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File No. O-7609
Planner: G.Barrett

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	INFORMATION REPORT DRAFT SOUTHWEST AREA PLAN (SWAP): LAND USE PLAN, PHASING & SERVICING STRATEGY, TRANSPORTATION NETWORK, AND NATURAL HERITAGE FEATURES PLAN MEETING ON DECEMBER 12, 2011 @ 4:50 PM

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following report, in response to Council's request for further review and evaluation of the SWAP preferred land use plan, phasing and servicing strategy, transportation network, and natural heritage features, **BE RECEIVED** for information; and the following actions be taken on the draft revised Southwest Area Plan:

- a) the Southwest Area Plan report (December 2011) **BE RECEIVED** for information and circulated to members of the public, landowners and stakeholder groups for input, noting that the December 2011 Area Plan report will be available and posted by the week of December 19, 2010; and
- b) That the Official Plan Amendment to adopt the Southwest Area Plan Secondary Plan **BE INTRODUCED** at a public participation meeting of Planning and Environment Committee to be scheduled for April 2012.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Sept. 20, 2011	Presentation to Committee of the Whole on a revised servicing and phasing strategy for the Southwest study area, as recommended by Civic Administration.
Sept. 13, 2010	Report to Planning Committee on the public comments received on the draft Southwest Area Plan report and associated background studies.
June 15, 2010	Report to Planning Committee on interim public comments received on the draft Southwest Area Plan report and associated background studies.
April 26, 2010	Report to Planning Committee on the release of the draft Southwest Area Plan report and associated background studies.

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July 20, 2009	Information report to Planning Committee on the landowner interviews, public visioning session and stakeholder workshop held in May and June of 2009.
May 6, 2009	Information report to Planning Committee on the Draft Public Participation Program.
February 9, 2009	Report to Planning Committee recommending approval of the Terms-of-Reference.
November 28, 2008	Report to Planning Committee and Public Participation Meeting on the draft Terms-of-Reference.
October 27, 2008	Report to Planning Committee regarding the draft Terms-of-Reference.
June 16, 2008	Report to Planning Committee regarding the Growth Management Implementation Strategy (GMIS).
January 14, 2008	Report to Planning Committee regarding Southwest Area issues.

SWAP PROGRESS SINCE STAFF REPORT REFERRED BACK IN JUNE 2010

In June, 2010 Staff presented the draft Southwest Area Plan and Concept Plan to Municipal Council. At that time, Council referred the Plan back to Staff to address issues raised through the public consultation process, focusing on four key areas:

- A revised servicing strategy
- Further review of the Exeter/Wonderland/Wharnccliffe intersection
- Further review of outstanding environmental issues
- Consideration of land uses changes, particularly the extent and location of industrial lands, based upon the emerging role of the Wonderland Road South Corridor and a possible interchange at Wonderland Road and Highway 401.

Since that time, the following actions have been undertaken:

- comprehensive summary of public responses, reported to Council in September 2010;
- on-going meetings with landowners and development community;
- September 2011, staff presented revised three-phase servicing option, including proposed amendments to Official Plan policies regarding the ultimate servicing solution for the lands in the Southwest Area, and identified a possible interim servicing solution at the Greenway Pollution Control Plant for some of the lands in SWAP;
- follow-up meetings with landowners and development community;
- In response to the Council direction in September 2011, staff have addressed all four of the matters referred back to Staff. These are highlighted in this report, and include:
 - o A revised Phasing & servicing option,
 - o A draft amendment to Schedule C (Transportation Plan) of the Official Plan,
 - o A draft revised land use plan, and draft amendment to Schedule A (Land Use Plan) of the Official Plan,
 - o A draft amendment to Schedule B-1 (Natural Heritage Features)

PURPOSE

This report serves to update Planning and Environment Committee on how the four issues

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identified by Council and listed above have been addressed; and to obtain Council direction to circulate the revised SWAP plan to the public for review and feedback.

