relevant to the Lambeth Area CIP.

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) was issued under Section 3 of the *Planning Act* and provides direction on key matters of provincial significance related to land use planning and development. Section 3 of the *Planning Act* requires that “decisions affecting planning matters shall be “consistent with” the PPS. All municipal plans, including Official Plans, Secondary Plans, and Community Improvement Plans must be consistent with all applicable provincial policies.

The Province of Ontario updated the PPS on February 24, 2014 and the policies took effect on April 30, 2014. The vision for land use planning in Ontario as per the PPS states that “the long-term prosperity and social well-being of Ontarians depends on planning for strong sustainable communities for people of all ages, a clean and healthy environment, and a strong competitive economy”. To this end, the PPS:

- Promotes efficient development and land use patterns (Section 1.1.1);
- Accommodates an appropriate mix of different land use types (residential, employment, institutional, recreation, park, open space) (Section 1.1.1);
- Promotes cost-effective development patterns and standards, environmentally sensitive development practices, accessible neighbourhoods, and available infrastructure and public facilities to minimize land consumption and servicing cost (Section 1.1.1);
- Strives to avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas (Section 1.1.1);
- Directs planning authorities to identify appropriate locations and opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected need (Section 1.1.3.3);
- Directs that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from outdoor, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities (Section 1.2.56.1);
- Directs planning authorities to promote economic development and competitiveness by:
 - providing an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - encouraging compact and mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
 - ensuring the necessary infrastructure is provided to support current and projected needs (Section 1.3.1).

- Directs planning authorities to provide for an appropriate range of housing types and densities that accommodate current and future users, that efficiently use the land, services and facilities, and that support alternative transportation modes to the automobile, such as public transit (Section 1.4.3);
- Promotes healthy, active communities including planning public streets, parks, public spaces and trails that meet the needs of pedestrians, foster social interaction, facilitate active transportation (multi-modal), and offer a range of different recreation opportunities (Section 1.5.1);
- Promotes long-term prosperity through the maintenance and enhancement of downtown and main streets (Section 1.7.1 c);
- Encourages a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (Section 1.7.1 d); and,
- Conserves significant built heritage resources and cultural heritage resources and landscapes (Section 2.6.1).

City of London *Official Plan*, 1989

An Official Plan (OP) provides the general land use framework and policies for a municipality by identifying generally how, where and when a municipality will develop over time. The City of London's current *Official Plan* was adopted by City Council in 1989. The *Official Plan* contains City Council's objectives and policies to guide the short-term and long-term physical development of all lands within the boundary of the municipality. It provides direction for the allocation of land use, provision of municipal services and facilities, and preparation of regulatory By-laws to control the development and use of land. These types of policies are considered necessary to promote orderly urban growth and compatibility among land uses. While the objectives and policies in the *Official Plan* primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

Official Plan: Land Use

The *Official Plan* includes the land use designations that guide the short-term and long-term physical development of land in the City of London. Key designations in Lambeth include: Main Street Commercial Corridor designation; Auto-oriented Commercial Corridor designation; and, Low/Medium Density Residential. There are also significant pockets of Environmental Review and Open Space designations close to water courses.

The London Plan, 2016

Approved by Municipal Council in 2016, *The London Plan* sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years. As of August 27, 2018, 80% of the policies of *The London Plan* are in effect (the remainder is under appeal to the Local Planning Appeals Tribunal (LPAT).

The London Plan: Land Use & Urban Design Policies

In *The London Plan*, all lands within the City are assigned a Place Type that establishes policies to regulate permitted development. The properties fronting Colonel Talbot Road (from approximately Southland Drive to Main Street) and on Main Street (from Colonel Talbot Road to Campbell Street) are assigned the Main Street Place Type. Main Streets are some of London's most cherished historic business areas and focal points of neighbourhoods. Urban regeneration efforts will be directed to historic Main Streets to enhance them.

Outside of the Main Street Place Type areas, the Lambeth Area is generally assigned a Neighbourhoods Place Type. The Neighbourhoods Place Type supports vibrant, exciting places to live, which have a sense of community well-being and high quality of life, and help people connect with one another.

The Lambeth Area also has significant tracts of land identified as both Green Space and Environmental Review Place Types. The vision for the Green Space Place Type is to create new green linkages throughout the city and increase the tree canopy. The lands identified as Environmental Review Place Type are areas that may contain natural heritage features and areas that have not been adequately assessed to determine whether or not they are significant.

The London Plan: Community Improvement Plan Policies

Community Improvement Plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision. Council may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development permitted by legislation.

Paragraph 1727 outlines the objectives that community improvement is intended to meet; several of these objectives relate to the Lambeth area, including the following:

- maintain and improve the public realm, including such things as streets, sidewalks, street lights, street trees, pathways, parks, open spaces, and public buildings;
- maintain and improve municipal services including such things as the water distribution system, the sanitary and storm sewer systems, mobility network, transit services, and neighbourhood services;
- stimulate private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity;
- maintain and improve the physical and aesthetic amenities of streetscapes in both the public and private realms;
- encourage the conservation, restoration, adaptive re-use and improvement of cultural heritage resources;
- foster the revitalization and continued improvement of the Downtown and other existing commercial districts including but not limited to the Old East Village, the SoHo Area, and other established business districts;
- upgrade social and recreational facilities and support the creation of affordable housing;
- facilitate and promote community economic development.; and,
- promote and improve long-term community stability, safety and quality.

Southwest Area Secondary Plan (SWAP)

The City of London adopted the *Southwest Area Secondary Plan* on April 29, 2014 (as amended by OMB PL130020). The SWAP established a vision, principles and policies for the development of the Southwest Planning Area, which includes Lambeth. This Plan provides a greater level of detail than the general policies in the *Official Plan* and serves as a basis for the review of planning applications which will be used in conjunction with the other policies of the *Official Plan*. While the Lambeth Area CIP contains references to the SWAP, it does not replace the SWAP; the *Southwest Area Secondary Plan* is to be read and applied in its entirety.

As established under Zoning By-law (No. Z-1) the Lambeth Area has a mix of zoning designations that is reflected in the range of existing and permitted uses, which include:

Arterial Commercial
Environmental Review
Neighbourhood Facility

Business District Commercial
Low-density Residential
Open Space

Community Facility
Medium Density Residential
Urban Reserve

Existing City of London Community Improvement Plans (CIPs)

The City of London has numerous CIPs which are intended to stimulate targeted reinvestment, reveal and inspire select infill and intensification opportunities, coordinate planning efforts, preserve neighbourhood and heritage character, enhance industrial and other business opportunities, and aid in the cleanup of contaminated sites. At present, the City of London has eight (8) CIPs that have been adopted by Council. The geographically-based CIPs include: the Airport, Downtown, Hamilton Road, Old East Village and SOHO CIPs; the criteria-based CIPs include the Brownfield, Heritage and Industrial CIPs.

Brownfield Community Improvement Plan

The Brownfield CIP was adopted in May 2007. The Brownfield CIP contains a package of financial incentive programs and a municipal leadership strategy to promote the redevelopment of brownfield sites in the City. The Brownfield CIP Financial Incentive Programs include:

- Contamination Assessment Study Grant;
- Development Charge Rebate;
- Property Tax Assistance Program; and,
- Tax Increment Equivalent Grant.

Heritage Community Improvement Plan

The Heritage CIP was adopted in March 2007. The Heritage CIP contains a package of financial incentive programs and a municipal leadership strategy to maintain the unique identity of our City by preserving the inventory of distinctive heritage buildings, establishing a sense of place by preserving local heritage structures, and ensuring that the City's history is retained for future generations to enjoy. The Heritage CIP Financial Incentive Programs include:

- Development Charge Equivalent Grant; and,
- Tax Increment Grant.

Other Considerations

During the preparation of the Lambeth Area CIP, the City of London was also in the process of undertaking three significant projects: the Main Street Infrastructure Renewal Project, the Dingman Creek Environmental Assessment, and the Parks & Recreation Master Plan Review. All of these projects may impact the Lambeth Area CIP.

Appendix C: Consultation

Preparation of the Lambeth Area CIP was guided by and benefitted from consultation with City Staff, stakeholders and groups including the Pulse Team, the Lambeth Community Association, and participants at the various community meetings and workshops.

City Website Project Page

<http://www.london.ca/business/Planning-Development/secondary-plans/Pages/Lambeth-CIP.aspx>

Planning Staff established a Lambeth Area CIP page on the City's website to provide regular project updates. The project page includes the following information:

- definition of a CIP and why they are used;
- summary of consultation completed to date, community meeting notices, presentations and meeting summaries;
- staff reports and Council resolutions;
- next steps; and,
- information and links for other Municipal projects taking place in Lambeth.

Project Contact List

Planning Staff created an email list for the Lambeth Area CIP using information gathered at Community Meetings, from comment cards, and from people who contacted Staff directly. Project update emails included information about upcoming Community Meetings, Meeting Summaries, and City Council Approvals (such as the Terms of Reference and Study Area). Emails also provided links to the City's Lambeth Area CIP project page.

PULSE Team

A Pulse Team was formed to help guide the preparation of the Lambeth Area CIP. The Team was comprised of residents, business owners and members of the Lambeth Community Association. Planning Staff engaged the Pulse Team using email, telephone conversations and in-person meetings until the end of November 2016. This consultation allowed City staff to:

- provide the Pulse Team with progress updates;
- coordinate Public Meetings and other steps required to complete the CIP;
- discuss key components of the project including: Strengths, Weaknesses, Opportunities, Threats (SWOT); the visioning and objectives exercise; and, potential financial incentive programs; and,
- obtain comments and input on the Draft Interim Report and the Draft Lambeth Area CIP.

There were two City-organized Pulse Team meetings held between Community Meetings No. 1 and No. 2 to discuss the status of the project. Pulse Team members resigned on November 29, 2016.

Community Information Meetings, Workshops and Updates

Community Meeting and Workshop No. 1, July 7, 2016

The first Community Meeting and Workshop was held on July 7, 2016 to:

1. kick-off the Lambeth Area CIP project;
2. provide basic information on the purpose and rationale for preparing the CIP;
3. work with stakeholders to identify strengths, community needs, improvements, and a vision for the Lambeth Area CIP Study Area;
4. obtain input on the Lambeth Area CIP Study Area and the Term of Reference for the CIP Project; and,
5. discuss the concept of using a Pulse Team as a method of keeping stakeholders engaged and informed.

Most people in attendance at the Community Meeting stayed for the Workshop session. During the Workshop, participants were asked to answer the following questions:

- Where do you think the CIP Project Area for Lambeth should be?
- What is great or is a strength in the Lambeth Area CIP Study Area?
- What needs improvement or is a weakness in the Lambeth Area CIP Study Area?
- In one word, describe “your Lambeth”?

The feedback and discussion at the Community Meeting and Workshop No. 1 was used to develop the Terms of Reference and Study Area for the Lambeth Area CIP.

City of London Planning and Environmental Committee (PEC) Meeting, August 22, 2016

On August 22, 2016 Planning Staff presented a report to the Planning and Environment Committee (PEC) recommending a Terms of Reference and Study Area for the Lambeth Area CIP. The report included a copy of the Community Meeting No. 1 Summary. The PEC supported the report and unanimously passed motions directing that the Lambeth Area CIP Terms of Reference and the Study Area be approved.

City of London Council Meeting, August 30, 2016

Subsequent to the August 22, 2016 PEC meeting, City Council approved the Lambeth Area CIP Terms of Reference and Study Area at the regular City Council meeting of August 30, 2016.

Lambeth & Community Harvest Festival, September 10, 2016

Planning Staff attended the Lambeth & Community Harvest Festival at the Lambeth Community Centre on September 10, 2016 from 1-4 pm to host a casual outreach session about the Lambeth Area CIP process. The August 22, 2016 Staff Report, Terms of Reference and approved Lambeth Area CIP Study Area, Meeting No. 1 Summary, posters for City projects impacting Lambeth and contact information for each of the project leads were available. Comment cards and business cards were also distributed. Nearly all the questions received were either “What is the Community Improvement Plan?” and “Where can I find more information?” Concerns expressed included a lack of available public parking and the desire to expand bike path networks.

Community Meeting and Workshop No. 2, October 18, 2016

A second Community Meeting and Workshop was held on October 18, 2016 to:

1. define Objectives for the Lambeth Area CIP;
2. establish a Vision for the Lambeth Area CIP;
3. confirm what stakeholders identified as requiring improvement; and,
4. prioritize the identified improvements.

Workshop participants were asked to answer the following questions:

- Do you agree with the proposed objectives for the Lambeth Area CIP?
- Do you agree with the proposed Vision for the Lambeth Area CIP?
- Did we miss anything?
- What are the priorities for improvement?

Community Meeting and Workshop No. 3, March 28, 2017

A third Community Meeting and Workshop was held on March 28, 2017 to:

1. discuss the Strategic Initiatives drafted for the Lambeth Area CIP; and,
2. conduct a workshop session to review and prioritize proposed Action Items, and discuss potential leads, supporters, and champions for identified actions.

At the end of the meeting Planning Staff facilitated a Rapid-Fire visual survey which allowed participants to review each proposed CIP Action Item and vote in real time on whether or not they agree with the Action Item and what priority it should be given. This format allowed for all attendees to participate and

share thoughts. Lambeth Area CIP Workbooks were also provided and the intent was for participants to complete the Workbooks after the workshop. The Workbooks focused on:

- confirming that the proposed Lambeth Area CIP Action Items reflect stakeholder comments;
- understanding how the Action Items were prioritized;
- identifying community champions for Action Items; and,
- identifying which Action Items require a CIP and which do not.

Presentation at the Lambeth Community Association Annual General Meeting (AGM), June 18, 2018

Planning Staff was invited to the Lambeth Community Association's AGM to provide an update on the progress of the Lambeth Area CIP. Staff's PowerPoint presentation highlighted:

- work completed to date;
- categories for the Lambeth Area CIP Implementation Plan;
- goals and objectives for the Lambeth Area CIP;
- Action Items that have been completed through other projects (Main Street Infrastructure Renewal Project);
- plans and projects in addition to the CIP that will enable implementation of Action Items (e.g. London ON Bikes Cycling Master Plan, Parks & Recreation Master Plan Update);
- next steps; and,
- call to action to participate in the Parks & Recreation Master Plan community survey and stakeholder sessions.

After the presentation, Staff answered questions from attendees. Questions and comments were focused on increased vehicular traffic in Lambeth due to construction and/or accidents on the highways, and increased vehicular traffic in Lambeth due to new residents living in Lambeth.

Lambeth Business-to-Business Group (B2B) Meeting, December 13, 2018

Staff from City Planning, Service London Business and Environmental & Engineering Services provided an update on the Lambeth Area CIP and Main Street Infrastructure Renewal Project.

Appendix D: Study Area & Project Area

Lambeth Area CIP Study Area

At the start of the Lambeth Area CIP project, a Study Area was established to geographically focus the CIP process and help avoid scope creep as the project progressed.

The initial Study Area for the CIP was established as a result of the information gathered during Community Meeting No. 1. The initial Study Area is generally described as following Dingman Creek south from Hamlyn Street and north to Kilbourne Road, continuing east along Kilbourne Road, continuing from the intersection of Kilbourne Road and Colonel Talbot Road directly to the intersection of Exeter Road and Wharncliffe Road South, along Exeter Road to Wonderland Road South, south along Wonderland Road South to Hamlyn Street, and then westerly on Hamlyn Street to Dingman Creek. The Terms of Reference for the preparation of the Lambeth Area CIP established this as the Study Area.



