



Secretary to the Planning Committee
City Clerk's Office
City of London
300 Dufferin Avenue
London, ON N6A 4LP

September 8, 2013

Chairperson Bud Polhill and Members of the Planning Committee,

We, the members of the Friends of Meadowlily Woods Community Association, understand that the issue of the subdivision draft plan on 39T-09502 to the city by Sifton Properties Ltd with respect to a development off Hamilton Road (1603) scheduled to go before this committee on Tuesday, September 10. We are concerned about this issue and many of our members believe that there are certain aspects of this plan that are an issue for the Meadowlily area and the Meadowlily Woods Environmentally Significant Area in particular.

The first concern that we would raise about this plan is based on the recommendation of the ***Thames Valley Corridor Plan Final Report*** that 100 m buffers need to be respected in order to protect the river and the water quality of the Thames along the north boundary of this subdivision. What affects that area also affects the Thames River from that point all the way downstream across the city and beyond. We realize that some efforts have been made in this regard, but would not want to see later versions of this plan, which encroached upon the riverside any further. According to the plan for natural disasters and flood planning issues this 100 m buffer seems to be important as well.

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The relevant section of the Thames Valley Corridor Plan Final report is quoted here:

Through the Phase 1 process it was directed that the Phase 2 Thames Valley Corridor study review 'chokepoints' defined as areas where the Thames Valley Corridor falls below a width measured as **100m** from the normal waterline of either bank. The concept of a **100 m** buffer to the river reflects contemporary research on the natural heritage requirements for maintaining a full range of ecological corridor functions. Several of the reference studies are specific to the Thames River, and include:

- The *London Official Plan (Policy 15.5, Table 15-1)*, which requires environmental impact studies for areas that fall within 100m of known location of endangered, threatened or vulnerable species.
- The *Thames Valley Areas Subwatershed Study* (Aquafor Beech, 1995), which recommended that "the establishment of a natural heritage system that is representative of the biodiversity of the area, that provides key subwatershed functions, and is sustainable requires: corridors of continuous vegetation 100-200 m wide; and "islands" of natural habitat over 35 ha in size."
- The *City of London Guideline Document for ESA Identification, Evaluation and Boundary Delineation* (approved by Council in 1993). Boundary Delineation Guideline #4 recommends that the larger watercourses such as the Thames River should include **100 m** minimum corridor width. Page 15.

Secondly, we also understand that there is a plan for a multi-use pathway that is a part of this plan. The Friends of Meadowlily Woods Community Association would like some assurance that there is no plan to use any of the environmentally significant area (esa) to the west of this development as a connection for this path. This area is under study by way of the Meadowlily Conservation Master Plan and the area ought not be disturbed any further given the nature of this study. To use the ESA lands is also in violation of the **Trail Standard Guidelines** for the City of London.

Thirdly, the plans for the Storm Water Management facilities for this subdivision need to have considerable erosion control measures from the pond to the river. The geology of this land is glacial moraine soils and is highly erosion-prone. The experience with the Storm Water Management Pond at City-Wide Sports Field and its impact on Meadowlily Woods (ESA) is proof enough that everything possible needs to be done to protect these sensitive areas.

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Finally, we would like to express our concern about where medium-density and high-density housing forms are to be located with respect to the Thames River in this area. We are concerned that the already existing drainage from this area to the river. Given the topography of the area on the northwest corner (the area that juts out in the drawing of the subdivision draft plan), we would suggest that this area of the subdivision be limited to single family dwellings so as to maintain most of the existing conditions along the Thames River and this development. The detail map shows considerable slope in this area near the river.

It is our express concern and mission to protect and preserve the ecological and cultural resources of the Meadowlily Area and would appreciate your attention to these matters as the subdivision plan proceeds.

We ask that this letter be attached to this file and to the agenda for this item.

Respectfully Submitted,

Gary Smith
President, Friends of Meadowlily Woods Community Association

“Our Mission: To Preserve and Protect the Integrity of Meadowlily Woods”