

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON SEPTEMBER 24, 2013
FROM:	J. M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	STONEY CREEK OPEN SPACE SYSTEM LAND DISPOSITION and PATHWAY OPTIONS

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, on the advice of the Manager Realty Services, with the concurrence of the Manager Environmental & Parks Planning, with respect to the City owned property known as the Stoney Creek Open Space System and subject to a delegation at Planning and Environment Committee by residents of Stoney Creek Crescent regarding their potential acquisition of a portion of lands along Stoney Creek Open Space System and concerns regarding a planned pathway project, the following actions **BE TAKEN**:

- a) lands described as Block 26, Plan M-249, **Part A** - being a triangular shaped parcel to the rear of 25 and 29 Stoneycreek Crescent, containing approximately 1,050 square feet (as shown on Appendix "A" attached), the subject property referred to as Part A **BE DECLARED SURPLUS**;
- b) the subject property referred to as **Part 'A'** **BE OFFERED** for sale to the abutting property owners at fair market value in accordance with the Sale and Other Disposition of Land City Policy;
- c) the subject property referred to as **Part 'B'** - being a 10 foot wide strip of land containing approximately 4,600 square feet to the rear of 25 – 57 Stoneycreek Crescent (as shown on Appendix "A" attached), **BE RETAINED** by the City, and;
- d) the Pathway Options Study presented in this report **BE RECEIVED** for information, and;
- e) staff **BE DIRECTED** to proceed with a 'consult' level public engagement process, as outlined in the City of London Community Engagement Policy, to present the path options study and seek input into the preferred option for extending the Stoney Creek pathway system east of Trossacks Avenue.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

STONEY CREEK OPEN SPACE SYSTEM

The Stoney Creek Open Space system extends from the Thames River through the north-east quadrant of the City and includes many significant natural heritage features. The Stoney Creek Open Space System also includes the main recreational feature of the area – the Stoney Creek pathway system, which will link residents in the north-east to the Thames Valley Parkway (refer to Appendix C). Pedestrian counts are taken throughout the City's recreational pathway system with the existing Stoney Creek Pathway System averaging over 12,000 users per month.

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Further to the Official Plan, the City prepared an Area Plan and a Subwatershed Plan for Stoney Creek. Both of these plans speak to the need for protecting and enhancing the environmental features along Stoney Creek and to extend the recreational pathway system into new growth areas. Growth areas identified in the Stoney Creek Community Plan are expected to accommodate approximately 10,000 new residents.

The 2006, Council endorsed, Bicycle Master Plan also conceptually shows the pathway being extended from Trossacks Avenue eastward. Pathway alignments are set in general conformity with the Plan through detailed planning and design to address ecological restrictions, technical issues, appropriate set-backs, aesthetics and convenient linkages.

Recent storm water management facilities and works have realigned, stabilized and planted portions of Stoney Creek, including lands just east of Stoney Creek Crescent. To protect the water resources function of the creek valley, the Subwatershed Study and Creek Realignment EIS identified pathway development as an important socio-economic benefit to be planned for and implemented.

**ENCROACHMENT and LAND DISPOSITION**

As part of the Council endorsed “Back to Nature” encroachment removal efforts, City staff notified a number of residents on Stoneycreek Crescent that they were encroaching on City owned land in late 2012. The residents were requested to remove and remediate the encroachments extending from approximately 3m to 13m past their property lines. Encroachments include grass mowing, gardens, fencing and play structures as shown in Appendix D-2.

In March of 2013 requests were received from multiple residents along Stoneycreek Crescent to acquire a portion of City owned land along the rear of their respective properties that were the subject of the encroachments. The request has two components referred to as PART A and PART B shown in Appendix A.

Realty Services has undertaken a liaison process including other Civic Departments and the Upper Thames River Conservation Authority (UTRCA). The following details the results of the liaison responses.

PART A - Description

The Part A request consists of a triangular shaped piece of City owned land. The requested lands would allow two (2) of the residents along Stoneycreek Crescent to align their northern property boundary with the rest of the properties to the east providing for a straight alignment with City owned land.

*Summary Response*

There were no specific objections noted to Part A.

PART B - Description

The Part B request consists of an approximate 3m strip of land along the northerly boundary (rear) of all of the properties along Stoneycreek Crescent backing on to the Stoneycreek Valley.

*Summary Response*

City Engineering and Planning staff, along with the UTRCA do not reccomend disposal of these lands as setback requirements to a main channel are not currently met and will be further aggravated by the disposition of City owned lands.

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The proposed setbacks from the rear lot property lines will not meet the 30m buffer requirements to a main channel of the Stoney Creek. The above noted buffer requirements are based on water resources/SWM standards associated with meandering belt setbacks mostly related to fluvial geo-morphological, slope stability sustainability requirements under the potential climate change conditions associated with the extreme storm events.

It should be noted that:

- under the existing conditions the Stoney Creek’s buffer requirements have not been met;
- the above-noted request of 3m extension to the existing lots will further reduce the existing buffer to the watercourse, may aggravate the potential adverse impact and will not provide adequate protection to the existing lots;
- could potentially increase the City’s risk;
- the existing storm sewer easement (Part 1 and Part 2 of Plan 33R9231 within 33M-249) between Municipal numbers 33 (Lot 23) and 37 (Lot 22) must be preserved; and
- no alterations of the existing drainage patterns or grades shall be permitted that may cause additional erosion.

Ecological considerations in the area include retaining a “significant” stream corridor to at least the existing width (30m is the minimum recommended in the growth areas to the east) to protect its flora and fauna including any sensitive species. Mowing by the residents of this narrow corridor should stop for ecological reasons.