BACKGROUND

Overview:

In 2009, the City initiated a comprehensive review of the south-west quadrant of the City, referred to as the Southwest Area Plan, or SWAP. The draft SWAP report and background studies were released to the public in May 2010.

Through the detailed review and public consultation for SWAP the following conclusions have been identified:

- Approximately half the total land area (2,700 ha) of the Southwest Area is already built out or approved for future residential, commercial and employment land uses and development;
- The Southwest area is very well situated with respect to transportation access and infrastructure, making it a highly desirable location for future residential, commercial and employment uses;
- Wonderland Road S, particularly since its connection to Highway 402, is an important access corridor and major structuring element of the Southwest area. Wonderland Road will continue to grow in importance when connected to Highway 401;
- Wonderland Road S is developing an emerging corridor extending south from Southdale Road W;
- Over time, Bradley Avenue will be extended to form an important east-west transportation spine within the south-west area;
- Within the south-west's built-up areas, existing and newly built residential communities account for the study area's predominant land use, though there are existing and emerging employment areas organized around Exeter, White Oak and Dingman Roads;
- There are significant natural features within the study area that require protection and which could be enhanced through integration with existing path systems and stormwater drains;
- Lambeth is a unique residential community and desires to maintain its distinct identity; and
- The existing Brockley residential community requires some form of buffer from adjacent non-residential development.

The City received a considerable amount of response to the draft Area Plan and background studies for the Southwest Area Plan. The expressed concerns relate to the proposed phasing and servicing strategy; protection of Natural Heritage areas; minimal recreational/trails; proposed re-alignment of the Wharnccliffe Road S, Exeter Road and Wonderland Road S intersections; proposed land use changes; proposed industrial land uses; and general text errors, omissions and mapping changes.

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Status of Council “Send-backs”:

On September 20, 2011, City staff presented to the Committee of the Whole, a strategic session on the following subjects:

- Growth planning for the City and Region,
- Update to the City Growth Management Implementation Strategy (GMIS),
- Update on the Industrial Land Development Strategy (ILDS), and
- A proposed 3-phase servicing and phasing option for SWAP.

Council directed staff to revise the SWAP Plan to incorporate the proposed 3-phase servicing option:

- Phase 1 – Committed servicing,
- Phase 2 – Additional capacity created at Greenway PCP, and
- Phase 3 – ‘Ultimate Servicing Solution’ for future development.

In addition, Council directed staff to revise the SWAP Plan to include:

- Ongoing landowner and public consultation;
- Address and resolve outstanding Council direction (environmental issues, Wharncliffe/Wonderland/Exeter triangle, and Wonderland Gateway/extend and amount of industrial land); and
- Refine the Preferred Land Use Plan, including the amount and form of “mixed-use development” and the amount and location of proposed industrial land uses.

On November 10, 2011, City staff conducted a stakeholder meeting to update the group regarding the proposed 3-phase servicing option. Given a year had passed since the four key issues were confirmed by Council, City staff used the November 10th stakeholder session as an opportunity to discuss possible modifications to SWAP. Specifically, to incorporate changes to SWAP in light of new information relating to the Transportation Master Plan; updates to the Growth Management Implementation Strategy; the proposed recommendations of the Industrial Lands Development Strategy, and the opportunity to re-imagine the Urban Reserve-Industrial Growth designated lands in SWAP.

1. SERVICING AND PHASING STRATEGY

Over the past year, there has been extensive strategic review and collaborative efforts of City Departments on City-wide phasing and servicing, including the southwest quadrant of the City.

The "phases" in SWAP, as presented in the May 5, 2010 report, in reality only presented two phases – Phase 1, which would accommodate a moderate amount of growth on lands already designated and approved for development, and Phase 2, which included all other lands that would require the construction of the Southside Treatment Plant before they could be developed. The May 5, 2010 SWAP report provided a phasing strategy for the Phase 2 lands once the Southside Treatment Plant was constructed and operational, and was consistent with the City’s policies at that time. These policies were that no lands beyond the identified Phase 1 lands could develop until the completion of the Southside Treatment Plant.