Lambeth Community Council Approved Lambeth Area CIP Study Area, shown in black

Revised Study Area

The initial Study Area was amended following Community Meeting No. 2 as a result of comments received from both the Pulse Team and Lambeth Community Association. Specifically, stakeholders expressed interest in including established residential areas to the northwest (such as Southwinds) as residents currently feel disconnected from the rest of the Lambeth community. It was felt that concerns of those residents should be incorporated in the CIP, particularly regarding pedestrian and bicycle access and safety.

Appendix E: Analysis

General Approach

A number of tasks were completed in order to provide a comprehensive foundation for the preparation of this CIP, including:

- a review of relevant legislation, provincial and City of London planning policy;
- a review of the Zoning and Official Plan designations in the Study Area;
- a community improvement needs analysis including an assessment of the physical and economic characteristics in the area based on walking tours, public input, and community meetings and workshops held July 7 2016, October 18 2016, and March 28 2017;
- a review of best practices used for CIPs in Ontario municipalities;
- using the Visions and Principles contained in the *Southwest Areas Secondary Plan* to analyze how they can shape and guide redevelopment activities;
- revising the draft CIP Action Items and Incentive Programs based on comments received during the third community meeting and workshop held on March 28, 2017; and,
- preparation of the final CIP for Municipal Council approval.

Getting Started

The analysis of community improvement needs started with City staff undertaking a review of the relevant planning and policy documents including the 1989 *Official Plan*, *The London Plan*, the Zoning By-law, and the *Southwest Area Secondary Plan (SWAP)* which establishes the function, purpose, character and design goals for the Lambeth Area. In addition, aerial photographs of the Study Area were examined and walking tours were conducted on a regular basis.

Data Collection

On the September 9, 2016 Walking Tour, approximately 170 photographs were taken to record different aspects and characteristics of the Lambeth Area. Staff used a “community improvement lens” when making observations and taking notes on aspects of land use, building and property conditions, design and heritage elements, and business activity that may require community improvement.

Research was also conducted in Lambeth through walking tours and driving tours on April 11, 2018, June 12, 2018 and July 10, 2018.

Data Confirmation

In July 2016, a Community Meeting was held to launch the Lambeth Area CIP project and share information about the CIP process. The workshop allowed participants to identify things within the community perceived as “great”, identify items that need improvement, and establish the CIP Study Area.

In October 2016, a second Community Meeting was held to talk about the identified items for improvement and clarify what might have been missed. The workshop included a visioning exercise and discussions about potential strategies and initiatives to be included in the Lambeth Area CIP. Information provided by participants at both workshops were added to the data gathered by City staff and included in the analysis.

Planning Staff presented an information report to the City’s Planning and Environment Committee (PEC) in August 2016 to seek approval for the Study Area and Term of Reference for the Lambeth Area CIP. In March 2017, a third Community Meeting was held to discuss the Draft Lambeth Area CIP and Draft Incentive Program.

Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis

A Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis of the critical community improvement needs was undertaken to gain an understanding of the key issues in the Lambeth Area and identify the important community improvement needs that should be addressed by a Lambeth Area CIP. This section of the plan provides an overview of the analysis undertaken and foundation for the preparation of this CIP and recommended incentive programs.

Existing Condition and Characteristics of the Lambeth Area CIP Study Area

The CIP Project Area has been divided into three (3) Sub-areas based on the distinguishable characteristics of each area and identified through the *Southwest Area Secondary Plan (SWAP)*. The Sub-areas include: Lambeth village core, Wharncliffe Road Corridor, and Lambeth Residential Neighbourhood.

Lambeth is similar to rural villages in Ontario as it developed around natural resources and a transportation hub into a compact and walkable community along a main street. The settlement contains a diverse mix of small-scale and independent retail shops, restaurants and service establishments. Over time, the area has lost some original buildings and has also adapted to accommodate auto-oriented development. The core contains a number of civic, institutional, and community anchors which draw people to the area. These include the post office, places of worship and banks. Lambeth village core is generally surrounded by low-density residential uses with some home-based businesses, schools, retirement homes and parks.

Land Use Conditions

Lambeth Village Core

Established along a major traffic route with frontage on Main Street and Colonel Talbot Road, this area serves as a community focal point. There is a mix of residential and commercial uses throughout the Lambeth village core and in many cases, the original buildings are intact. There are three internal plazas along Main Street which break up the continuity of the form, however there is opportunity to link them to the pedestrian environment through walkways, lighting, signage, and landscaping. The area also provides civic functions and public/private gathering spaces. The Main Street Infrastructure Renewal Project will improve the pedestrian realm in the Lambeth village core along Main Street by improving sidewalks, adding landscaping features, and adding on-street parking. The area along Colonel Talbot Road south of Main Street was established along a major traffic route. The area has mixed-use live-work uses, newer forms of stand-alone commercial, and some undeveloped properties. Although pedestrian activity is desired in this area, the lack of a clearly defined pedestrian realm and continual sidewalks is a deterrent.

Wharncliffe Corridor

This sub-area contains lands fronting onto Wharncliffe Road South, from Colonel Talbot Road to just east of Bostwick Road. This commercial strip supports and complements the Lambeth village core, provides opportunity for mixed-use development, and has the potential to be a major gateway into the community. Long-term (re)development goals include higher intensity mixed-use residential buildings with office or commercial uses at grade on the north side of Wharncliffe Road South, and new commercial development and medium density residential development on the south side of Wharncliffe Road South. Currently, there is a plaza at the Campbell Road / Wharncliffe Road intersection. There are also detached residences and individual buildings of various sizes and styles located along Wharncliffe Road housing independent businesses. In addition to the variety of building styles, there is an abundance of signage.

Lambeth Residential Area

This area is predominantly residential and comprised of single detached dwellings. There are also several schools, churches, community centre, library, arena, splashpad and soccer fields. The residential area close to the Lambeth village core was developed by subdivision after the post-war boom of the 1950s in a grid-like street pattern with ranch-style homes on large lots. More recent residential development has occurred in the northwest, and new subdivisions have been approved for the undeveloped lands in the north portion of this area.

Building Conditions

The majority of the buildings within the Lambeth village core are of older stock typical of the early 1900s. While few properties have a Heritage Designation, the buildings have been kept in good repair and many original architectural elements have been preserved. The majority of the buildings appear to be occupied and well-maintained.

Lambeth Village Core

The area along Main Street has a strong sense of place and contains some of the oldest buildings in the Lambeth Area CIP Project Area. The majority of the buildings appear to be in relatively good condition, however some of the business façades and signage are dated and tired looking.

The area along Colonel Talbot Road south of Main Street also provides a sense of place, however due to the combination of very old and newer buildings this area seems to be in transition. Generally, the buildings appear to be in relatively good condition. There are a number of undeveloped sites and some vacant buildings in the area.

Wharncliffe Road Corridor

This area has a mix of building forms and styles and an abundance of signage. Overall, buildings appear to be maintained. There are many opportunities for redevelopment; the plaza at the northeast corner of Main Street and Campbell Road is one example where the building form can make better use of the space and the strategic corner location. This area would benefit from a streetscaping plan / landscaping plan to tie the elements together to form a cohesive landscape.

Lambeth Residential Area

The majority of the buildings in this area are residential. The age and style of homes and related street patterns vary, as neighbourhoods were built over time. The majority of the buildings appear to be in very good condition, occupied and well-maintained. As expected, street widths, lot sizes, and other elements vary, creating different residential landscapes throughout Lambeth. The non-residential buildings in this area appear to be in fair condition (churches, community spaces, arena, library, etc.).

Heritage

Lambeth contains a great deal of cultural and natural heritage. The SWAP identified the Lambeth village core as an area to be recognized as a potential Heritage Conservation District.

Lambeth still contains many ties to its past and there are many stories that could be told through buildings that have existed for over 100 years. However, there are opportunities to further recognize Lambeth's cultural heritage. For example, there is little signage on existing buildings or recognition of significant buildings that have been lost over time. While not yet exhibiting evidence of widespread loss, there are early signs of deterioration to the Lambeth Area CIP Project Area's image in terms of its cultural heritage with respect to protecting the unique buildings that contribute to its unique character.

Public Realm & Streetscape Conditions

Overall, there is great potential for the streetscaping in the Lambeth Area CIP Project Area to be more oriented to pedestrians and cyclists. This was one of the most frequently identified topics for improvement. Issues relating to safety and accessibility included: lack of sidewalks and/or multi-use pathways, need for crosswalks on major streets, and, existing sidewalks being too narrow, obstructed and in poor condition.

Lambeth Village Core

Buildings in the Lambeth village core are generally street-oriented with curbs separating the structures from the road. The area is serviced by London Transit. Lighting in this area was originally designed and provided for motor vehicles and not for pedestrian activity (i.e. not at the human scale) although the Main Street Infrastructure Renewal Project is addressing this by installing some pedestrian lighting along Main Street. There are challenges for pedestrians crossing Main Street, Colonel Talbot Road and at the intersection of the two roads.

The area along Colonel Talbot Road south of Main Street is similar to the Main Street section of the Lambeth village core in that it has developed as an urban mixed-use environment at a pedestrian scale with sidewalks extending along both sides of the road. The sidewalks, raised shoulders and curbs provide a separation between the traffic on the road until it ends on the west side at 4499 Colonel Talbot Street. There is no on street parking, bicycle facilities or other elements providing a barrier between pedestrians and vehicular traffic. Bus stops are difficult to identify, in poor condition and lack amenities. Lighting in this area is designed and provided for motor vehicles and not for pedestrians. There are challenges for pedestrians crossing Colonel Talbot Road and no infrastructure/facilities to facilitate safe crossings (i.e. specific pedestrian crossings).

Wharncliffe Road Corridor

The Wharncliffe Road Corridor has a mix of building types and functions. In terms of land use, the north side of Wharncliffe Road is predominantly medium-density Residential. The south side is zoned for Commercial uses.

Lambeth Residential Neighbourhood

Generally residential in nature, this sub-area varies with respect to walkability. The majority of this area is within a short walk to the Lambeth village core (some areas are about a 20-minute walk). The presence of sidewalks is inconsistent; there are some roads with sidewalks on both sides and some road with no sidewalks at all. Bus stops lack amenities. Overall there appears to be very little lighting, and where there is lighting, it appears to be for motor vehicles and not pedestrians. There are no bicycle amenities within the road allowance or provided as part of trail system. This area also includes a substantial amount of Open Space and Environmental Review lands.

Vehicular Traffic & Parking

Lambeth has grown around the intersection of what is now known as Colonel Talbot Road and Longwoods Road, which at one time was nicknamed The Junction due to the significance of both of these roads in connecting people and transporting goods. Today, these roads continue to play a vital role as they are well-used routes for traffic flowing in and out of the City of London via the 402 and 401.

A current concern of community members (residents, property owners, business owners, etc.) is the increasing volume of traffic creating delays in reaching destinations and/or the need to use alternative routes. Community members attribute the increasing volumes of traffic to: accidents and construction on Highways 401 and 402; the Main Street Infrastructure Project; and, the increasing residential population in Lambeth.

Lambeth Village Core

The Lambeth village core is currently not a major destination for visitors and/or tourism although stakeholders have expressed that increasing the number of visitors to Lambeth's unique stores, services, and festivals is a key goal. At present, the two types of traffic are: 1. local community members (residents, business owners, employees, etc.) who patronize local businesses (and drive to the Lambeth village core) and, 2. commuters driving through the area who do not typically stop and park their vehicles. Traffic through the Lambeth village core is steady, as Main Street is en-route to direct access to the 401 and 402 via Colonel Talbot Road. Parking is provided in the front yard of most properties. It is evident that the need for parking has increased over time and on the smaller work-live properties in particular as it appears that parking has replaced gardens, walkways and trees.

Similar to the area along Main Street, the area along Colonel Talbot Road south of Main Street appears to be impacted by the same two distinct types of vehicular traffic, and parking is provided in the front yard of most properties. On-street parking is not permitted along Colonel Talbot Road. In addition to highway delays, the Main Street Infrastructure Renewal Project, increasing residential population, increased traffic and traffic build-up is attributed to on-site parking lots being at capacity. Vehicular traffic is also noted as the cause of delays in making left turns onto Colonel Talbot Road.

Wharncliffe Road Corridor

The Wharncliffe Road Corridor functions as a connection between the Wonderland corridor and the Lambeth village core. It is not a pedestrian-oriented environment, does not have sidewalks or on-street parking; it is clearly oriented to vehicular traffic. There is opportunity to develop a plan for this area to create a gateway feature to the Lambeth village core which would slow traffic and reinforce the image of the Lambeth village core as a traditional main street and a hub of the community.

Lambeth Residential Neighbourhood

On street parking is not clearly identified in the Lambeth Residential Neighbourhood sub-area. Most residential properties have a private driveway and garage to accommodate on-site parking. However, in newer subdivisions, the lots are smaller and there is less room to accommodate on-site parking. This results in a greater incidence of on-street parking. It was noted that traffic is busy along Colonel Talbot Road which is a primary route to get to Southdale Road West.

Economic Conditions

Compared to the City-wide average incomes and home values, the Lambeth Area CIP Project Area is in the higher income and value bracket. Businesses are mainly small owner-operated restaurants, offices, boutique shops and services that use the local post office and various banks. The community supports a grocery store, two pharmacies and several convenient stores. Patronage of businesses appears to be mostly by local residents who prefer to shop close to home. There are a number of vacant stores along Main Street, some in standalone buildings and some in plazas.

Servicing

Water & Sewer

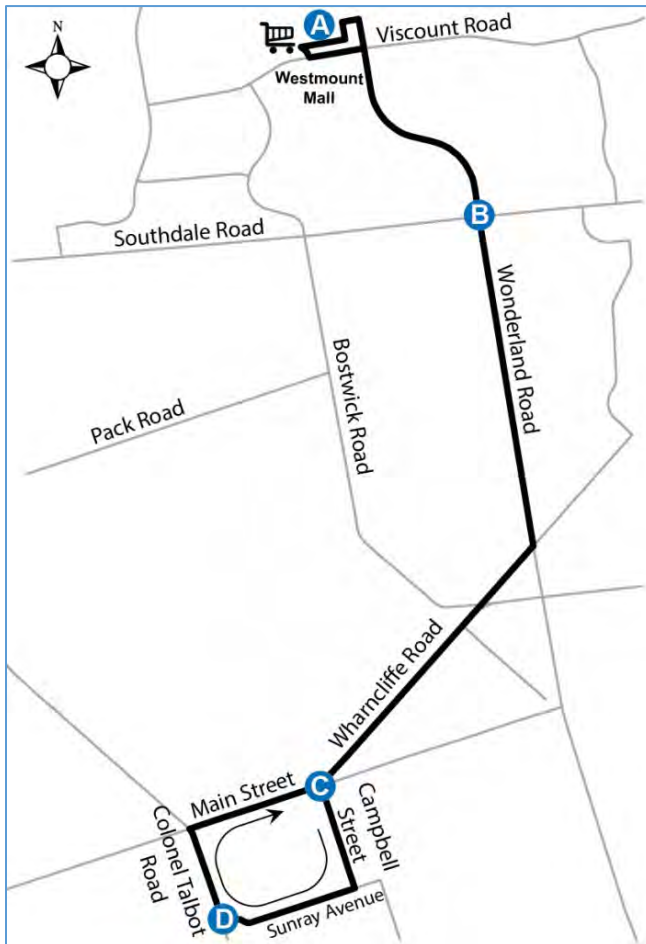
Properties within the Lambeth Area CIP Project Area are generally serviced by municipal storm and water, however many are on private sanitary systems. The lack of municipal sanitary services has been a barrier for development and has prevented business expansion. The extension of municipal sanitary services is part of the City's Main Street Infrastructure Renewal Project which is allowing abutting property owners with the opportunity to tie-in to municipal sanitary services. Access to municipal services will provide new opportunities to redevelop properties at a higher intensity that will support a compact and walkable community.