Pathway options are being assessed and the sale of any lands would be premature until the community engagement process has been completed.

Formal responses received from Planning, Engineering and the UTRCA are attached as Appendix B.

**PATHWAY OPTIONS**

Completion of the Stoney Creek pathway system is a key component of the City’s overall pathway system and a vital part of the Stoney Creek Area’s recreational services. All residents in the Stoney Creek Area can make use of this pathway system for active recreation, active transportation, access to schools and local shopping and connections between neighbourhoods. Please refer to Appendix D-1 and Appendix D-2 to review two blow-ups of the area surrounding Stoney Creek Crescent.

Many City Official Plan goals and policies and Council approved Master Plans support the pathway network that runs through the City and interconnects our neighbourhoods, including:

- Parks & Recreation Strategic Master Plan
- Transportation Plan
- The London Stronger Neighbourhoods Strategy
- Age Friendly Task Force
- AODA regulations

In 2001, the City received the Urban League of London’s “Green Brick Award” for completion of the pathway system south of Fanshawe Park Road noting that it “provides safe pedestrian connections within the neighbourhood and the opportunity to enjoy and appreciate our nature areas. Given to those who take community concerns into account at both the planning and development stages of a project.”

Plans have been put in place to include the pathway extension on the south side of Stoney Creek through all subdivisions east of Stoney Creek Crescent to minimize environmental impacts, stay out of the flood plain and make convenient linkages. A concept plan was prepared to connect this eastern planned pathway to Trossacks Avenue on the south side of the creek, north of the homes along Stoney Creek Crescent – the planned pathway can be placed on flat sodded lands with little impact to the natural slopes of the creek, avoid the food plain, minimize

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environmental impacts and can meet the City’s minimum standard of 5m from residential property lines.

At a March meeting with the neighbours along Stoney Creek to address their encroachments, the City committed to review pathway options both south and north of the creek between Trossacks and Stackhouse Ave. Six options have been prepared and reviewed against standard open space/pathway design criteria. The Options are shown in Appendix E.

The most preferable option with a score of 53 out of 70 is Option 1 (south side of the creek with one bridge), which is the original plan presented to the neighbours. Refer to the Evaluation matrix in Appendix F.

Other options scored reasonably well in the evaluation process and could be considered for implementation through the pathway planning and public notification process, subject to available funding. Current funding cannot support Options 2 and 5 (north side with one bridge).

**PLANNING PROCESS**

Typically, park planning and design processes involve a public engagement process that allows staff to take planned works to the community for input. We generally exceed the Council approved minimum notification requirements established in By-law A-6151-17 - Public Notice Policy for park development projects. At a minimum, the City web site outlines the project, a sign is posted on site about the planned works, the ward Councillor is notified and residents within 200m are sent a letter regarding the project. For larger projects, staff will often host a public meeting.

Under the recently endorsed community engagement policy, this project would be considered a “Consult” style effort – to “obtain public feedback on alternatives and/or decision in order to inform decision making.” This would be done with the understanding that the pathway extension needs to be made from Trossacks to Stackhouse Avenue and then further eastward, but that the community has input into the preferred design option and perhaps modifications to improve its overall design.

For any project along Stoney Creek, the Friends of Stoney Creek would normally be consulted, but the delegation timing has not permitted that to happen yet. Other City Divisions should also be consulted on the planned works, but again, this has not yet occurred.

A UTRCA permit will be required for all Options as they fall within their Regulatory Limit. Options that extend into the flood plain may require additional design studies, construction mitigation and/or higher restoration costs.

<b>NEXT STEPS</b>
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**LAND DISPOSITION**

A small portion of the Stoney Creek Open Space (PART A) is surplus to the needs of the City and will not impact future options for pathway alignment. These lands could, therefore be declared surplus and subsequently sold to the abutting property owners at fair market value in keeping with the Sale and Other Disposition of Land City Policy.

The subject property (PART B) is identified as a key component of the Stoney Creek Open Space corridor lands with potential water resources constraints, ecological considerations and regulatory issues that do not support the disposal and transfer to private residential owners. It is therefore recommended that these lands be retained by the City.

**ENCROACHMENT ISSUE**

City Bylaw enforcement staff should continue their process and direct the residents along

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Stoney Creek Crescent to remove their encroachments into the Stoney Creek Open Space by November 30, 2013. To deter future encroachments, it is recommended that 1.5m high, black chain link fencing (consistent with City of London Standard SPO4.8) be erected along the north property line proposed by selling Part A and the existing property line of lots abutting Part B. Owners at 25 and 29 Stoney Creek Crescent would pay for fencing along their new property line and the City will pay for fencing along the remaining lots.

The majority of the lands will be restored to a natural state, subject to the outcome of the pathway planning process. The standard 2m strip of grass could be mowed by the City along the fence line if requested by the neighbouring lots.

**PATHWAY PLANNING PROCESS**

The City will carry out its standard notification and public engagement process for the extension of this vital piece of the Stoney Creek pathway system. Construction of the pathway would commence upon completion of these processes, likely in the spring of 2014.


<b>PREPARED BY:</b>	<b>PREPARED BY:</b>
<b>BILL WARNER MANAGER, REALTY SERVICES</b>	<b>ANDREW MACPHERSON MANAGER, ENVIRONMENTAL and PARKS PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

Attach.