On September 20, 2011, City staff presented to the Committee of the Whole an interim servicing solution to bring in some SWAP lands until an ultimate servicing solution is identified and constructed. The presentation to the Committee identified five alternative phasing options for services between Phase 1 and Southside PCP (or ultimate servicing solution). Option 1 and Option 5 identified the two extreme situations - Phase 1 status quo for lands that have been given draft approval or have been registered, as compared to the full build out of the area. The remaining options - Options 2, 3 and 4 are possible interim stages with varying amount of land included.

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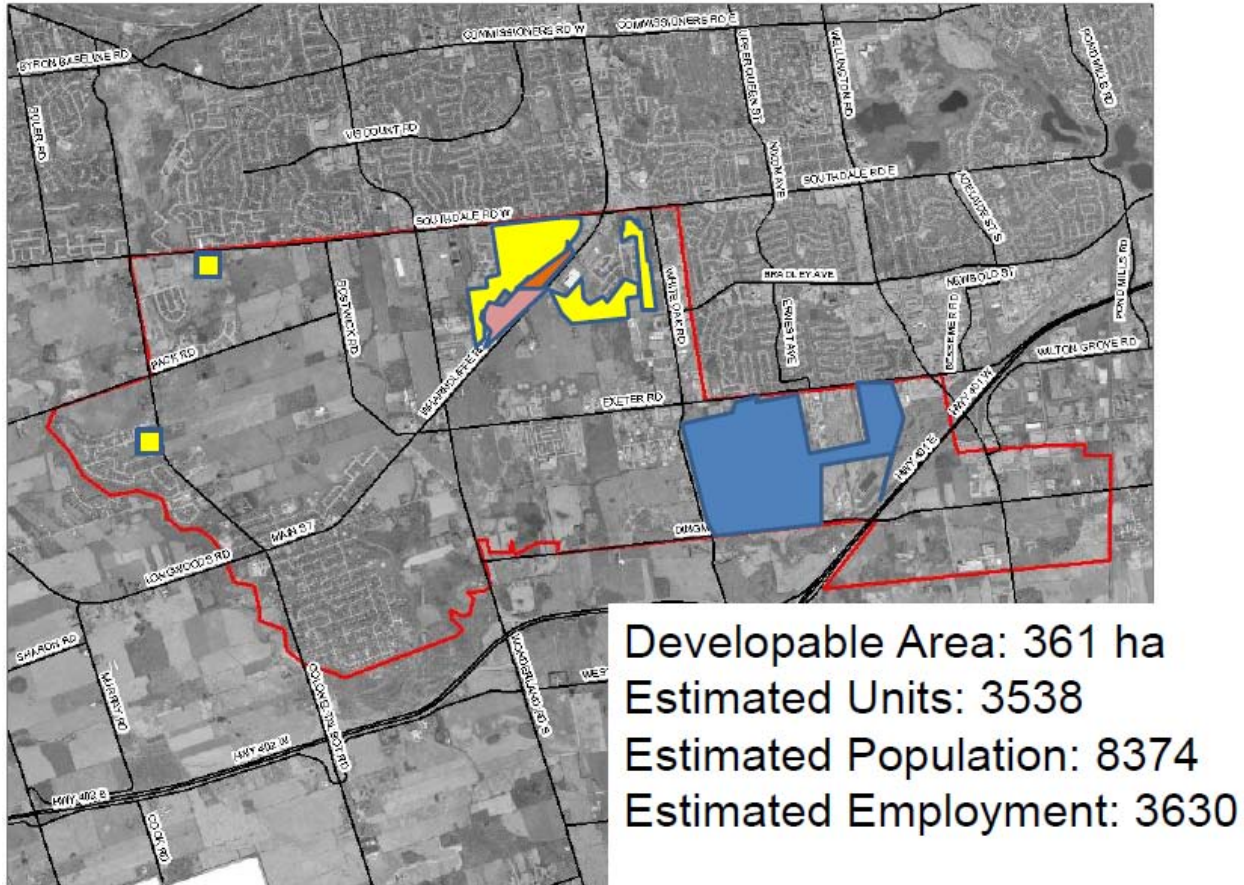