London Transit

There are currently two bus routes to the Lambeth Area CIP Project Area, illustrated below.

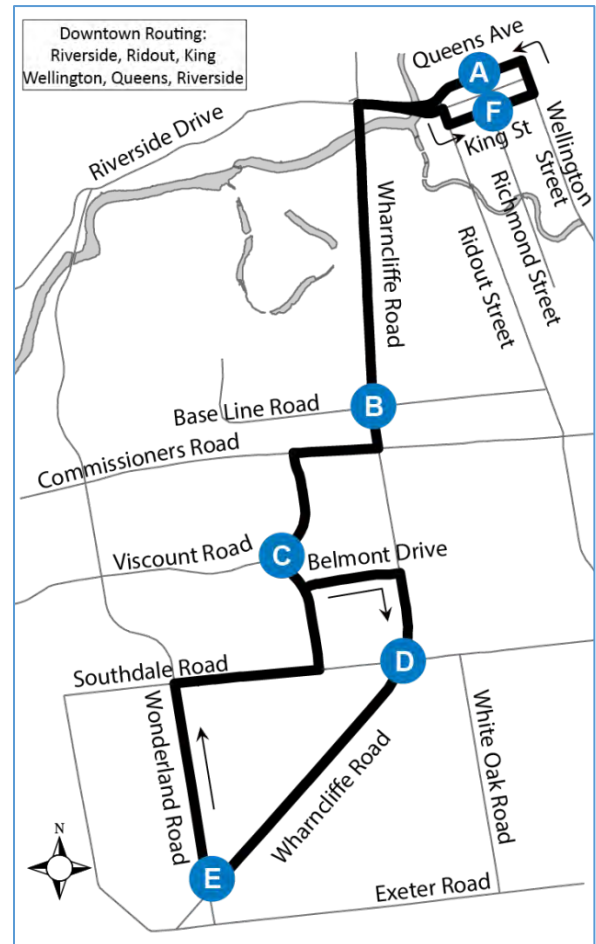
Route 28

Westmount Mall – Lambeth



Route 12

Downtown – Wharncliffe & Wonderland

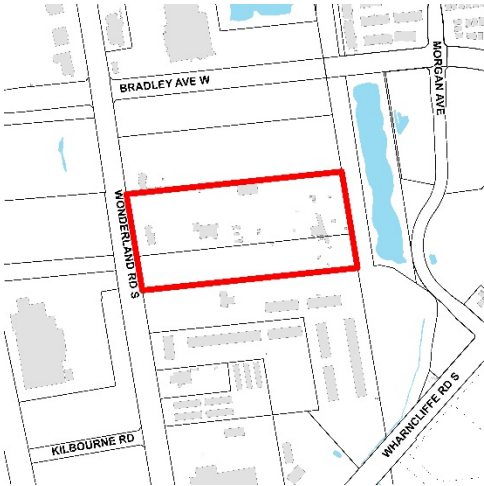




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

3334 & 3354 Wonderland Rd S



File: OZ-9043

Applicant: Gateway Casinos and Entertainment Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- Casino and related uses including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments and places of entertainment

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 8, 2019**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

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

File: OZ-9043

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

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

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the rear (east) portion of the property from Multi-family, Medium Density Residential to Wonderland Road Community Enterprise Corridor to permit a casino and related uses on a greater portion of the property than would currently be allowed.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the rear (east) portion of the property from the Neighbourhoods Place Type to the Shopping Area Place Type to permit a casino and related uses on a greater portion of the property than would currently be allowed.

Requested Amendment to the Official Plan (Southwest Area Secondary Plan)

To change the designation of the rear (east) portion of the property from Medium Density Residential to Wonderland Road Community Enterprise Corridor to permit a casino and related uses on a greater portion of the property than would currently be allowed.

Requested Zoning By-law Amendment

To change the zoning from a Holding Light Industrial (h-17-LI1/LI7) Zone and an Environmental Review (ER) Zone, **TO** a Commercial Recreation Special Provision (CR(_)) Zone, an Open Space (OS4) Zone, and an Environmental Review (ER) Zone to permit a casino and related uses on the site and the protection of the Pincombe Drain. 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: Holding Light Industrial (h-17-LI1/LI7) Zone

Permitted Uses: bakeries, business service establishments, laboratories, manufacturing and assembly industries, support offices, paper and allied products industries, printing, reproduction and data processing industries, research and development establishments, warehouse establishments, wholesale establishments, custom workshops, brewing on premises establishments, service trades, existing self-storage establishments, artisan workshops, craft breweries, automobile body shops, automobile repair garages, building or contracting establishments, repair and rental establishments, service and repair establishments, custom workshops.

Special Provision(s): n/a

Height: 50 metres

Zone: Environmental Review (ER) Zone

Permitted Uses: conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

Requested Zoning

Zone: Commercial Recreation Special Provision (CR(_)) Zone

Permitted Uses: commercial recreation establishments, golf courses, private clubs, private outdoor recreation clubs, private parks, recreational buildings, recreational golf courses

Special Provision(s): New definition of “Casino” applying only to the subject property reading “means a facility for the purposes of gaming that is authorized by the Province of Ontario, where a portion of the gross floor area of the facility may be devoted to uses in connection with, and in addition to, the operation of a casino including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments and places of entertainment.” Increase the maximum building height to 16 metres from 12 metres. Reduce the minimum landscaped open space from 25 percent to 15 percent.

Zone: Open Space (OS4) Zone

Permitted Uses: conservation lands, conservation works; golf courses, sports fields, private parks and public parks without structures; cultivation or use of land for agricultural/horticultural purposes.

Zone: Environmental Review (ER) Zone

Permitted Uses: conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

The City may also consider the appropriateness of removing the Holding (h-17) provision, which limits the uses on the site to dry uses on individual sanitary facilities, until full municipal sanitary sewer and water services are available to service the site.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. The front (west) portion of the site is currently designated as Wonderland Road Community Enterprise Corridor in the 1989 Official Plan, which permits a broad range of commercial, residential, office and institutional uses, subject to the policies of the Southwest Area Secondary Plan, as the main uses.

The front (west) portion of the site is in the Shopping Area Place Type in *The London Plan*, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses, subject to the Southwest Area Secondary Plan.

The front (west) portion of the site is in the Wonderland Community Enterprise Corridor in the Southwest Area Secondary Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses.

The rear (east) portion of the site is in designations in all three plans intended to provide for residential development and the protection of the Pincombe Drain.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

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

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

Reply to this Notice of Application

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

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and 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 would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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

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

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

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

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City’s website. Video recordings of the Public Participation Meeting may also be posted to the City of London’s website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

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

Building Rendering



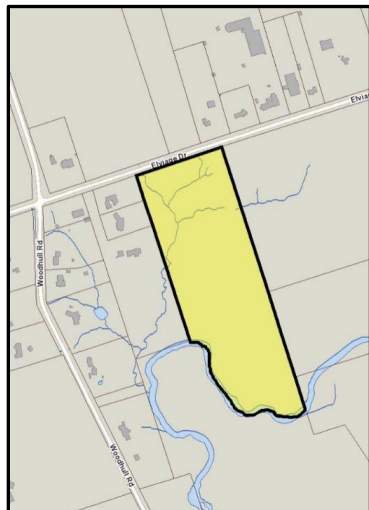
The above image represents the applicant’s proposal as submitted and may change.



NOTICE OF PLANNING APPLICATION

Intent to Remove Holding Provision

9345 Elviage Drive



File: H-9056

Applicant: Sarah Stevens

What is Proposed?

Removal of Holding Provision to:

- Permit development of a proposed farm dwelling; and,
- Determine the extent of development, and ensure that it will not have a negative impact on the Natural Heritage System.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 28, 2019**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: H-9056

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

Date of Notice: May 6, 2019

Application Details

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

Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the Holding (h-2) Provision from the subject lands to allow uses permitted under the Agriculture AG2 Zone. The purpose of the “h-2” provision is to determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol.

For 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; or
- contacting the City’s Planner listed on the first page of this Notice

Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries about the amendment may be made by contacting the City’s Planner listed on the first page of this Notice. The Planning and Environment Committee will consider removing the holding provision as it applies to the lands described above, no earlier than June 17, 2019.

Notice of Collection of Personal Information

Personal information collected 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 this Notice, will be made available to the public, including publishing on the City’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.



RECEIVED BY
FEB 14 2018
CITY OF LONDON
DEVELOPMENT SERVICES

Shaun Stevens
9385 Elviage Drive
London, Ontario
N6K 4R8

January 25, 2018

Tree Preservation Report - 9345 Elviage Drive

The following Tree Preservation Report has been prepared for your development at 9345 Elviage Drive in London, Ontario. A farm dwelling is proposed .

The Subject Lands are a cleared area within the overall legal parcel, mid-way through the site at the easterly edge of the property. Access to the Subject Lands is via an existing driveway from Elviage Drive. [Figure 1]. A tree dripline survey was completed in November 2017 by Callon Dietz with the proponent and City staff present. The Subject Lands have been defined by the AG2 zoned area together with the lands within the ER zone that are clear of trees and not within the dripline of the Natural Feature [Figure 2].

Lands beyond the Subject Lands are considered the Natural Feature and are to be preserved. A 10m setback to this Natural Feature was placed on the site to define the primary development exclusion zone. There are three trees that fall within the AG2 zone, at the north part of the subject lands, which were identified for preservation and are the subject of this report [Figure 3].

1.0 Tree Species Inventory

Three trees were found within the 10m setback but located within the AG2 zoned lands. While the trunks of the trees are within the 10m development setback, the dripline extends beyond the setback.

All trees appeared to be in good health at the time of the assessment. One 30cm DBH Red Oak (*Quercus rubra*), one 20cm DBH Red Oak, and one 12cm DBH Red Oak were reviewed, from the ground, for obvious structural faults or failures, physiological problems, diseases, mechanical injuries, and any other notable issues. The 10m setback plus tree dripline of these three trees forms the Tree Protection Zone [Figure 3]

2.0 Site Plan

The site plan proposes a farm dwelling outside of the dripline of existing trees within the AG2 zoned lands and the Tree Protection Zone [Figure 4].

Head Office
110 Riverside Drive, Suite 201
London, Ontario N6H 4S5
Telephone: 519-434-1516
Fax: 519-434-0575

www.biologic.ca

Windsor Office
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
Telephone: 519-966-1645
Fax: 519-966-1645

2.1 Site Plan Conclusions

All trees within the AG2 zone lands and the adjacent natural feature will be protected [Figure 4].

3.0 Standard Tree Protection Measures

The contractor shall meet with the consultant on site prior to commencing operations to review tree protection requirements and stake the Tree Protection Zone (TPZ) [Figure 3].

Tree protection measures shall be implemented prior to any land clearing, demolition, excavation, construction or grading operations within 30m of the TPZ. The TPZ shall be established according to the Tree Protection Plan [Figure 4]. The TPZ shall be delineated by tree protection fencing which shall be 1.2m high, orange vinyl snow fencing secured at 3.0m intervals with 2.0m high iron T-posts driven 0.60m into the ground or an approved alternate.

The consultant should be contacted to inspect the tree protection fencing once it has been installed.

During construction, no equipment, materials or tools should be stored within the TPZ.

Unless noted otherwise, tree protection fencing should remain in place until all construction work is completed. The consultant shall be contacted should work within the TPZ be required for any reason during the development process.

The consultant shall be informed if any temporary haul or access roads must pass over the root area of trees to remain. A road bed of mulch or gravel shall be installed and maintained to a depth of 15cm to prevent compaction of the root zone. Access should be limited or restricted in periods of high soil moisture.

Any damage to trees to remain that may happen as a result of demolition or construction related operations shall be reported to the consultant as soon as possible so that appropriate treatments can be applied.

Care should be taken to avoid damaging any trees on neighbouring properties.

4.0 Tree Removals

N/A

5.0 Pruning

If temporary access is needed, branches shall be tied back to hold them out of the clearance zone.

6.0 Excavations

Excavations at the edge of the TPZ may be conducted carefully using a backhoe or excavator until roots greater than 4cm in diameter are encountered. Any roots greater than 4cm in diameter should be exposed using less invasive methods (hand shoveling, air spade, hydro-excavating) and cut cleanly, by hand with clean tools. Care should be taken to avoid exposing excess root mass of trees to remain.

Any roots damaged during excavations shall be exposed to sound tissue and cut cleanly with a saw.

Exposed roots should be backfilled or covered as soon as possible. In hot, dry weather, when roots may be exposed for even a short period of time, it may be necessary to periodically wet exposed roots to prevent them drying out.

7.0 Opportunities for Tree Planting

The 10m offset between the Natural Feature and the development could be planted with native tree species and managed as an expansion of the natural feature until the area is established. Native species such as Sugar Maple, Red Oak, White Oak, Basswood, and American Beech would be appropriate.

The landscape within the development lands may be planted at the owners discretion. Due to the sites proximity to the natural feature, only native plant species or ornamental plants that have proven to be non-invasive are recommended.

8.0 Conclusion

One farm dwelling and associated septic system may be constructed in the subject lands. All trees can be preserved.

Should you have any questions regarding this matter please contact me at your convenience.