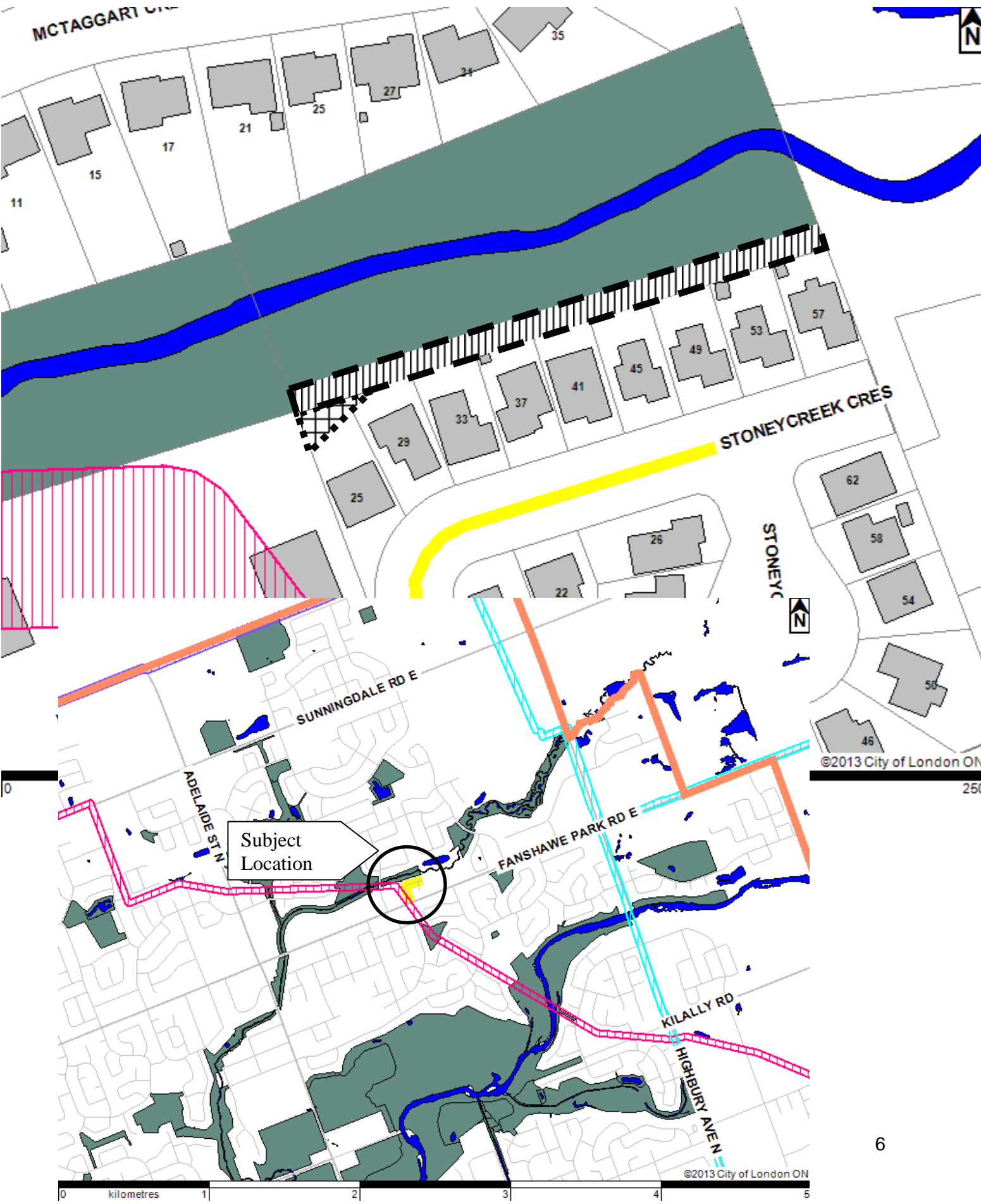
cc: David G. Munteer, Solicitor  
Gary Irwin, Chief Surveyor

September 11, 2013  
JB/AM/BW

APPENDIX "A" Land Acquisition Location Map

PART A - 

PART B - 



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APPENDIX “B”

POTENTIAL LAND DISPOSITION COMMENTS

Response from Parks Planning

**Rationale for Stoney Creek Corridor Protection and Rehabilitation July 29, 2013**

The homes on the northern section of Stoney Creek Crescent back onto Stoney Creek Valley Park and the main channel of Stoney Creek. The current rear property lines for these homes coincide with the Open Space Zone line (OS4). The OS4 Zone variation is one of the most restrictive open space zone variations and is applied to lands which have physical constraints to development.

The Stoney Creek Subwatershed Plan (Paragon Engineering, 1995) identified that this reach of Stoney Creek: “can be improved by increasing riparian and instream cover and by naturalizing portions of the channel.” The Status Review of the Stoney Creek Subwatershed Study (IBI Group 2007) identifies recommended management actions including naturalizing recreational open spaces, city-owned surplus lands, and in older residential neighbourhoods, areas extending close to the Creek edge, and, also implementing education and stewardship community projects in all reaches of the Creek. The objective is to reduce mowing and manicuring of the lands adjacent to Stoney Creek to improve water quality and increase habitat and biodiversity in the Stoney Creek Significant Stream Corridor.

The Stoney Creek Community Plan, June 1998 identified that “Stoney Creek is considered to be a primary ecological link and a significant fauna corridor.” The Stoney Creek Community Plan emphasized that the Stoney Creek corridor “contributes to community enjoyment by providing continuous flowing water, natural vegetation, habitat for wildlife and passive recreation trails. It brings a constant reminder of nature to residential living.”

The UTRCA’s 2012 Stoney Creek Watershed Report Card identified 45 fish species, including game fish like Smallmouth Bass and Northern Pike and one freshwater mussel species in Stoney Creek. Species at Risk in Stoney Creek include Black Redhorse, Silver Shiner and Snapping Turtle. The Silver Shiner is listed as a “Threatened” species and its habitat is protected under Ontario’s Endangered Species Act.

Stoney Creek is identified as a Significant Stream Corridor on Schedule B-1 of the Official Plan (OP) and Section 15.4.6ii of the OP that states “The minimum width of Significant River, Stream and Ravine Corridors will be generally comprised of 30 metres on each side of the watercourse measured from the high water mark.” Section 15.1 in the OP identifies London’s Natural Heritage Objectives and the protection and rehabilitation of the Stoney Creek Significant Corridor is required in order to meet these objectives.

Currently, the rear property line of the homes is as little as 20 meters away from the high water mark of Stoney Creek indicating the rear yards of these homes are already inside the Significant Stream Corridor which would not be supported if the subdivision was being developed today. Recent subdivision approvals to the east have set residential development from 27 meters to 60 meters from the Creek. For these reasons Environmental and Parks Planning can not support the sale of Stoney Creek Corridor lands to the adjacent landowners.

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Response from City Engineering

Please see the following comments:

Liaison A

A request has been received from a member of the public interested in purchasing a portion of city owned lands described as “Stoney Creek Valley” legally described as Plan M249 Block 26 Rear Land. The request is made on behalf of the owner with consideration from his abutting neighbour to the east. The owner wishes to align his northern property boundary with the rest of the properties to the east providing for a straight alignment with city owned land. See attached mapping for a description of the lands.

**The SWM Unit has no objection to this proposal identified in Liaison A with the following notes for consideration;**

- 1. The 0.3 m reserve block will have to be lifted on the existing north property line and placed on the new northerly property line; and**
- 2. The SWM Unit’s “No Objection” is subject to UTRCA acceptance of the proposal.**

Liaison B

Further to the direct inquiry from the public described in Liaison A, consideration is being given to the potential disposition of a 3m wide strip of city owned lands described as “Stoney Creek Valley” legally described as Plan M249 Block 26 Rear Land. Disposition area to be tapered from 3m to 0 m across the rear of municipal address 53 and 57 to accommodate the future pathway works. There are currently a number of properties maintaining encroachments onto city owned land in the area. Parks planning currently has designs to construct a pathway along the southern portion of the Stoney Creek Valley. In order to resolve the encroachment issue and at the same time receive co-operation from abutting owners in constructing a connection to the trail system, the additional 3m conveyance is being explored. The proposition is being considered in the context of full co-operation from all neighbours failing which an alternative may or may not be examined. See attached mapping for a description of the lands.

Base on the flowing, the SWM Unit is not able to support the proposal identified in Liaison B:

The proposed setbacks from the rear lot property lines will not meet the 30m buffer requirements to a main channel of the Stoney Creek. The above noted buffer requirements are based on water resources/SWM standards associated with meandering belt setbacks mostly related to fluvial geo-morphological, slope stability sustainability requirements under the potential climate change conditions associated with the extreme storm events.

It should be noted that:

- under the existing conditions the Stoney Creek’s buffer requirements have not been met;
- the above-noted request of 3m extension to the existing lots will further reduce the existing buffer to the watercourse may aggravate the potential adverse impact and will not provide adequate protection to the existing lots;
- potentially will increase the City’s liability;
- the existing storm sewer easement (Part 1 and Part 2 of Plan 33R9231 within 33M-249) between Municipal numbers 33 (Lot 23) and 37 (Lot 22) must be preserved; and
- No alterations of the existing drainage patterns or grades shall be permitted that may cause additional erosion.



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Response from UTRCA



*"Inspiring a Healthy Environment"*



March 7, 2013

The Corporation of the City of London  
Finance Department – Realty Services Division  
P.O. Box 5035  
London, Ontario N6A 4L9

Attention: Bryan Baar (sent via e-mail)

Dear Mr. Baar:

Re: **UTRCA Response - Property Inquiry Liaison Report File No. P-2395**  
**25 Stoneycreek Crescent, London, Ontario**

The Upper Thames River Conservation Authority (UTRCA) has reviewed this inquiry with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. They include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2005)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality for information purposes.

**CONSERVATION AUTHORITIES ACT**

As shown on the enclosed mapping, the subject lands, 25-57 Stoneycreek Crescent are regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act*. The Regulation Limit is comprised of the 15 metre allowance which is applied to the outer edge of the hazard constraint and triggers the Authority's review. The UTRCA has jurisdiction over these lands and landowners may be required to obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

**UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL**

Policy which is applicable to the subject property includes:

***2.2.4 Natural Hazard Features***

An allowance of 15 metres has been added to the Riverine Hazard Limit for the purpose of maintaining sufficient access for emergencies, maintenance and construction activities. The allowance provides for an extra factor of safety providing protection against unforeseen conditions that may adversely affect the land located adjacent to a natural hazard area.

**DRINKING WATER SOURCE PROTECTION**

The *Clean Water Act (CWA)*, 2006 is intended to protect existing and future sources of drinking water. The Act is part

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of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region. Drinking Water Source Protection represents the first barrier for protecting drinking water including surface and ground water from becoming contaminated or overused thereby ensuring a sufficient, clean, safe supply now and for the future.