Regards,



Will Huys,

ISA Certified Arborist ON-1183A

whuys@biologic.ca



Figure 1: Site Location
(2016 City of London Air Photo)



Print on 11X17, Landscape Orientation
0 5 10 20 30 40 50 60
Scale 1:1,000
January 2018



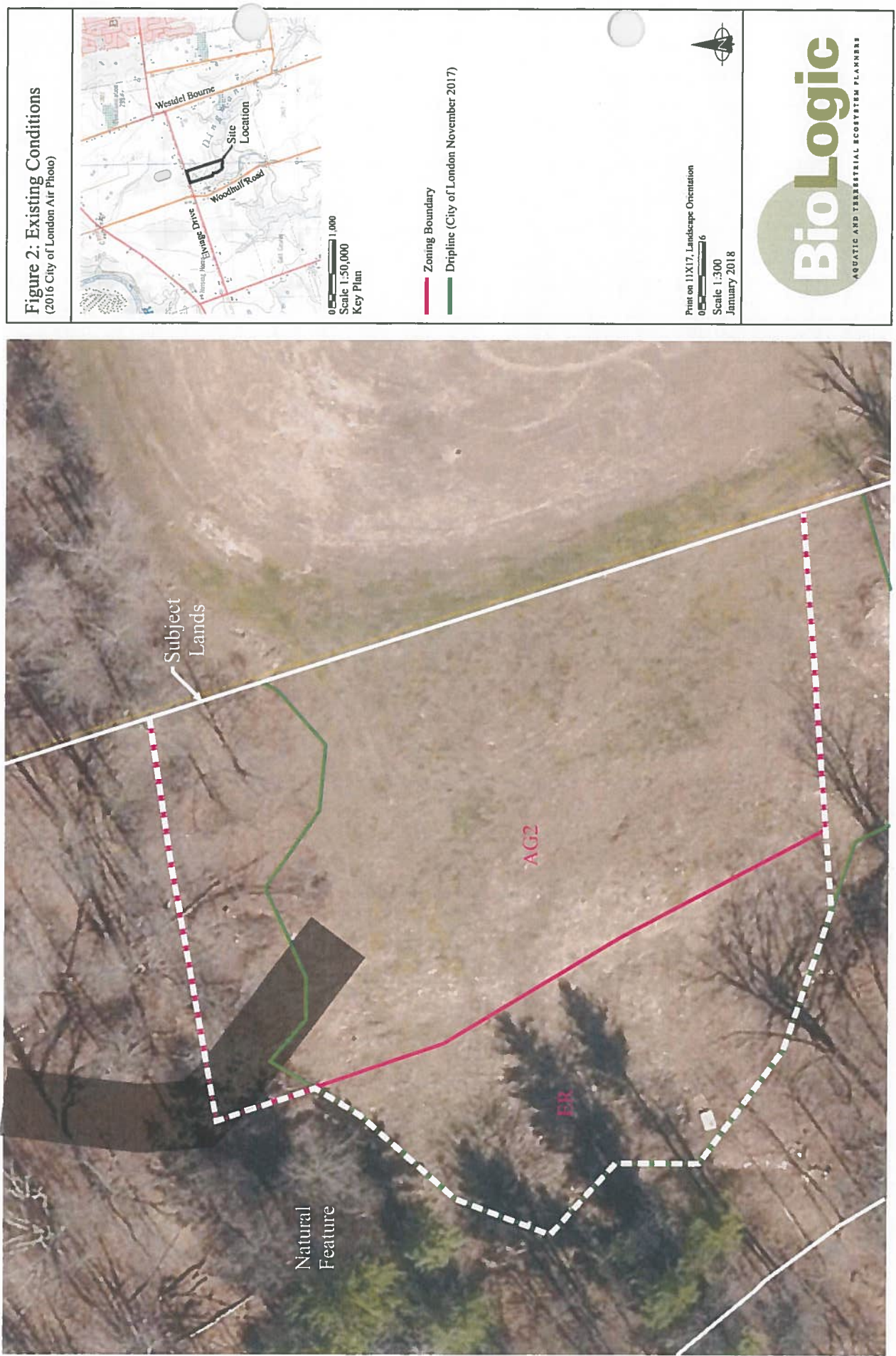
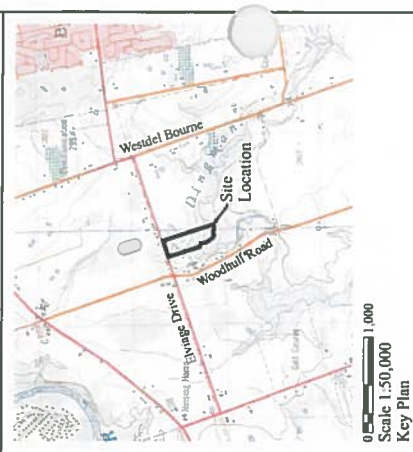


Figure 2: Existing Conditions
(2016 City of London Air Photo)



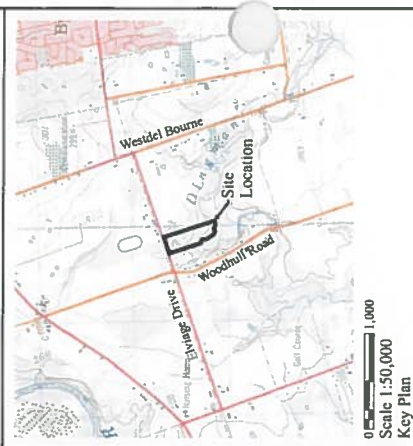
— Zoning Boundary
— Dripline (City of London November 2017)

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Scale 1:300
January 2018





Figure 3: Development Limits
(2016 City of London Air Photo)



- Zoning Boundary
- Dripline (City of London November 2017)
- - - 10m offset from Natural Area
- Tree Protection Zone
- Tree to be preserved
 - 1 - 30cm DBH Red Oak
 - 2 - 20cm DBH Red Oak
 - 3 - 12cm DBH Red Oak

Print on 11X17, Landscape Orientation
 0 6
 Scale 1:300
 January 2018



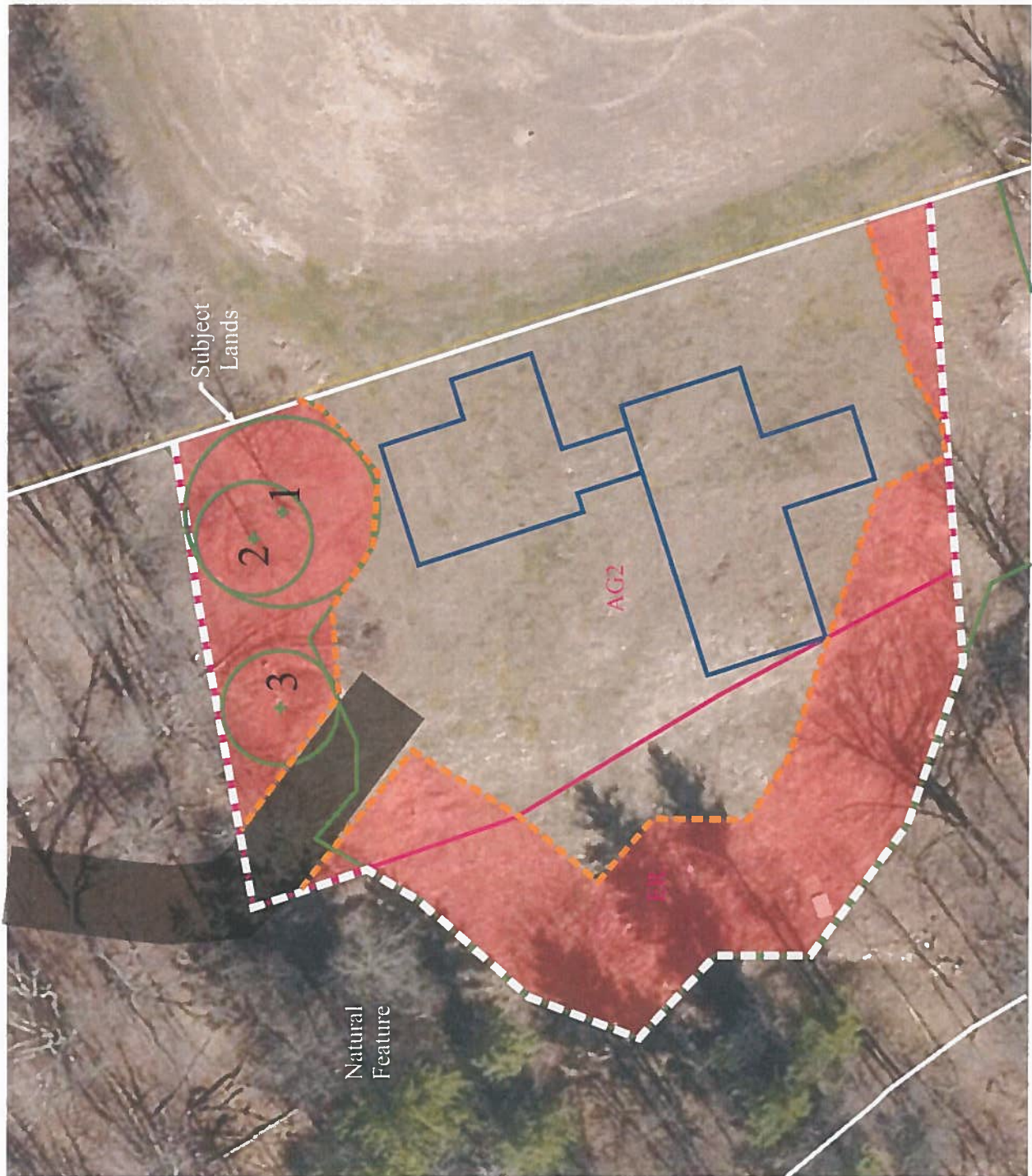
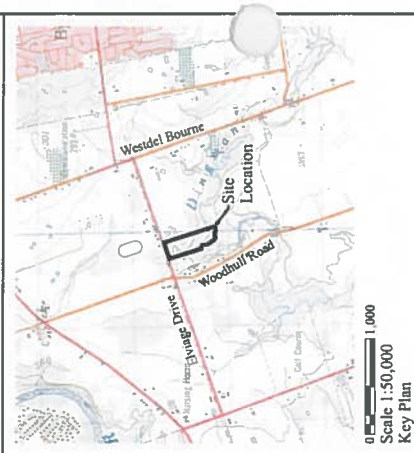


Figure 4: Tree Preservation and Development Plan (2016 City of London Air Photo)



- Zoning Boundary
- Dripline (City of London November 2017)
- Proposed Dwelling
- Construction Limits (Tree Protection Fencing)
- Tree Protection Zone



- Tree to be preserved
- 1 - 30cm DBH Red Oak
- 2 - 20cm DBH Red Oak
- 3 - 12cm DBH Red Oak

Print on 11X17, Landscape Orientation
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 Scale 1:300
 January 2018



Save Ontario Species

The provincial government plans to amend the Endangered Species Act, 2007 (ESA).
Here are our top 10 concerns.

1. “Pay to Slay”

Allow developers and other proponents of harmful activities to pay into a fund in lieu of fulfilling requirements for on-the-ground reparation for damage done.

2. Rejecting Science

Broaden COSSARO membership to include those who may not have adequate expertise in species assessment or may have a different agenda altogether.

3. Limiting Protections

Limit ESA protections so that they apply only in specific geographies or under specific circumstances. This could exclude important habitats and species from protection.

4. Deserting “Edge of Range” Species

Require COSSARO to base its assessments not on the status of a species in Ontario, but instead on its status throughout its range. For example, southern Ontario endangered species at the northern limit of their range may receive less or no protection, depending on their status outside Ontario.

5. Sweeping Authorizations for Harmful Activities

Create “landscape agreements” for proponents undertaking harmful activities in multiple locations.

6. Dodging Requirements

Allow activities approved under other laws to be carried out without any additional authorizations under the ESA, even if they harm threatened or endangered species or their habitats.

7. Goodbye to Expert Input

Remove the requirement for the Minister to consult with an independent expert prior to creating regulations that would jeopardize the survival of a species in Ontario.

8. Veto of Automatic Protections

Allow the Minister to have greater “discretion on protections,” including suspending protections for up to three years without public consultation.

9. Interfering with the Listing of Species at Risk

Allow the Minister to require COSSARO to reconsider its science-based listing decisions.

10. Delays, Delays, Delays

Multiple delays are proposed for the listing, planning and reporting on species at risk, undermining species recovery.

To find out more information and how you can help, visit:

ontarionature.org/endangered-species

A Wetland Conservation Strategy for London:

A Discussion Paper on Best Practices

Recommendations for the City of London and Our Development Partners

Prepared for the City of London by the
Ecological and Environmental Planning Advisory Committee (EEPAC)

1 Introduction

Wetlands are among the most ecologically diverse and productive ecosystems in the world, rich in biodiversity, providing habitat for many species and render many ecological services . While wetlands cover only 1.5 percent of the Earth’s surface, they account for 40 percent of the world’s ecosystem services, including water purification, sediment trapping, nutrient cycling, temperature regulation, and reducing flood and erosion risks. Although wetlands are among the most important ecosystems on the planet, they are one of the most threatened due to human activities—urbanization, economic development, and climate change (Pattison-Williams et al., 2017). Wetland loss and degradation around the world has occurred at an alarming rate; over 64 percent of the world’s wetlands have disappeared in a little over a century (Pattison-Williams et al., 2017).

Russia and Canada are home to the largest wetland areas. Canada’s wetlands are diverse, consisting of marshes, bogs, fens, swamps and open water. However, approximately twenty million hectares of the nation’s wetlands have been drained for agricultural purposes since European settlement, totalling approximately a 70 percent loss from historical highs (Pattison-Williams et al., 2017). Currently, wetlands in Ontario cover 350,000 square kilometres, comprising 25 percent of all the wetlands in Canada and six percent of the world’s wetlands (A Wetland Conservation Strategy, p.2). These seemingly large numbers disguise the fact that much of Ontario’s wetlands have been lost, and the losses have been severe in the most densely populated areas—precisely the areas that most require robust wetland policy and protection. In the 19th century, 25 percent of southern Ontario’s terrestrial area (two million hectares) consisted of wetlands. By 2002, 72 percent of the wetlands in southern Ontario (1.4 million hectares) had been lost primarily due to agriculture and expanding urban and suburban development (Ducks Unlimited, p. 1). From 1982 until 2002, southern Ontario lost another 3.5 percent of its pre-settlement wetlands, equalling 70,854 hectares, at an average of 35 km² per year, an area the size of St. Thomas (Ducks Unlimited, 2010, p.1).

Until recently, our understanding of wetlands — and the services and functions they provide — was limited. Wetlands were often considered insect-infested wastelands, and as such land use policies have not — and still do not— prioritize their conservation. Since they are not currently valued by the market system and financial incentives to protect them are lacking, wetlands have been, and are continuously, drained and/or filled in for roads, agricultural use, housing developments, new shopping complexes, or to serve as waste sites. As London expands in population and area, the City’s wetlands are likewise facing consistent pressure as private and public construction projects are proposed. This document is prepared to facilitate the City and all stakeholders who are involved in development projects to ensure that development projects and other works do not negatively impact the City’s wetlands or lead to their complete loss.

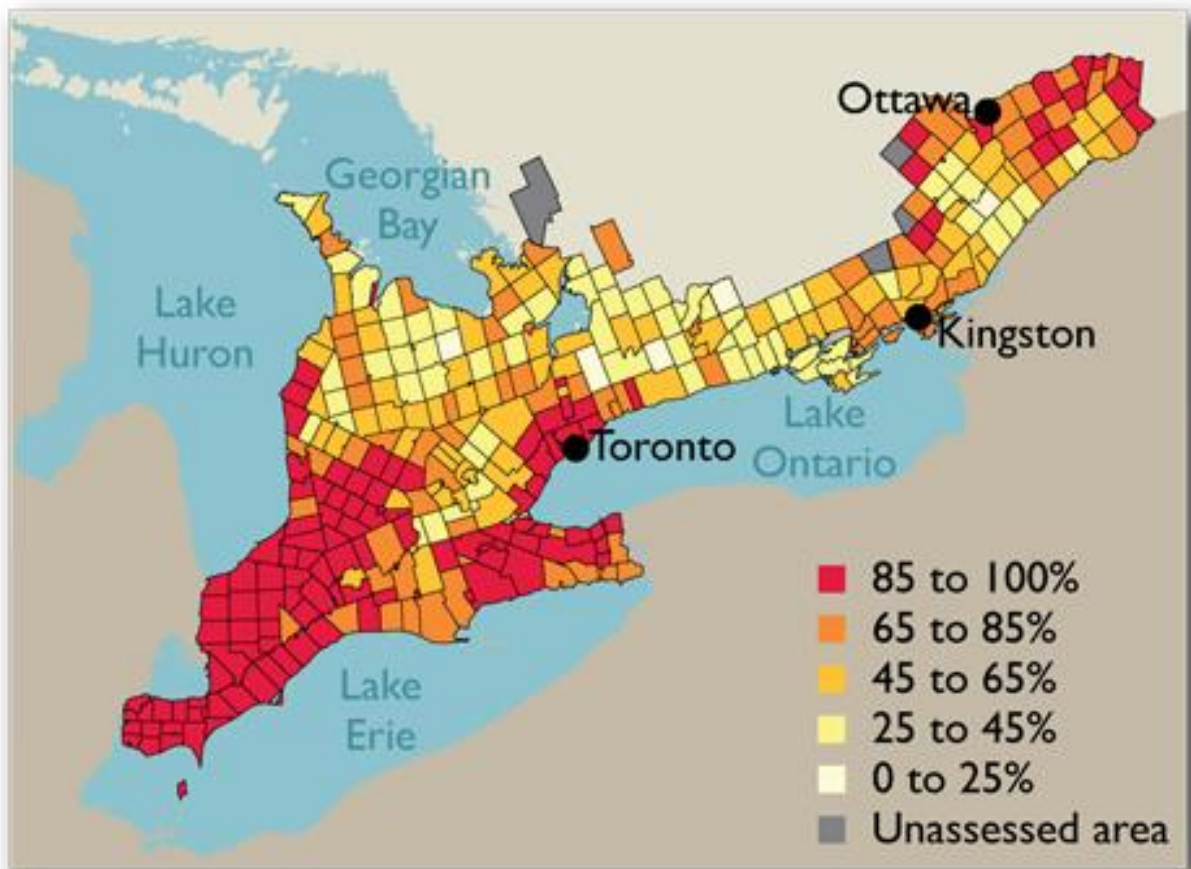


Figure 1. Wetland losses in southern Ontario (1880-2002). In southwestern Ontario, the loss of wetlands has been the most dramatic, with over 85 percent of the areas originally covered in wetlands converted to other uses.

2 Definitions

2.1 Types of Wetlands

- **Bog** — A wetland with acidic soils that may or may not have trees, with waterlogged soils — fed solely by precipitation — that tend to accumulate peat and is associated with low productivity. They are often very old, perhaps thousands of years. Bogs often have a low diversity of species. Rare in southern Ontario.
- **Fen** — A wetland dominated by grasses, sedges and rushes that may or may not have trees, with waterlogged soils that tend to accumulate peat. Fens are fed by groundwater and surface water runoff, and are associated with low productivity. Rare in southern Ontario.
- **Marsh** — A wetland without trees, associated with flowing water, and tends to be highly productive. Dominated by non-woody plants such as cattails, rushes, pond lilies and submerged plants.
- **Swamp** — A wetland with trees, associated with flowing water, and tends to be highly productive.
- **Wetland** — An ecosystem which is seasonally or permanently covered in standing water or saturated with water for a least part of the year, or where the water table is close to or at the surface, such that vegetation has adapted for growth in saturated conditions.

2.2 Ecology and Development Terms

- **Additionality** — The degree to which an offsetting project generates new and additional contributions to biodiversity conservation/wetland conservation.
- **Biodiversity Offsetting** — Compensating (or attempting to compensate) for losses of biodiversity at an impact site by either creating ecologically equivalent gains or credits at an in-site or off-site location. The purpose of biodiversity offsetting is to incur no-net loss of biodiversity.
- **Invasive Species** — a non-native species that outcompetes native species and becomes a nuisance or threat to ecosystems.
- **LID** — [Low Impact Development] Land planning and engineering design approach considering conservation and on-site nature protection to manage stormwater runoff as part of green infrastructure.
- **Mitigation Banking** — The developer purchases offset credits from a wetland bank, that is, an area that has been previously restored, created, enhanced or preserved and set aside by a third

party, and certified for compensation. The banker is responsible for the success of the compensation project.

- **Mitigation Hierarchy** — A tool used in biodiversity offsetting to minimize the harm that occurs due to a project. The preference should be given first to avoiding negative impacts, then to minimizing impacts at a project site, followed by restoration/rehabilitation and finally, offsetting biodiversity losses that cannot be avoided.
- **Rehabilitation/Creation/Re-creation** — Bringing back once-existing wetlands
- **Restoration** — Bringing back areas degraded through actions such as in-filling, changes in drainage patterns, sedimentation, vegetation removal, and pollution.
- **Urban Heat Island Effect** — When an urban or metropolitan area is significantly warmer than rural areas due both to human activities and the built environment.
- **Wetland Offsetting** — Compensation for the negative impacts of development through the restoration or creation of new wetlands to achieve no-net-loss or a net environmental gain.

3 Wetlands: Structure, Biology and Function

Wetlands can range in size from very small (a few square metres) to hundreds of square kilometres. Wetlands may be isolated, occur along the edges of lakes and rivers, or exist in conjunction with other natural areas such as woodlands, shrublands and native grasslands. In some cases, closely spaced wetlands related in a functional way can also form a wetland complex. In southern Ontario the average wetland is 25 hectares and the majority are swamps, dominated by trees and shrubs.

Wetland types are recognizable by their indicator and keystone species.

Table 1: Common keystone and indicator plant species in Southwestern Ontario’s Wetlands

Species	Habitat Types	Habitat requirements
Broadleaf cattail <i>Typha latifolia</i>	Marshes Bogs Fens	Common resident of the marsh environment Usually one of the first species to colonize new habitats Requires full sunlight Seeds germinate in acidic, neutral or basic pH, but only in shallow water Seeds will also germinate in low oxygen conditions Cattails can occur in sand, silt, loam and clay substrates
Small-fruited bulrush <i>Scirpus microcarpus</i>	Marshes Fens	A common resident of the marsh environment Tolerates both full-sunlight and shade Requires silty/mucky soil with a high water-holding capacity Grows best in neutral pH, but can also grow in acidic conditions
Soft maples <i>Acer saccharinum</i> , <i>Acer rubrum</i>	Swamps	Commonly found along the edges of swamps Tolerant to waterlogged soils and flooding Tolerate sun or shade and in all soil types They can thrive in acidic, neutral and basic pH conditions
Black spruce <i>Picea mariana</i>	Bogs Swamps	This species is indicative of a bog environment Also found in coniferous swamps Tolerant of highly acidic soils and is most abundant in peat bogs A pioneer species in bogs and can invade the <i>Sphagnum</i> spp. mat Grows well in a variety of soils, moisture levels and light conditions

3.1 Wetlands: Vital for species richness and abundance

While the economic benefits of wetlands tend to focus on flood control and water purification, wetlands provide other irreplaceable ecological services. One of the economically unappreciated features of wetlands is their contribution to biodiversity conservation and maintenance of the web of life. Since marshes and swamps are usually shallow enough to allow sunlight to penetrate and to allow for seasonal warming, they support high levels of photosynthetic activity, making them highly productive areas, full of diverse and abundant species. In Ontario, wetlands are biodiversity hotspots, supporting a variety of plants, birds, insects, amphibians and fish, and are particularly valuable to migratory water and shore bird species for breeding and nesting.

Wetlands are also a home to a number of Ontario’s species at risk (SAR).

Table 2: Species at risk that occur in London’s wetlands

Species	● Status in Ontario	● Habitat type	Habitat requirements	Threats
Eastern Ribbonsnake <i>Thamnophis sauritus</i>	● Special concern	● Marshes ● Fens ● Bogs ● Swamps	● Found in areas with permanent water near terrestrial habitat (Harding 1997; Schribner and Weatherhead 1995) with shallow water and low, dense shoreline vegetation (Minton 1992; Cosewic 2002) ● Habitat includes bare substrate near wetlands including gravel, cobble and boulders (Desroches and Leparé 2004). ● Habitats used by Eastern ribbonsnakes must have a high abundance of amphibians, particularly frogs, as these are their primary food source (Carpenter 1952; Brown 1979; COSEWIC 2012).	● Their biggest threats are loss of habitat including loss of wetland and riparian habitat (Environment Canada 2015).
● Eastern prairie fringed orchid ● <i>Platanthera leucophaea</i>	Endangered	● Marshes ● Fens ● Swamps	● Requires open conditions with full sunlight and is restricted to graminoid-dominated vegetation communities (Bowles 1993). ● It requires soil that is neutral to slightly calcareous (Bowles et al. 2005, Case 1987, Bowles 1983) and can tolerate pHs of between 5.3 and 7.5 (Zambrana Engineering Inc. 1998). ● The eastern fringed-orchid is adapted to fluctuations in water levels (COSEWIC 2003)	The largest threats to the orchid are the lack of suitable habitat due to its specific habitat needs as well as habitat loss and degradation (Eastern Prairie Fringed-orchid Recovery Team 2010)

3.2 Wetland: Nature’s water quality regulators

Wetlands are vital for human health and safety, through their ability to control flood waters, protect against natural disasters, and mitigate and adapt to climate change. The natural water purification system within wetlands removes silt and sediments, preventing them from entering rivers. The wetland-retained sediments gather nutrients and help form fertile agricultural land. Chemical reactions in wetlands can detoxify some substances in the water, thereby protecting us from pollution. As more of the City’s land is transformed with impervious covers of asphalt, concrete, and rooftops, rainwater run-off becomes increasingly severe. As such, London’s remaining wetlands become progressively important for flood management and water purification. In a city like London, that is surrounded by agricultural land, preserving and expanding our wetlands would help remove organic material, particularly phosphorus and nitrogen (resulting from fertilizer runoffs) from entering our streams, rivers and lakes. These wetland

functions are not just ‘nice’ – they provide essential ecosystem services and have real economic benefits for society as a whole.

Wetlands also alleviate drought by holding water when conditions are dry. Water accumulated in wetlands seeps into the ground, helping to replenish underground aquifers. Wetlands work to mitigate climate change by absorbing greenhouse gases, acting as carbon sinks that stabilize climate conditions. In London, the City’s wetlands lessen the urban heat island effect, which will become increasingly important as temperatures rise.

4. Wetland Conservation

Currently, land conversion is the biggest threat to wetlands in southern Ontario. Urban pressures are driving up the price of land, making land markets highly competitive, which ultimately leads to significant rates of wetland conversion (Lantz et al., 2013). Ecosystem services provided by wetlands — considered free, common goods—are routinely omitted in the market prices of projects. Consequently, wetland loss or disturbance is rarely given adequate consideration in land-use planning decisions. London, as a growing and dynamic city, is faced with the persistent challenge of balancing expanding city infrastructure and conserving its ecosystems, especially wetlands. In recent years, several development projects have affected local wetlands and it is anticipated that many more such ventures will arise. Consequently, the City of London requires a clear set of guidelines governing development projects, such as housing plans and expanded transportation infrastructure, to avoid disturbance, reduce impacts and mitigate unavoidable damage to wetlands.

4.1 Legislative Background

The following section provides only a brief snapshot of relevant international, national and municipal regulations that govern wetlands and their conservation. Appendix 3 provides a more indepth, though not exhaustive, list of pertinent laws. Most nations have recognized the need to preserve wetlands. Internationally, their protection is governed by the Ramsar Convention, a treaty for the conservation and sustainable use of wetlands, signed in 1971, ratified in 1975 and adopted by Canada in 1982. A subsequent Working Group on Criteria and Wise Use of wetlands clarified the terms “sustainable utilization” as found in Article 3 of the Ramsar Convention as “human use of a wetland so that it may yield the greatest continuous benefit to present generations whilst maintaining its potential to meet the needs and aspirations of future generations” (Birnie and Boyle, 2002, p. 618). This Working Group also confirmed that activities involving wetlands should be governed by the *precautionary principle*, and argued that when complete knowledge is lacking regarding the outcomes of an activity, that activity should be prohibited (Birnie and Boyle, 2002).

Provincial Legislation. Ontario, influenced by international conventions and agreements, is moving forward with a strategy to stop wetland loss and to restore wetlands where the largest losses have occurred. Guided by “A Wetland Conservation Strategy for Ontario 2017-2030”, the province is striving for a social and political climate where “Ontario’s wetlands and their functions are valued, conserved and restored to sustain biodiversity and to provide ecosystem services for present and future generations” (A Wetland Conservation Strategy for Ontario, 2017, p. iii). The strategy comprises two targets: the net loss of wetland area and function will stop by 2025, and a net gain in wetland area and function will occur by 2030. The Strategy also puts forth the principle that wetlands should be conserved according to three hierarchical priorities — protect (retain area and functions of wetlands), mitigate (minimize further damage), and restore (improve and re-establish wetland area and function). Most significantly, the above mentioned document calls for a *precautionary approach* regarding wetlands and development projects, in keeping with the Ramsar Convention.

The 2014 *Provincial Policy Statement (PPS)* is central to provincial wetlands conservation. It asserts that our natural heritage is a resource: “The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts, and meet its long-term needs” (PPS, p.4). The purpose of the provisions within the PPS is to protect “natural features and areas... for the long-term” (PPS, p.22). The PPS clearly states that “[t]he diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be **maintained, restored** or, where possible, **improved**, recognizing linkages between and among *natural heritage features and areas, surface water features, and groundwater features*” (PPS 2.1.2, bold added). The policies contained within the PPS are minimum standards only; planning authorities and decision-makers are free to take more stringent measures regarding conservation.

Given the interconnectedness of wetlands with other areas of environmental protection, such as biodiversity conservation and climate change, wetlands and their preservation appear in several other provincial documents. Two examples are: “Biodiversity: It’s in our Nature” (2011) and “Climate Ready: Ontario’s Adaptation Strategy and Action Plan, 2011-2014”. Significant statements within these documents pertain to the importance of wetlands for climate change mitigation and adaptation, as well as for their role in ensuring the survival of Ontario’s endangered and threatened species. For the purposes of this document, it is necessary to note that all departments concerned with various areas of conservation recognize the importance of preserving our wetlands.

Municipal Policies: The London Plan. Land use planning has the greatest influence on the conservation of wetlands. Official plans, local decisions on land use, and community-based land use plans have far reaching impacts on the green spaces of our City, and how the City moves forward with approval for development projects that conflict with conservation values. *The London Plan* has clear provisions for the “identification, protection, conservation, enhancement, and management of our Natural Heritage System” (1293.1). Of particular importance for London as it considers **the retention of its wetlands, no matter how small** (bold added), is *The London Plan* paragraph 1301 which employs the same wording as article 2.1.2 of the *Provincial Policy Statement* noted above. *The London Plan* likewise specifies that no development or alteration shall occur in provincially significant wetlands (PSW) as evaluated and confirmed by the Ministry of Natural Resources and Forests (MNRF), designating them instead as Green Space (*The London Plan*, 1332, 1333, 1390). This provision is in accordance with the *Provincial Policy Statement*.

Notes:

¹ These paragraphs do not specify that the wetland must be “provincially significant” nor do they qualify ‘wetland’ with a size.

² Clause 1334 does suggest an opening for relocation and/or offsetting disturbed wetlands, but without specifications on how these projects should be undertaken or monitored. These guidelines will attempt to fill this gap.

4.2 Restoration: Re-establishment and Rehabilitation

Restoration of wetlands can take two forms: “re-establishment” -- returning the natural or historic function of a former wetland with the goal of increasing wetland area -- and “rehabilitation” -- repairing the natural or historic functions of a wetland, such that there is an increase in functions but no increase in the remaining wetland area (McKenney and Kiesecker, 2010).

Restoration ecology is a relatively young discipline. Consequently, insufficient evidence is currently available to demonstrate definitive success in either rehabilitation or re-establishment. Analysis of the hydrologic structure of restored or created wetlands usually only proceeds for one to fifteen years after the project is undertaken, therefore the long-term effects are unknown (Moreno-Mateos et al., 2012). Still, restoration ecologists are increasingly recognizing that, given ecosystems’ complexity, restoring or (re)creating one to some specified state, especially within a short time frame, is not feasible (Hobbs et al., 2011 in Maron et al., 2012). Restoration and creation of plant assemblages, particularly woody vegetation, is a lengthy process, and the actual composition of the plants may differ. Opportunistic invasive or non-native species may quickly colonize a disturbed area, outcompeting native species, thereby altering the plant assemblage as it compares to reference sites. Indeed, wetlands are particularly vulnerable to invasive species due to their interconnection with waterways, their proximity to roads (paths along which invasive species may travel), and climate change, which puts stress on wetlands as a result of changing weather patterns (increased rainfall and/or drought). Wetlands are constantly adjusting to disturbances occurring within them and within the surrounding landscape.