#### *Assessment Reports:*

The Thames-Sydenham Source Protection Region has prepared *Assessment Reports* that:

- identify vulnerable areas associated with drinking water systems;
- assess the level of vulnerability in these areas; and
- identify activities within those vulnerable areas which pose threats to the drinking water systems, and assess the risk due to those threats.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject lands are located in an area with Highly Vulnerable Aquifers (HVA). Mapping which shows these areas is available at:

#### **Highly Vulnerable Aquifers**

[http://www.sourcewaterprotection.on.ca/downloads/assessment\\_reports/UTRCA/Appendices/A1-Maps/Map4-3-2\\_Highly%20Vulnerable%20Aquifers.pdf](http://www.sourcewaterprotection.on.ca/downloads/assessment_reports/UTRCA/Appendices/A1-Maps/Map4-3-2_Highly%20Vulnerable%20Aquifers.pdf)

#### *Source Protection Plans:*

Using the information in the Assessment Report, a Proposed Source Protection Plan has been developed for the Upper Thames watershed. This Plan along with any written comments, have now been submitted to the Province for approval by the Minister of the Environment. The Proposed Source Protection Plan is available at:

[http://www.sourcewaterprotection.on.ca/sp\\_planning\\_protectionplan.html](http://www.sourcewaterprotection.on.ca/sp_planning_protectionplan.html)

The Proposed Plan consists of a range of policies that together, will reduce the risks posed by the identified water quality and quantity threats in the vulnerable areas. These proposed policies include a range of voluntary and regulated approaches to manage or prohibit activities which pose a threat to drinking water. Activities that can lead to; low, medium and significant threats have been identified in Appendix 10 of the *Upper Thames River Source Protection Area Assessment Report*, dated August 12, 2011. Available at:

[http://www.sourcewaterprotection.on.ca/downloads/assessment\\_reports/UTRCA/Appendices/A10-Threats%20and%20Risk%20Assessment.pdf](http://www.sourcewaterprotection.on.ca/downloads/assessment_reports/UTRCA/Appendices/A10-Threats%20and%20Risk%20Assessment.pdf)

AREA OF VULNERABILITY	VULNERABILITY SCORE	THREATS & CIRCUMSTANCES
Highly Vulnerable Aquifer (HVA)	6	Moderate and Low Threats

NOTE: At this time, certain activities on this property may be considered *Moderate or Low* threats to drinking water.

Under the CWA, the Source Protection Committee has the authority to include policies in the *Proposed Source Protection Plan* that may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development

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applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility.

*Provincial Policy Statement (PPS, 2005):*

*Section 2.2.1 states that:*

*"Planning authorities shall protect, improve or restore the quality and quantity of water by: d) implementing necessary restrictions on development and site alteration to:*

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions"*

*Section 2.2.2 states that:*

*"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".*

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

#### **LIAISON A**

The UTRCA has no objection to transferring the triangular shaped parcel to the landowner of 25 Stoneycreek Crescent with consideration from the neighbor at 29 Stoneycreek Crescent. This reconfiguration seems logical and we recommend that the lands be rezoned.

#### **LIAISON B**

While we appreciate that the conveyance of the 3 metre strip may address an encroachment issue, the UTRCA finds the possible conveyance of these hazard lands to be premature. The City of London is currently undertaking an update of its Subwatershed Studies including that for Stoney Creek. There may be new hazard information coming forward as a result of that study. Also, there may be implications for these lands with respect to climate change. As such, the UTRCA recommends that the 3 metre strip of hazard/public park land not be disposed of at this time.

Thank you for the opportunity to comment. Please contact the undersigned at extension 293 if you have any questions.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton  
Land Use Planner  
CC/cc

Enclosure – Regulations Mapping (please print on legal size paper to ensure that the scales are accurate)

c.c. UTRCA – Mark Snowsell, Land Use Regulations Officer







Appendix 'C'

Stoney Creek Open Space Context Map





Appendix ‘D - 1’

Municipally Owned Open Space Lands located East of Trossacks Avenue





Appendix ‘D - 2’