An average of thirty years is necessary for restored or created wetland sites to converge with the reference states of wetlands. However, the soil composition, chemical properties and ecosystem functions (i.e. nutrient cycling) may take significantly longer to recover (Maron et al., 2012). Even after a century, wetlands on average only operate at 75 percent functionality compared to reference sites (Moreno-Mateos et al., 2012). Restoration can prove even more difficult due to challenging situations occurring outside of the site, such as continued urbanization or new development projects that exert negative influences on the restoration site (Maron et al., 2012). Stranko et al. (2012) looked at the effectiveness of stream restoration in urban areas and found that these restoration activities failed to improve any of eight biodiversity indices. The authors determined that the impacts of urbanization on stream ecology are irreversible and consequently it is unlikely that any biodiversity gains can come from

stream restoration projects in urban areas (Maron et al., 2012). The same is likely true of wetlands -- and particularly small wetlands -- in urban settings.

4.3 Relocation or Creation as a Means to Conserve Wetlands

Wetland creation — construction of a wetland where one did not previously exist — is much more complicated than restoration, with less potential for success. It is not recommended as a solution to allowing an existing wetland to be destroyed.

Wetland relocation (a compensation plan) is considered when the wetland feature is not categorized as provincially or municipally significant -- or significant wildlife habitat is not confirmed -- yet the wetland feature provides productive amphibian breeding habitat and habitat for terrestrial crayfish. **Under *The London Plan*, all wetlands, regardless of size, are to be protected under the natural heritage system policies. In each case where a wetland is slated to be relocated or altered, the City must consider the merits of destroying the functionality of that wetland and replacing it with a wetland which may only operate at 75 percent functionality (in the best-case scenario), or which may shift to an alternate wetland type.** In such cases, the City must ascertain whether the existing or replacement function is more important, whether the proposed wetland will increase wetland diversity, and whether the potential for increased biodiversity is worth any loss to habitat of endangered species resulting from the project (Kentula, 2002). The more complex the hydrology or the ecological system, the more difficult it is to restore a wetland completely; in many cases it may be impossible.

If the wetland functions can be replicated, a similar habitat is created elsewhere on the subject lands and target wildlife are gathered and trapped from the wetland habitat lost due to the development project and transported to the compensation wetland. Before relocating or creating a new wetland, the impacted wetland should be examined within a larger landscape and social context to determine what roles it plays within the ecosystem/social structure. For instance, is the current wetland a stop on a migratory route? Does it contribute to the watershed levels? It is necessary to look beyond municipal boundaries, which are artificial limits when applied to ecosystems.

4.4 Precaution and Preservation Over Relocation

Preservation should be the top priority since restoration, relocation and recreation projects seldom meet targets. To date, research has demonstrated that restoration and relocation projects are slow to produce results. Indeed, restoration ecologists have been unable to re-create full functional replacement; it may not even be possible to fully re-create all the functions of a wetland. As Poulton and Bell noted, “[nowhere is there a resounding success story, where offsetting has been demonstrated to achieve its full potential” (Poulton and Bell, 2017, p. i). In a study by Suding (2011), reviewing global successes and failures of restoration projects, it was found that only one-third to one-half of projects were successful where restoration was used to fix a degraded system, and that when restoration was used to re-create a habitat, the success rate was even lower (Maron et al., 2012). Re-vegetated areas on highly degraded sites rarely resemble the target ecosystem (Maron et al., 2012). In a meta-analysis of restored wetland systems around the world by Moreno-Mateos et al. (2012), it was discovered that even after a century, the biological structure (i.e. plant assemblages) and biogeochemical functioning (storage of carbon in wetland soils) was on average 26 percent and 23 percent lower, respectively, than reference sites. These findings support the case that wetland offsetting should be used as a last resort in the mitigation sequence.

International, national and provincial legislation and policies stress the importance of employing the *precautionary principle* in regard to environmental problems. This principle should be applied more rigorously when wetlands are concerned, due to our limited knowledge of their functions and processes. Instead, too much stock is placed on the ability of restoration, relocation and recreation of wetlands to recover lost biodiversity (Maron et al., 2012). This misguided faith has led to further biodiversity loss, as decision-makers, believing that restoration can deliver equivalent or better results, approve development projects that promise to damage ecosystems and functions. The technical success of offsets is seriously limited due to time lags and problems with the measurability of the value being offset (Maron et al., 2012). Therefore, the *precautionary principle* should prevail.

5. Conclusion: Ensuring the future of London’s wetlands

“Natural ecosystems provide the foundation of a functioning human society” (Pattison-Williams et al., 2017, p. 400).

Wetlands are an important natural heritage feature of our city. They provide habitat, shelter and food sources for local species, a variety for ecosystem services such as flood control and water filtration, and opportunities for recreation and nature enjoyment for the community. Indeed, people must have access to a good natural and cultural environment, rich in biological diversity, as a basis for health, quality of life and well-being. As London continues to grow in population and area, every effort should be made to preserve natural areas within the city limits, and where future development projects affect a wetland, the precautionary principle should be upheld. Better scientific understanding of biotic and abiotic factors that hamper the success of relocation projects is necessary before London embraces offsetting and relocation as a means to compensate for losses stemming from development and urban expansion. The risk always exists that the offset never achieves an equivalent conservation value; ecologists have expressed concern that biodiversity offsetting exchanges “certain losses for uncertain gains” (Maron et al., 2012).

The principle of protecting “natural features and areas ... for the long-term” found in the *Provincial Policy Statement* must be remembered during the analysis of development proposals. When considering the merits of a project proposal, City staff, the City Council and developers should take a broad look at the effects of the works beyond the narrow development site to the broader functioning of ecosystems within the city. The PPS and the *London Plan* clearly state that “[t]he diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be **maintained, restored** or, where possible, **improved**, recognizing linkages between and among *natural heritage features and areas, surface water features, and groundwater features*” (PPS 2.1.2; *London Plan*, 1301, bold added). The City must return to this provision each time a project considers removing, altering or otherwise damaging a wetland.

According to the mitigation hierarchy, preservation or avoidance of harm should always be the first priority. Wetlands are afforded even greater protection under any offsetting policy, with greater multiplier ratios due to the recognition of the vital ecosystem services they provide, and the realization that wetland areas have already declined dramatically. **Consequently, in London, preservation of our wetlands, no matter their size, should be paramount.** The possibility of relocating a wetland for a development project should not be used as an excuse to undertake that project, when avoidance of disturbance is equally an option. Economic concerns should not be given greater weight than environmental concerns where wetlands are affected.

Part 2: Wetland Offsetting: Relocating London’s Small Wetlands

(conservation through relocation)

1. Introduction to Offsetting

Ontario is looking towards offsetting as one option to prevent the net loss of wetlands. Wetland offsetting involves mitigating negative impacts upon one wetland by intentionally restoring or creating a new wetland at a different location. This type of policy is typically set within a mitigation hierarchy and involves the hierarchical progression of alternatives, including avoidance of impacts, minimization or mitigation of avoidable impacts and offsetting of impacts that cannot be avoided. Recently offsetting has become a popular approach to balance development projects with the need to protect biodiversity. It is meant to ensure no net loss, and, ideally, a net gain of biodiversity. However, it must be made clear that offsetting will not replace other legislation that provides protection for certain wetlands (i.e. provincially significant wetlands) where disturbance is prohibited.

Accepted methods of compensation include wetland restoration, creation, enhancement and preservation. *The London Plan* (1402) touches on offsetting or “compensatory mitigation”, stating that it may be provided through “additional rehabilitation and/or remediation beyond the area directly affected by the proposed works” and/or “off-site works to restore, replace or enhance the ecological functions affected by the proposed works”. **Should London choose to embrace offsetting over preservation to reach its stated goals of enhancing wetland area, the City will have to address key issues: the appropriate policy mechanisms for implementation; the roles and responsibilities for implementation; long-term monitoring of wetland offsetting and restoration projects; and the establishment of clear monitoring to ensure that the wetlands’ functions have been properly restored (Ontario Ministry of Natural Resources and Forestry, 2017).** In addition, should offsets or relocation be the chosen course of action, the impacted biodiversity values must be clearly defined and measured; time lags and uncertainties must be explicitly accounted for in loss/gain calculations; and any time lags should not pose an interim threat to biodiversity values.

2. Primary Screening When a Project Will Potentially Affect a Wetland: Determining the best course of action

In Ontario, wetlands are ranked to determine whether they should receive special protection as “provincially significant” in accordance with the Ontario Wetland Evaluation System (OWES) . This system is found at: <https://www.ontario.ca/page/wetlands-evaluation>. Provincially Significant Wetlands (PSWs) are those areas identified by the province as being the most valuable. PSWs are identified using objective criteria based on the best available scientific methods. The OWES ranking system is a standardized method of assessing wetland functions and societal values, which enables the province to rank wetlands relative to one another. A wetland that has been evaluated using the criteria outlined in the OWES is known as an "evaluated wetland" and will have a "wetland evaluation file". As wetlands may change over time an OWES file for a given wetland is considered an “open file”.

Small wetlands that have not been previously evaluated are often affected by development projects. It is therefore vital to perform a comprehensive evaluation prior to taking the decision to disturb and/or relocate the wetland. Assessment of the wetlands will consist of quantitative and qualitative observation. **Quantitative observations** should include amphibian call surveys (three spring visits); crayfish burrow count using the quadrat method; baited minnow trapping; riparian and aquatic vegetation inventory; and the measuring of spring, summer and fall water levels. **Qualitative observations** may include a benthic organism survey (biomapping), water pH analysis, specific conductivity (dissolved solids), turbidity (suspended solids), water colour (algae), and an examination of the presence and levels of chlorides and nitrites. Other qualitative observations should consist of a search for the presence of turtles and any incidental wildlife; a determination of whether backyard encroachment exists; and an analysis of the health of neighbouring woodlots and other vegetation (invasive species) near and beyond the wetland. Presence of an invasive species in a wetland should not be justification for the removal or relocation of the wetland. Options to remove the invasive species and restore the wetland should be equally considered.

The following checklist will assist in determining whether small isolated wetlands should be preserved. It should be kept in mind when examining this list that concluding whether or not a wetland should be protected is largely subjective. Each wetland is unique, with particular functions and traits that account for its regional importance. Therefore, it is not possible to state that if a wetland possesses a certain number of the following qualities, it should be preserved; each point needs to be evaluated for its own merit.

IF	YES	NO
The wetland has a groundwater connection to a larger complex (i.e. PSW)		
The wetland is supported by groundwater discharge (re: specific wetland plants presence)		
The wetland is part of a floodplain		
A watercourse connects the wetland to other aquatic features		
The wetland serves as storm water storage		
The wetland is habitat for breeding amphibians		
The wetland sits close to a woodland and Western Chorus frogs were heard calling		

The wetland was recently (within the last 20 years) a fish habitat		
The wetland was recently (within the last 20 years) a turtle nesting habitat		
The wetland was recently (within the last 20 years) habitat for seasonal Concentration Areas (i.e. migrating birds)		
Terrestrial crayfish chimneys were observed surrounding the wetland		
Barn Swallows were observed foraging in the area		
SAR species (threatened or endangered) were found		
The wetland serves a corridor function linking neighbouring natural heritage features together		

3. Next Steps: How Best to Ensure Success With a Wetland Offset

If the decision is taken to relocate a wetland as a means to compensate for damage, disturbance or removal of a wetland entirely to satisfy a development project, the stakeholders must consider ten key aspects prior to the work. Ducks Unlimited outlined five considerations in their publication “Wetlands on My Lands” (2011): site selection; soil testing; size and shape; wetland depth; and wetland and upland enhancements. While this publication is meant to address wetlands on private properties, the principles are relevant for city projects that involve small wetland areas. This list has been expanded to cover other key aspects associated with potentially successful wetland transfer. Some policy statements require offsets to be in place before a project takes place. Though this provision may be advisable with the pace of development in London, it may not be practicable.

Offsets are never one-size-fits all; local contexts can provide a variety of challenges, and relocation or re-creation cannot produce an exactly equivalent wetland. The City and developers must then determine how to best create “equivalency” to address the losses of biodiversity and functionality. In particular, prior to any relocation or offset project, the City must ascertain where the offset should be located, when and for how long it should be operational, how risk of failure will be managed, and what will be the next course of action should an offset fail to reach its goals (McKenney and Kiesecker, 2010). After gathering sufficient data, wetland performance model should be developed prior to commencing re-creation or relocation projects (Charbonneau and Bradford 2016). This section of the report will provide basic guidelines for wetland relocation should a wetland fall within the boundary of a development project. It is essential to remember when reading these guidelines that scientific evidence supporting successful relocation or re-creation projects is limited; avoiding disturbance is preferred.

1. Site Selection - Site selection usually is determined based on the availability of land or on policies that require the restored or created wetland to be in close proximity of a wetland loss (usually due to migration considerations). Location is extremely important in terms of influencing the structure and function of the wetland and guaranteeing its longevity. Planners must consider both present and future land uses. Ducks Unlimited suggests that the site for the new wetland be determined during spring runoff to better understand water flows, and to calculate a more accurate estimate of the catchment area. A topographic survey is recommended to provide more accurate data about surface flow. Should the survey determine that the site has less than 0.6 m drop, then excavating a basin is required. The new wetland should be located near a significant woodland or other natural features (i.e. stream) such that it is not isolated and can be an integral part of the natural landscape. Studies show that larger wetlands recover faster than smaller ones, and that smaller restored or created wetlands often become more isolated. Moreover, their lack of connectivity to larger systems greatly hinders the ability of local biota to restore the wetland to pre-impact functioning (Moreno-Mateos et al., 2012). This finding is significant for London where development projects will likely only involve smaller wetlands within a highly fragmented landscape.

Site selection is tied to hydrologic analysis. The hydrologic conditions are probably the most important factor for determining what type of wetland can be established and what kind of wetland processes can

be maintained (Kentula, 2002). These include inflows and outflows of groundwater and surface water, the resulting water levels and the timing and duration of soil saturation and flooding (Kentula, 2002). The water quality of the wetland is highly important, yet often overlooked. If there are chemical inputs from the surrounding area, these can overwhelm a wetland. This is particularly important if the wetland is close to a road spread with de-icing salts. Chemicals can alter the productivity and composition of the plant community of the wetland, possibly favouring nuisance species, and they may harm animal species that cannot survive and breed in chemically altered waters.

2. Test the Soil - Wetlands are characterized by Impermeable soils. Fine-textured soils -- not sandy or gravelly -- are suitable. Should the soil for the new site not prove suitable, clay soils can be brought in to line the basin so that the wetland can hold water. The soils of a wetland are equally important. Although a created wetland may be structurally similar to a natural wetland, its hydrology may differ greatly if the permeability of the substrates is different (Kentula, 2002). Often the soils in created wetland contain less organic matter, which may affect plant growth. Using soils from a “donor” wetland or the impacted wetland to help create the new wetland may be able to increase the soil organic matter and provide the nutrients necessary for plant species, microbes and invertebrates (Kentula, 2002). Created wetlands will do better if the plants chosen closely to resemble those of similar, local wetlands.

Microbes in the wetland play a crucial role in biogeochemical reactions which cause nutrient cycling and sustain other higher plants and animals. Comprehensive understanding of microbial composition and population will facilitate better understanding about a wetland condition (Bodelier and Dedysh, 2013).

3. Size and Shape - If the recreated wetland is to replace a previously existing wetland as an offset, the new wetland should cover an area three times that of the original to best guarantee success and to compensate for the inevitable loss in functionality. Ducks Unlimited suggests that the new wetland be irregularly shaped such that it closely resembles a natural wetland (as opposed to a storm pond), providing coves to shelter species.

Multiplier ratios. To address the problem that restoration or re-creation projects rarely, if ever, produce an equally biodiverse and functional wetland, multipliers are employed to determine the scope of an offset project. Since wetlands are particularly valuable, the offset multiplier for wetlands is usually higher compared to other areas. *The London Plan* specifies that “mitigation shall mean the replacement of the natural heritage feature removed or disturbed on a one-for-one land area basis” (*The London Plan*, 1401), which is not sufficient given the uncertainties of success and the goal of the provincial wetland strategy of creating a net gain in wetland area. However, *The London Plan* goes on to say “compensatory mitigation shall mean additional measures required to address impacts on the functions of the Natural Heritage System affected by the proposed works. The extent of the compensation required shall be identified in the environmental impact study, and shall be relative to both the degree of the proposed disturbance, and the component(s) of the Natural Heritage System removed and/or disturbed” (*The London Plan*, 1401). 1402 (3) likewise states that “[replacement ratios greater than the one-for-one land area [are] required to mitigate the impacts of the proposed works” (*The London Plan*, 1402). Given the extent of wetland loss in London and the high ecological value they provide the suggested multiplier ratio would be 3:1 for the loss or disturbance to a low to medium value wetland; and 4:1 for a high value wetland, particularly one that provided habitat for SAR species.

4. Wetland Depth - Developers should excavate the floor of the new wetland such that it has varying depths to encourage the growth of various types of vegetation. New vegetation will grow in water depths of 1 metre or less. To achieve the ideal ratio of vegetation and open water, Ducks Unlimited advises that approximately 25 percent of the created wetland area be 1 m or more in depth. Excavating some deeper areas will allow some areas to remain free of vegetation and provide habitat for native fish.

5. Wetland and Upland Enhancements - The newly established wetland should be surrounded by a buffer of grasses, trees and shrubs. Developers should install nest boxes to encourage cavity nesting birds to inhabit the site. Strategically placing branches or logs in and around the wetland would likewise provide basking areas for frogs, turtles and ducklings.

6. Substrate augmentation and handling - In an interview with Jill Crosthwaite, a biologist with the Nature Conservancy of Canada, she emphasized the importance of transferring muck (the organic salvaged marsh surface or SMS) from the impacted wetland to the new wetland. The SMS contains a seed bank of marsh vegetation that could prove immensely beneficial to establishing a healthy and ecologically diverse wetland. Following the transfer of SMS from the original wetland to a new location, Crosthwaite has witnessed the re-emergence of an endangered species in the created wetland that was absent from the impacted one.

Hunt (1996) likewise analyzed the effects of on-site and off-site SMS transfer and found that SMS provides suitable chemical substrate for wetland seed germination and survival, as well as moist physical substrate. However, the plant composition of the created wetland may never fully resemble that of the original, natural wetland due to large difference in soil water chemistry. Based on the results of that study, two 'common sense' practices should be considered. First, the excavated soil from the new wetland should not be spread over the perimeter soil area. This soil should be removed from the site as it may alter the chemistry of the transferred wetland soil. Second, the excavation equipment employed during the project should be small and lightweight and should avoid as much of the perimeter area as possible; a narrow alleyway to the excavation area will help prevent significant soil compaction.

Finally, a study by Wolf et al. (date), found that nutrient nitrogen and phosphorus levels varied depending on whether the natural or created wetland was dependant on a stream as its primary water source, or whether precipitation or groundwater fulfilled this function. Greater connectivity to stream surface water may result in larger inputs of allochthonous nutrients (sediments or rocks originating at a distance from their present position) that could stimulate internal nitrogen and phosphorus cycling. The findings suggested that wetland creation and restoration projects should be designed to allow connectivity with stream water if the goal is to optimize the function of water quality improvement in a watershed.

7. Planter material selection and handling - Plants for the re-created wetland should be native, fast colonizing and drought resistant to account for fluctuations in weather and climate. Where possible, plants should be transferred from the original wetland to the new location. A variety of submergent and emergent plants should be planted, including a variety of shrubs and trees in the buffer areas to provide habitat for species as well as to ensure that water quality in the wetland is maintained. In the early years, the wetland must be closely monitored to ensure that invasive species are not permitted to colonize the area, particularly *Phragmites*.

8. Buffer zone placement - Buffers -- undisturbed vegetation adjacent to a wetland -- are essential to ensure a healthy wetland (Ducks Unlimited Canada (B)). Buffers provide habitat, food, corridors and breeding areas for species while also reducing the harmful effects of nearby development or activities and maintaining water quality by trapping and absorbing sediments, nutrients and pollutants. According to Ducks Unlimited Canada, buffers should be a minimum of 20 metres but the larger the buffer the better the results. A buffer of 20-50 metres will decrease sedimentation and improve water quality, while a buffer that extends beyond 50 metres is best for wildlife and water quality (Ducks Unlimited Canada (B)). The minimum buffer width will depend on the size of the wetland, the purpose of the buffer, the land use of the surround area, the soil type (less permeable soil will require larger buffers) and slope (Ducks Unlimited Canada (B)). For instance, a smaller, deeper, excavated wetland with minimal wildlife or hydrological value could require a buffer of only ten metres, while a wetland where the slope of the land is greater than 5 percent would require a buffer greater than 20 metres (Ducks Unlimited Canada, (B)). All these factors should be considered together when determining the buffer size. The buffer should consist of diverse, multi-layered vegetation, incorporating trees and shrubs. In all instances of created wetlands and their associated buffers, the vegetated buffer areas must be managed and maintained over the long-term to ensure that they are providing the maximum benefit to the wetland (Ducks Unlimited Canada (B)).

9. Species transfer - Ideally species transfer should not occur until a year has passed since the creation of the new wetland to allow the environment to settle and to ensure that the water quality and nutrients can safely support wildlife, much like when one is preparing a new tank to house fish. Monitoring of the site should confirm ideal conditions before any species transfers take place. If monitoring indicates that certain populations are in decline, additional individuals can be transferred into the compensation wetland (e.g. import tadpoles or broadcast more native seeds). Species transfer should not occur during a single day or even week, but should be carried out over an extended period of time and slowly to ensure minimal negative impact and to increase the possibility of capturing more individuals from the original wetland site. Timing of the transfer is likewise very important. The breeding time of certain species (i.e. the Western Chorus frog) as well as the schedules of burrowing animals (i.e. crayfish) must be accounted for throughout the process.

Options for manual transfer for species include baited minnow trapping, dip netting, seine netting and hand picking. Once the individuals are captured, they are transferred to the new wetland in buckets. If insufficient resources are available to do manual transfers of species, other options are possible. For instance, if the new wetland site is sufficiently close to the old one, a trench could be dug from one site to the other to allow species to transfer naturally. Alternatively, the new wetland location could be situated near a stream or other water source to allow species to populate the created wetland on their own.

10. Long-term management and monitoring - Ontario is still in the process of determining an acceptable duration for wetland offsets and whether monitoring should remain only until negative impacts have been resolved or should continue in perpetuity. Given the ongoing losses of wetlands across southern Ontario, it is strongly advisable that wetland restoration, relocation and creation projects for the purposes of offsetting should continue in perpetuity. This recommendation is critical given the lack of proof that such altered and/or created wetlands recover full functionality, and given the long lags associated with wetlands' maturation. Moreover, it is imperative that once a wetland has been moved for one project, that "relocated" or offset wetland should not then itself become subject of another development project and be relocated again.

Before the monitoring process even begins, practitioners, developers, and the City must clearly define what a "successful" relocation or restoration would entail for each *individual* project and outline a clear set of objectives. For instance, even if a site has revegetated, it could be functionally inadequate, and/or the plant composition may differ from the initial goals. Next, the City must establish which methods it plans to employ (or request that developers employ) to determine the success of wildlife transfer and establishment. Options include quadrat studies (for species like crayfish) and the capture-mark-recapture method (Pradel, 1996).

Currently, three, five, ten-year monitoring reports are typically required, with qualitative and quantitative observations of water level, riparian and aquatic vegetation, overflow, breeding birds, amphibians, terrestrial crayfish chimneys and incidental wildlife associated with the constructed feature. However, given the significant time lags associated with wetland re-creation and/or restoration projects this time scale is inadequate. Careful and regular monitoring over a long period of time is vital to catch any problems that may arise (wetland shrinkage, incursion by invasive species). Adaptive management of the created wetland will be crucial to ensure a greater probability of success since this genre of projects is relatively new and the science behind the workings of a healthy, functioning, high value wetland is complicated.

Finally, before a developer or the City embarks on a project, every effort should be made to ensure that sufficient funds are budgeted to carry out long-term monitoring of wetland relocation projects or projects which adversely impact a wetland. In the case of London's first wetland relocation project at 905 Sarnia Road (see Appendix 2), resources for monitoring allowed for only two years of study past the project date. This time span is inadequate to determine whether the project resulted in no-net-loss of wetland cover and/or biodiversity. Going forward, approval of wetland relocation projects should be contingent on developers demonstrating the availability of funds commensurate with carrying out robust monitoring programs over a minimum of three, but preferably ten, years.

4. Conclusion

The field of restoration ecology is relatively new and consequently, the scientific evidence supporting the merits of wetland relocation is lacking, largely due to insufficient data collection and monitoring following relocation, re-creation or restoration projects. If London chooses to embrace a wetland offsetting policy in line with Ontario's policies, it should look to the lessons learned from other jurisdictions, which have highlighted four key considerations (Poulton, 2017):

First, the need for reliable tracking, reporting and record keeping is paramount. Baseline data on wetland functions lost to development must be recorded, and the City must require long-term monitoring to ensure that wetland functions are restored.

Second, the City should adopt a watershed-based approach. Rather than looking at each individual development application and the resulting decision to offset in a piecemeal approach, decisions should be based on an assessment of the wetland needs in the watershed and the potential for the compensatory wetland to persist over time. The individual offset site should be designed to maximize the likelihood that they will make an ongoing ecological contribution to the watershed.

Third, and perhaps more importantly, the City must make every effort to adhere to the mitigation sequence. Priority should be given to avoidance and minimization of adverse impacts. By skipping directly to the compensation step, opportunities to preserve natural heritage will be lost.

Fourth, the City must ensure compliance through inspection, monitoring and enforcement before and after project construction. The monitoring reports arising from London's first wetland relocation project involving species transfer (see Appendix 2) demonstrate the need for improvement in monitoring of wetlands post disturbance or post relocation. Evaluation of the status of the wetlands and the species inhabiting the area should be thorough, with concrete numbers of species to the best of the evaluators

ability, and, due to the complexity of wetland systems, should include qualitative analysis of the area to determine its overall health and future viability. Going forward, the City is advised clearly lay out the monitoring requirements on projects affecting wetlands, and set a precedent of enforcing those regulations to better guarantee no-net-loss of London's wetland cover.

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Appendix 1. Discussion Paper Recommendations

- a. The precautionary principle should influence all projects involving wetlands.
- b. When wetlands are involved in an infrastructure project, the priority should always be to avoid impacts to the maximum extent possible.
- c. Any wetland conservation strategy should integrate climate change adaptation and mitigation into its policies and outlook.
- d. Compensatory mitigation should not be used to make a potentially avoidable project seem more acceptable.
- e. Economic priorities should not outweigh ecological considerations in regards to new development projects.
- f. Restoration and re-creation of wetlands should be designed to both technically and legally last in perpetuity.
- g. A wetland which has been restored or relocated in compensation for another project should not subject to removal or further threats because of its “unnatural” status. It cannot be used as an excuse for future disturbance.
- h. All restored and relocated and disturbed wetlands must be monitored for more than 10 years.
- i. Adaptive management must be incorporated into all wetland restoration and relocation projects, including removal of invasive species and other necessary actions to achieve desired outcome.
- j. Buffer zones are very important especially in urban areas. There should be undeveloped, vegetated land around wetlands and/or a fence or barrier. The composition and width of the buffer depends on the land use that is occurring adjacent to the created wetland, and also the requirements of the animals that will use the wetland and the buffer area.
- k. The guidelines should apply to ephemeral water bodies (i.e. those present in spring and early summer). Such bodies are present in many areas of London and play a significant role in the maintenance of life systems in green areas.

Appendix 2. London's First Monitored Wetland Relocation

The City of London has already endeavoured to relocate and establish a viable wetland as the result of a construction project. As the first attempt at a project of this magnitude, this case study provides, and will continue to provide, valuable knowledge regarding the feasibility of successfully re-creating a wetland, and appropriateness of employing an offsetting policy to balance development with conservation. This relocation project is located at 905 Sarnia Road in the Hyde Park Community, where a subdivision now sits on an 8.2 hectare parcel of land. The subject land is bordered by the CP railway to the south, a significant woodlot to the northwest and a newly developed suburb to the north and northeast.

Before construction took place, two small wetland features (measuring 0.15ha and 0.13ha), neither of which were considered Significant Wildlife Habitat, were located within the northeast corner of the property. Due to evidence of amphibian breeding and the presence of terrestrial crayfish, the City requested that the developer compensate for the loss of the south pond. The wetland compensation plan included: the creation of similar habitat elsewhere on the subject lands; the creation of a pond and riparian area within and adjacent to the woodland buffer located at the western property limit; the transfer of target wildlife (breeding amphibians and terrestrial crayfish) to the new pond; and the implementation of a two-year annual post-construction monitoring and adaptive management plan. A site was chosen near a significant woodland for the creation of a new wetland.

Target Species. The reason behind these extraordinary steps taken to relocate this particular wetland lay in the abundant target species found on the Sarnia Road site, specifically Calico Crayfish (*Orconetes immunis*). The high number of crayfish was unexpected. Western Chorus Frog (*Pseudacris triseriata*) was the other significant target species, though only a few frogs were heard in the north pond of the wetland.

Calico Crayfish: Calico crayfish are found in stagnant ponds and ditches and slow-moving streams, where the bottom is mud with a heavy growth of rooted aquatic vascular plants. Because this species can burrow one metre deep in the ground when necessary, it utilizes temporary pond habitat and spends the winter in the burrows. This species is largely herbivorous, feeding on the abundant vegetation of a pond, or, at night, on terrestrial plants close to shore. They are active both by day and night, but the adults are more strictly nocturnal. The species can travel across dry land at night, especially in the presence of rain or a heavy dew, and in this way they can move from pond to pond. Copulation takes place from mid-July to early October, with mostly yearling individuals participating. Eggs are laid in late October, and are carried on the underside of their abdomen through the winter. Juveniles spend the summer growing, may become sexually active in September, though most individuals delay breeding until late the following summer. The normal lifespan is two years (Crocker, 1968).

Western Chorus Frog: Western Chorus Frogs weigh as much as a paperclip and measure no longer than three centimetres. They feed on small insects and other invertebrates. During breeding, western chorus frogs use shallow, fishless ponds and large puddles that dry up in the summer. Reproduction happens just after ice-out in early spring. Eggs hatch and tadpoles grow into adults in as little as two months depending on the water temperature. After breeding, the adults move overland (they require 25 days to travel 200 metres) to protected areas (woodlands) where they remain active the rest of the summer and spend the winter in undisturbed soft soil. Special proteins protect their cells from damage due to freezing. Most individuals live no longer than one year, though some have a lifespan of two to three years. Meadows and forests located right next to breeding ponds provide great habitat where frogs can spend the summer and overwinter undisturbed (Bird Studies Canada pamphlet).

Relocation Process. During the wetland relocation, a number of steps were taken over several months to transfer wildlife from the existing wetland to the new site. In November 2015 construction began for the new compensation pond. On May 18, 2016 the developers graded the new habitat features and added root wads to the new feature banks. Native seeds were dispersed in the deep pool, shallow pool, riparian areas and dry upland areas surrounding the feature.