Municipally Owned Open Space Lands located North of Stoney Creek Crescent

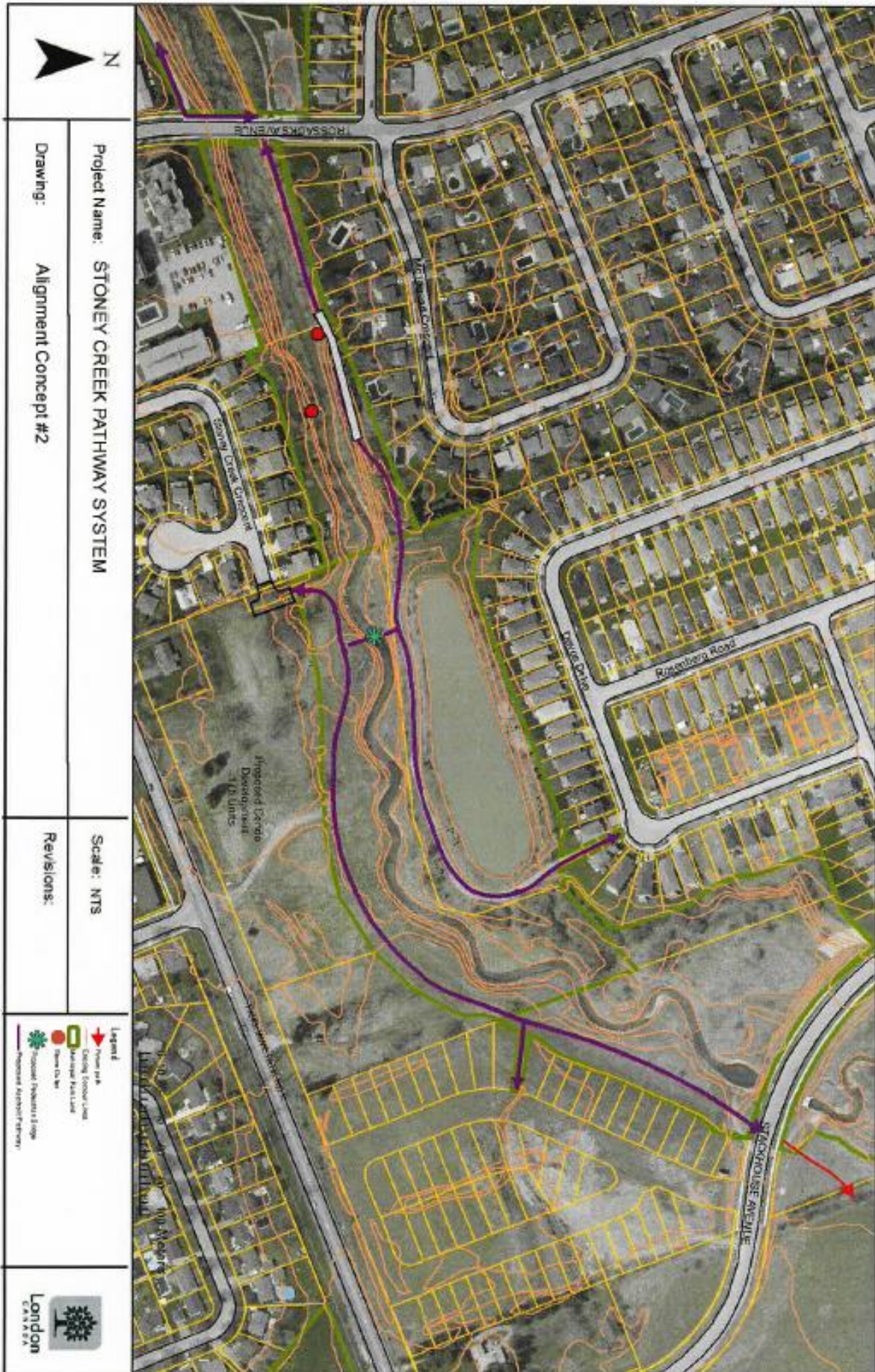






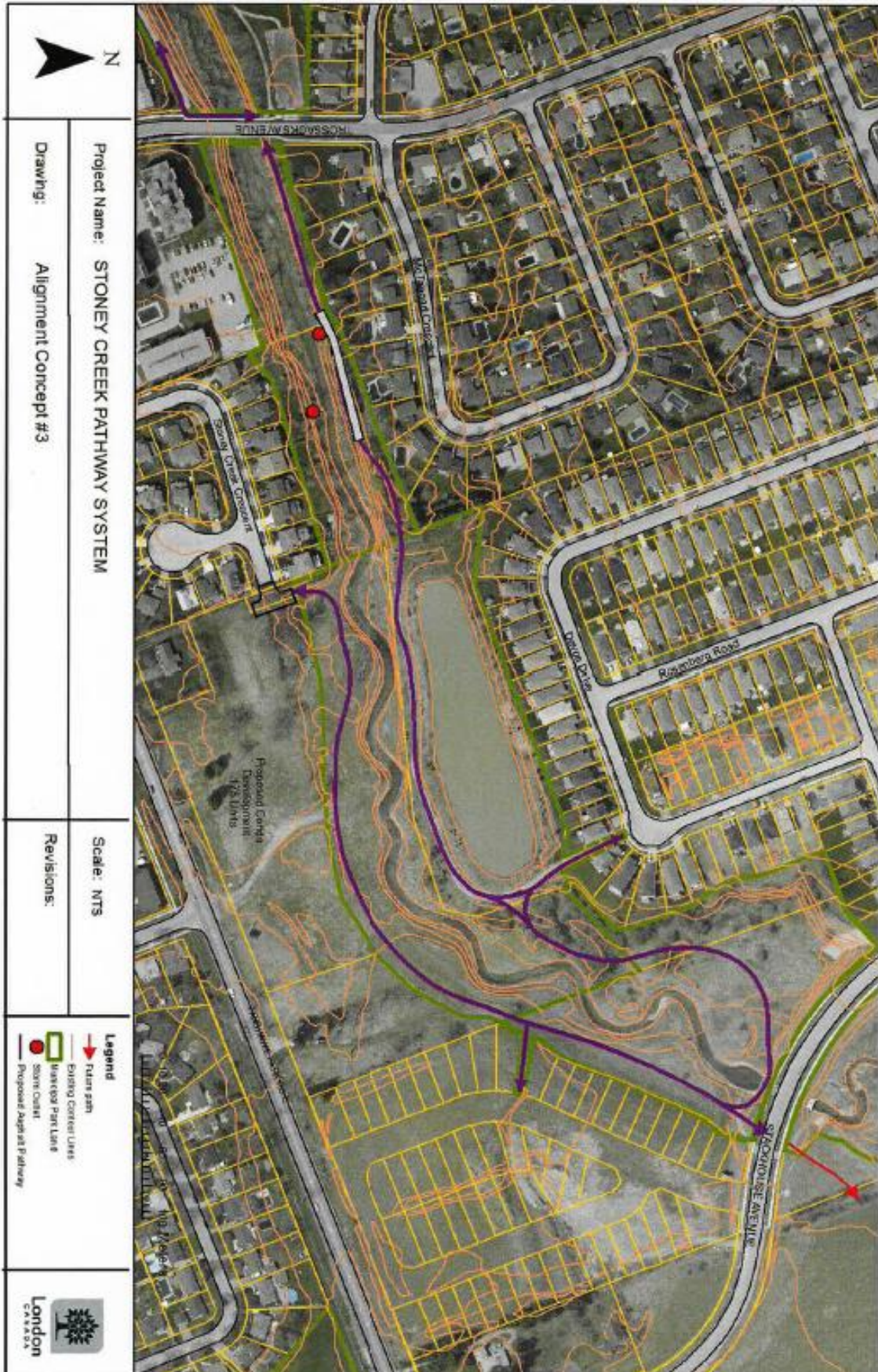


**J.BRUIIN**

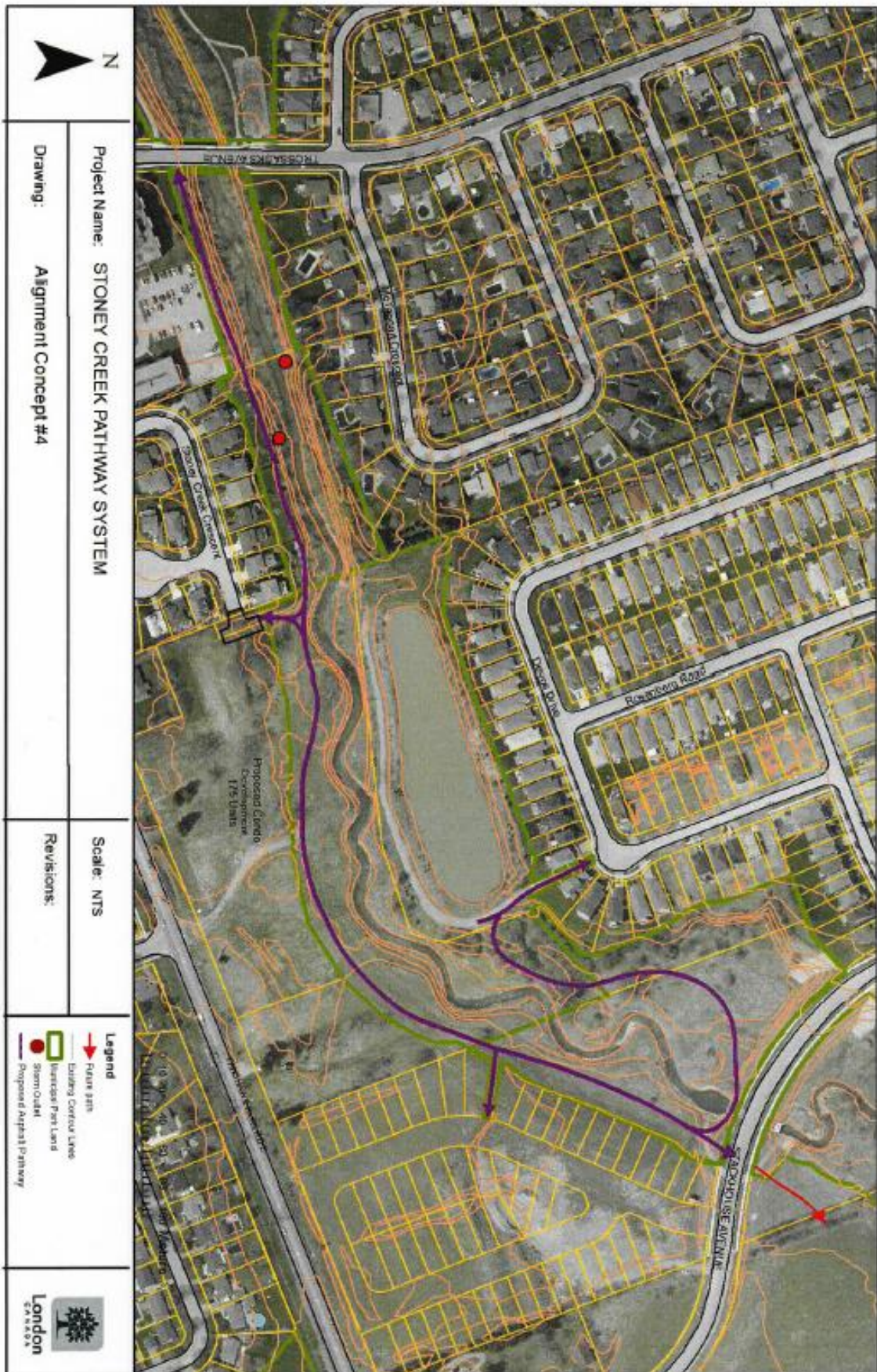




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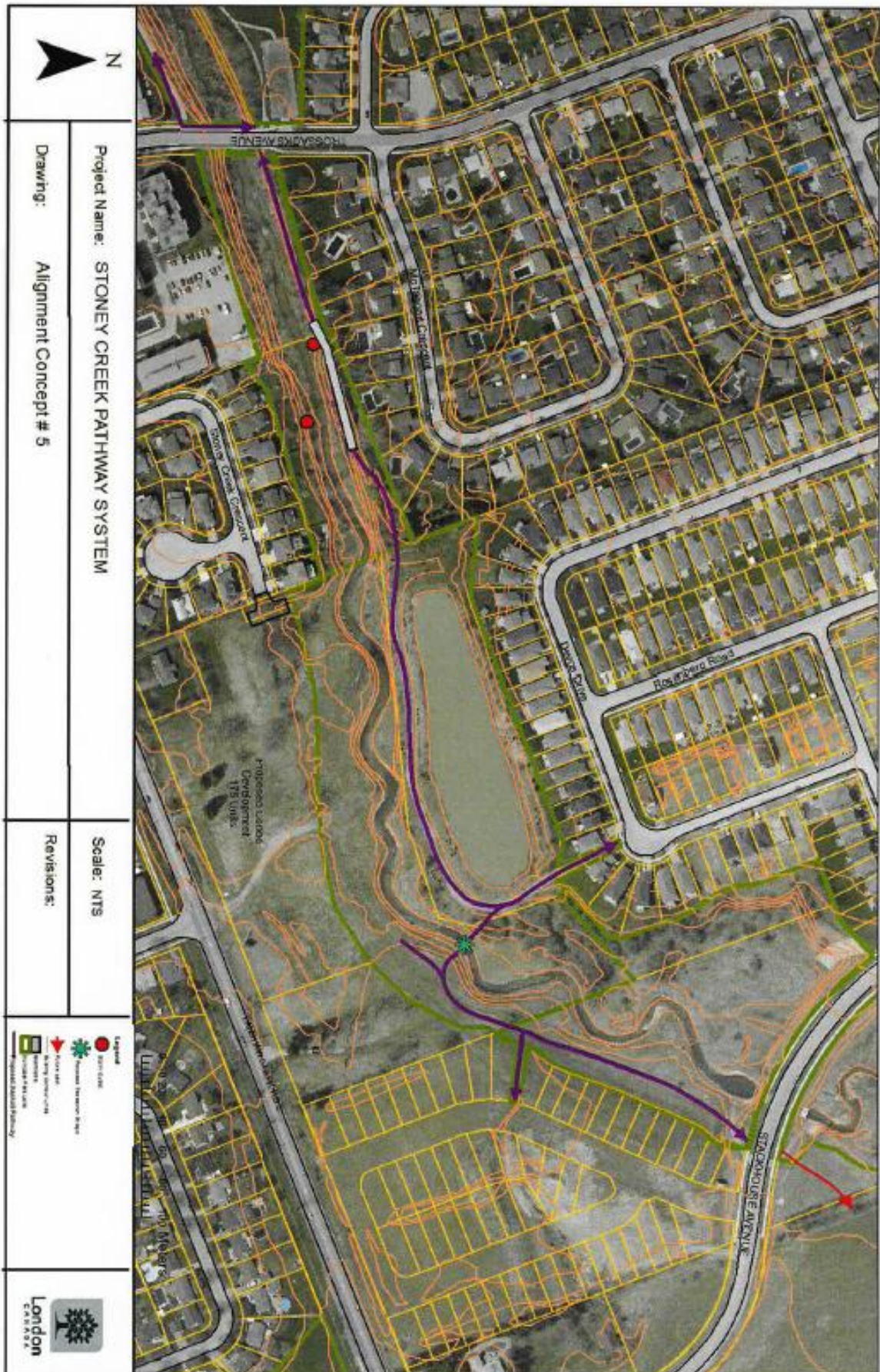








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Appendix ‘F’  
Pathway Options Evaluation Matrix

Stoney Creek - east of Trossacks EA Assesment  
September 3, 2013

Pathway Alignment Options

- Option 1: Link to Trossacks on south, link to Stackhouse on south, east bridge location linking N/S.
- Option 2: Link to Trossacks on north, link to Stackhous on south, west bridge location N/S.
- Option 3: Link to Trossacks on north, link to Stackhous on north and south. No bridge.
- Option 4: Link to Trossacks on south, link to Stackhous on north and south. No bridge.
- Option 5: Link to Trossacks on north, link to Stackhouse on south. East bridge location linking N/S.
- Option 6: Link to Trossacks on north, link to Stackhouse on north. Link Howlet to Stackhouse. No bridge.

EA Assessment Criteria	Pathway Alignment Option					
	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Environmental Impacts	9	7	6	7	7	6
Disturbance to Floodplain	9	7	6	6	7	6
Tree removals & tree impacts	8	6	5	7	6	5
Community connectiveness	9	9	7	7	7	5
Percieved impacts to neighbours	6	7	7	6	9	8
Aesthetics	7	9	8	7	9	8
Anticipated costs	5	3	5	10	3	7
CONSTRUCTION ESTIMATE:	\$500,000	\$625,000	\$410,000	\$250,000	\$600,000	\$360,000
TOTAL SCORE:	53	48	44	50	48	45
RANKING:	1	3	5	2	3	4
OPTIONS BASED UPON AVAILABLE BUDGET:	1	N/A	4	2	N/A	3

- Scoring:
- 1 Very poor ranking, not a preferred option
  - 5 Moderate ranking, reasonable option
  - 10 Excellent ranking, a preferred option

Maximum Score = 70

Environmental Impacts	ie. removal of natural veg, wildlife habitat and potential risks associated with active construction.
Disturbance to Floodplain	ie. construction and engineered fill below 250-yr. flood limit.
Tree removals & tree impacts	ie. impacts to trees, due to pathway alignment and/or grading activities.
Community connectiveness	ie. ability for residents from all neighbourhoods to access pathway in a convenient/safe manner.
Percieved impacts to neighbours	ie. number of private residences within 10 meters of pathway and proximity of pathway to back yards/houses.
Anticipated costs	ie. anticipated costs associated with construction, assuming project runs smoothly.