From July 7 to 13, 2016, the developers began the process of dewatering the old pond and transferring water to the new location. The wildlife transfer also began with seven days of baited minnow trapping. On July 13, dip netting, seine netting and hand picking techniques were employed to capture wildlife at

the original site. These species were placed in tall buckets and transported to the compensation pond. Benthic populations were likewise transferred to the compensation wetland. At the same time, selective transfer of riparian vegetation from the existing to the compensation pond occurred. Riparian topsoil was not transferred due to the possible presence of invasive seed banks. Downed woody debris was collected from around the existing wetland and placed strategically around the compensation area to provide basking opportunities for wildlife transfers. Finally, additional muck was transferred to the compensation pond.

Results of the Relocation Process. During the transfer process, trapping, netting and hand-picking resulted in the capture of approximately 63,874 wildlife individuals. The capture species included: Calico crayfish (18166), Green Frog(4869), Northern Leopard Frog (1450), Brook Stickleback (11522), Eastern Newt (21), Midland Painted Turtle (10), Snapping Turtle (3), and other invertebrates (28803). It was determined that eighty percent of the total wildlife population was successful relocated.

Post-Transfer Survey. On October 7, 2016 an assessment of the new wetland was conducted. When the wetland was surveyed in July, water was restricted to the deeper (western) portion of the pond. By October, water levels had increased noticeably and the shallow (eastern) portion of the wetland was also inundated. No outflow to the surrounding woodland was observed. The banks of the compensation wetland had re-vegetated naturally, including grasses, forbs and shrubs, to or just above the high water mark. Vegetation coverage was estimated at 70%, and appeared sufficient to mitigate shoreline erosion.

Comparison of Data Collected at 905 Sarnia Road

As part of the transfer process, the relocated wetland has been monitored over a period of two years -- 2017 and 2018. The table below compares the findings over the monitoring period, offering a brief look at the viability of the created wetland. At the surface, the numbers suggest that in regard to the target species, particularly the crayfish, which were the most affected by the project through active displacement, the transfer has seen some positive results. However, it is unclear how Stantec or the City would determine whether the transfer has achieved its stated goals, and whether the project resulted in no-net-loss of wetland habitat. Several gaps are present in the monitoring reports that raise some questions.

The monitoring reports lack specificity in some areas and as such, drawing conclusions on the success of species to colonize the areas is not possible. For instance, the 2017 Monitoring Report stated that “multiple” crayfish chimneys were observed. Without a clear number, future analysts cannot determine whether the “approximately” 25 chimneys observed in 2018 is more or less than in 2017. It would be advisable that going forward with future wetland transfer projects, monitoring reports should contain more concrete data from which comparisons can be drawn. Without that data, it is impossible to determine whether or not the project has achieved No-Net-Loss of wetlands and/or biodiversity.

Another observation is that a bird survey was not carried out in 2018. This omission seems to suggest that the consulting firm was almost exclusively interested in the status of the translocated species and not in the overall ecosystem health and viability of the new wetland. Even if the presence of birds is not directly related to the manual transfer of target species, it is a means by which to determine the overall species richness of the area and its potential to thrive in the future and to act as an integral component of the natural heritage system. In the future, the requirements for monitoring should stipulate more qualitative assessments of the area that go beyond simple target species counts. Wetlands are intricate and complicated systems and therefore the indices for determining their health, particularly in the case of created wetlands, must be more nuanced. When transferring a wetland, it is not simply about relocating species, it is about establishing a viable wetland.

Furthermore, it is crucial to analyze potential threats to the wetland, particularly in regard to human activity. When wetlands are isolated (i.e. surrounded by development), human activity can have significant, often negative, impacts. Since, the early years of the newly created wetland are critical to its long-term success, threats should be both noted and remediated. For example, studies should assess the state of the buffer surrounding the wetland to determine whether its size is sufficient for protecting the area as well as to determine whether the buffer itself is thriving. The buffer at 905 Sarnia road shows evidence of having been mowed and a fire pit is located within the buffer. These issues were absent from the 2018 report. Light and noise pollution could equally affect the viability of the wetland to provide adequate habitat for target species. Light pollution is also of significant concern at the new wetland location. This issue should be noted and efforts should be taken to alert residents to the negative effects excessive light can play in animal health and behaviour.

Funds and resources for monitoring the success of the relocated wetland are no longer available; consequently, future study into the outcomes of the wetland transfer project cannot continue. The shortfall in funding is unfortunate given the complexity of creating a new wetland and given that this project is the City’s first venture into this area of restoration ecology. As the flagship relocation project in London, 905 Sarnia has the potential to serve as a learning tool to determine best practices and where improvements could be made in the future to best guarantee a successful wetland transfer. A two-year study is simply inadequate to ascertain whether a project has achieved no-net-loss of wetland area. Analyzing the plant data alone demonstrates a net-loss of biodiversity two years following the relocation project. Therefore, every effort should be made to budget more funds for monitoring future relocated wetlands. If public funds are not available, the City may wish to consider private sources of funding or funding through other organizations, such as Conservation Authorities, or environmental non-governmental organizations.

Wetland Components Surveyed	EIS 2014 (Original Wetlands)	Monitoring Report 2017 (Relocated wetland)	Monitoring Report 2018 (Relocated Wetland)
Amphibian survey	North pond: April - (1-1) Chorus Frogs (3) Spring Peepers May - no calls June - no calls South pond April - (3) Spring Peepers May - (1-5) Gray Treefrogs June - (1-2) Green frogs (1-3) Gray Treefrogs Leopard frog observed	April - (3) Spring Peepers May - (1-2) Spring Peepers June - (1-1) Green Frogs (1-3) Gray Treefrogs (calling in pond) (3) Gray Treefrogs (calling in adjacent woods) Green Frog Tadpoles observed	April (3) Spring Peepers (from woods) (1-1) Spring Peeper (from pond) May - (2-5) Gray Treefrogs (calling in pond) (3) Gray Treefrogs (calling in pond & wood) Observed adult Leopard and Green Frogs Observed Green Frog tadpoles
Terrestrial Crayfish Chimneys	Stantec observed crayfish around north pond. Not counted City Staff observed around south pond. Not counted	Multiple chimneys observed	Approximately 25 chimneys observed
Vascular Plants	67 species observed in wetland and surrounding cultural thicket 81% native plants	45 species observed 60% native plants	57 species observed 61% native plants
Turtles	None observed	2 midland turtles observed	1 midland turtle and 1 snapping turtle observed
Fish	North pond – not suitable for fish South pond – marginal fish habitat	Brook Stickleback observed	Brook Stickleback observed
Birds	12 species including Barn Swallows observed	32 species including Barn Swallow and Eastern Wood-Pewee observed	Bird Survey not completed. Barn Swallow Kiosk not being used.
Snakes	None observed	None observed	None observed

Incidental Wildlife	Northern Raccoon , Groundhog and Eastern Cottontail observed	Raccoon tracks, White-tailed deer tracks, Great Blue Heron, Canada Goose, Eastern Cottontail scat, Garter snake, Cooper’s Hawk, Northern Flicker, White-breasted Nuthatch, Blue Jay, Turkey Vulture, Wild Turkey	Raccoon tracks, White-tailed deer tracks, Cooper’s Hawk, White-breasted Nuthatch, Blue Jay, Turkey Vulture, Wild Turkey, Northern Flicker, Eastern Wood-Pewee, Great Horned Owl (breeding)
Odonata	Not Reported	7 species	Not Reported
Butterflies	Not Reported	7 species	Not Reported
Water Level	Not Applicable	April – very high (to the point of overflowing) October – levels decreased, but remained high in the deeper portion	May - very high, pond full July - Wetted Edge consisted of two-thirds of pond circumference.

Analysis of 905 Sarnia Road Wetland Relocation Project. Following the completion of the wetland transfer project, a Working Group of the Environmental and Ecological Planning Advisory Committee (EEPAC) of the City of London has created four recommendations for future projects of this nature to minimize biodiversity loss and damage to the surrounding ecosystem.

Recommendation #1: The Wetland Compensation Plan should state an achievable set of goals that serve as an indicator of a successful relocation. Each relocation project must contain concrete objectives. The simple act of recreating a wetland is not sufficient; with compensatory mitigation, tangible improvements to ecological features and functions must be realized and documented. A ‘net loss’ of the targeted habitat is to be avoided.

Recommendation #2: Measurable performance standards (baseline data) should be established, along with a detailed method for tracking, reporting and recordkeeping. A sampling of species must be conducted before any relocation is permitted. The totals collected (by species) must be recorded. A report should be prepared which includes minimum requirements for the repopulation of the various species with emphasis on ‘target’ or indicator species as agreed to by a City Ecologist. The requirements should include species at risk, terrestrial crayfish, birds (if relocation is adjacent to a Significant Woodland), amphibians and herps.

Recommendation #3: Wildlife salvage and transfer to the compensation pond should only occur once the pond becomes a functioning supportive habitat. A twelve-month delay between pond construction and wildlife transfer would enhance wildlife survival. City staff must determine the suitable time frame between the construction of the compensation pond and the transfer of wildlife. This aspect of wetland relocation is significant since sufficient organic matter must accumulate in the pond bottom and emergent and submergent plants must have adequate time to become established to ensure a viable habitat for introduced fauna.

Recommendation #4: The proponent will conduct an assessment, followed by monitoring enforcement, remedial measures and reporting for a minimum of five years. Careful and regular monitoring over an extended period of time is vital to uncover problems that may arise, and to ensure greater probability for success.

Appendix 3. Legal Requirements to Protect Wetlands

1. Ramsar (1971)

Article 3(1). The Contracting Parties shall formulate and implement their planning so as to promote the conservation of the wetlands included in the List, and as far as possible the wise use of wetlands in their territory.

2. Convention on Biological Diversity (1992)

Article 6(b). Each Contracting Party shall, in accordance with its particular conditions and capabilities integrate, as far as possible and as appropriate, the conservation and sustainable use of biological diversity into relevant sectoral or cross-sectoral plans, programmes and policies.

Article 8(d). Each Contracting Party shall, as far as possible and as appropriate promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings.

Article 8(e). Each Contracting Party shall, as far as possible and as appropriate promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to furthering protection of these areas.

Article 8(f). Each Contracting Party shall, as far as possible and as appropriate, rehabilitate and restore degraded ecosystems and promote the recovery of threatened species, inter alia, through the development and implementation of plans or other management strategies.

Article 8(h). Each Contracting Party shall, as far as possible and as appropriate, prevent the introduction of, control or eradicate those alien species which threaten ecosystems, habitats or species.

3. Provincial Policy Statement (2014)

2.1.2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.4 Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E.

2.1.6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.2.2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

4. The London Plan (2016)

1308. We will plan for our city to ensure that London's Natural Heritage System is protected, conserved, enhanced, and managed for present and for future generations by [...] (3) protecting, maintaining, and improving surface and groundwater quality and quantity by protecting wetlands, groundwater recharge areas and headwater streams.

1332. Development and site alteration shall not be permitted in provincially significant wetlands as identified on Map 5 or determined through environmental studies consistent with the Provincial Policy

Statement and in conformity with this Plan. Wetlands evaluated using the Ontario Wetland Evaluation System are classified on the basis of scores determined through the evaluation. Wetlands meeting the criteria set forth by the Ministry of Natural Resources and Forestry shall be confirmed by the Ministry of Natural Resources and Forestry, and shall be mapped as provincially significant wetlands on Map 5 and included in the Green Space Place Type on Map 1. Wetlands can be identified using Ecological Land Classification. Where a wetland is identified through Ecological Land Classification, the significance of the wetland must be evaluated using the Ontario Wetland Evaluation System.

1333. For wetlands that are evaluated using the Ontario Wetland Evaluation System and confirmed by the Ministry of Natural Resources and Forestry to not be provincially significant, the City of London shall identify the wetland on Map 5 as wetland and include it in the Green Space Place Type on Map 1.

1334. Development or site alteration shall not be permitted within a wetland. There shall be no net loss of the wetland features or functions. In some instances, and in consultation with the conservation authority having jurisdiction, the City may consider the replacement of wetlands where the features and functions of the wetland may be provided elsewhere and would enhance or restore the Natural Heritage System.

1335. Development and site alteration shall not be permitted within and/or adjacent to an unevaluated wetland identified on Map 5 and/ or if an Ecological Land Classification determines that a vegetation community is a wetland that has not been evaluated. City Council shall require that the unevaluated wetlands be evaluated by qualified persons in accordance with the Ontario Wetlands Evaluation System. The evaluation must be approved by the Ministry of Natural Resources and Forestry. Map 1 - Place Types and Map 5 - Natural Heritage shall be amended as required to reflect the results of the evaluation.

1390. Development and site alteration shall not be permitted within a provincially significant wetland.

1391. Development and site alteration shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, wetlands, and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions.

1392. Development and site alteration shall not be permitted in fish habitat and in habitat of endangered species and threatened species, except in accordance with federal and provincial requirements.

1401. For the purposes of this Plan, mitigation shall mean the replacement of the natural heritage feature removed or disturbed on a one-for-one land area basis. Compensatory mitigation shall mean additional measures required to address impacts on the functions of the Natural Heritage System affected by the proposed works. The extent of the compensation required shall be identified in the environmental impact study, and shall be relative to both the degree of the proposed disturbance, and the component(s) of the Natural Heritage System removed and/or disturbed.

1402. Compensatory mitigation may be provided in forms such as, but not limited to: 1. Additional rehabilitation and/or remediation beyond the area directly affected by the proposed works. 2. Off-site works to restore, replace or enhance the ecological functions affected by the proposed works. 3. Replacement ratios greater than the one-for-one land area required to mitigate the impacts of the proposed works.

1405. The City shall develop a program for the long-term acquisition of natural heritage areas. Acquisition may occur as properties become available primarily through the following methods: purchase; dedication; and donation or bequest.

Notice of Completion
Huron Industrial Stormwater Management Facility Servicing
Municipal Class Environmental Assessment

The City of London has completed a Schedule B Municipal Class Environmental Assessment (Class EA) to implement stormwater management controls to service future development. The subject lands generally include lands north of Huron Street, east of Clarke Road, west of the CN Rail line, and south of the Fanshawe Conservation Area, and also include a parcel south of Huron Street, west of the Veterans Memorial Parkway. The recommendations include the construction of a regional stormwater management facility to the north of the study area, which outlets to the Cameron Drain, and ultimately conveys flows to the Fanshawe Reservoir.

A Project File documenting the decision-making process and environmental mitigation measures has been compiled and by this notice will be placed on public record for the statutory review period from Thursday May 9, 2019 to Friday June 14, 2019. The Project File will be available online at; City Hall, Clerk's Office, 3rd Floor, City Hall, 300 Dufferin Ave., London ON N6B 1Z2; and the Upper Thames River Watershed Conservation Centre 1424 Clarke Road, London ON N5V 5B9.

During this review period, if concerns regarding the project cannot be resolved in discussion with the City of London, any person may request that the Minister of the Environment, Conservation, and Parks make an order for the project to comply with Part II of the Environmental Assessment Act, which address individual Environmental Assessments. Requests must be received by the Minister at the addresses below during the public review period. Part II Order requests must be made in writing using the "Part II Order" request form (form 012-2206E) that can be found here: <http://www.forms.ssb.gov.on.ca/>. Completed forms must be sent to the following, with a copy to the City of London Clerk. If there are no outstanding Part II Order requests by Friday, June 14, 2019, the City of London may proceed to design and implementation.