Figure 1 - Option 1, Status Quo

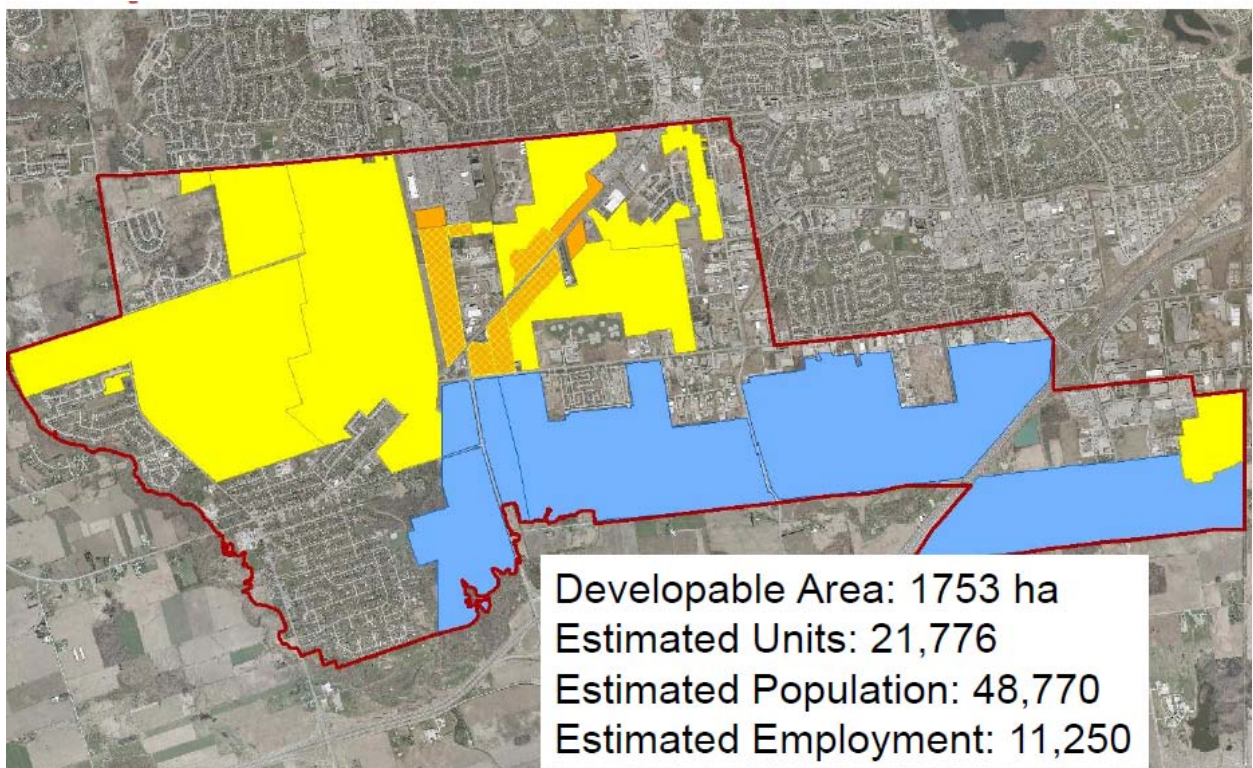


Figure 2 – Option 5, Full Build Out

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The staff recommended preferred option is a hybrid of two options: Option 2 (filling in the gaps) and Option 4 (Wonderland hug) because it scored well on the evaluation criteria (see attached Appendix 'A'). The recommended revised Phase 2 ensures a balance of residential and commercial growth that can be serviced by available capacity at Greenway PCP (conveyance and treatment capacity), it can utilize existing infrastructure or require a minimal amount of improvements to existing infrastructure, at a cost contemplated in the revised GMIS.

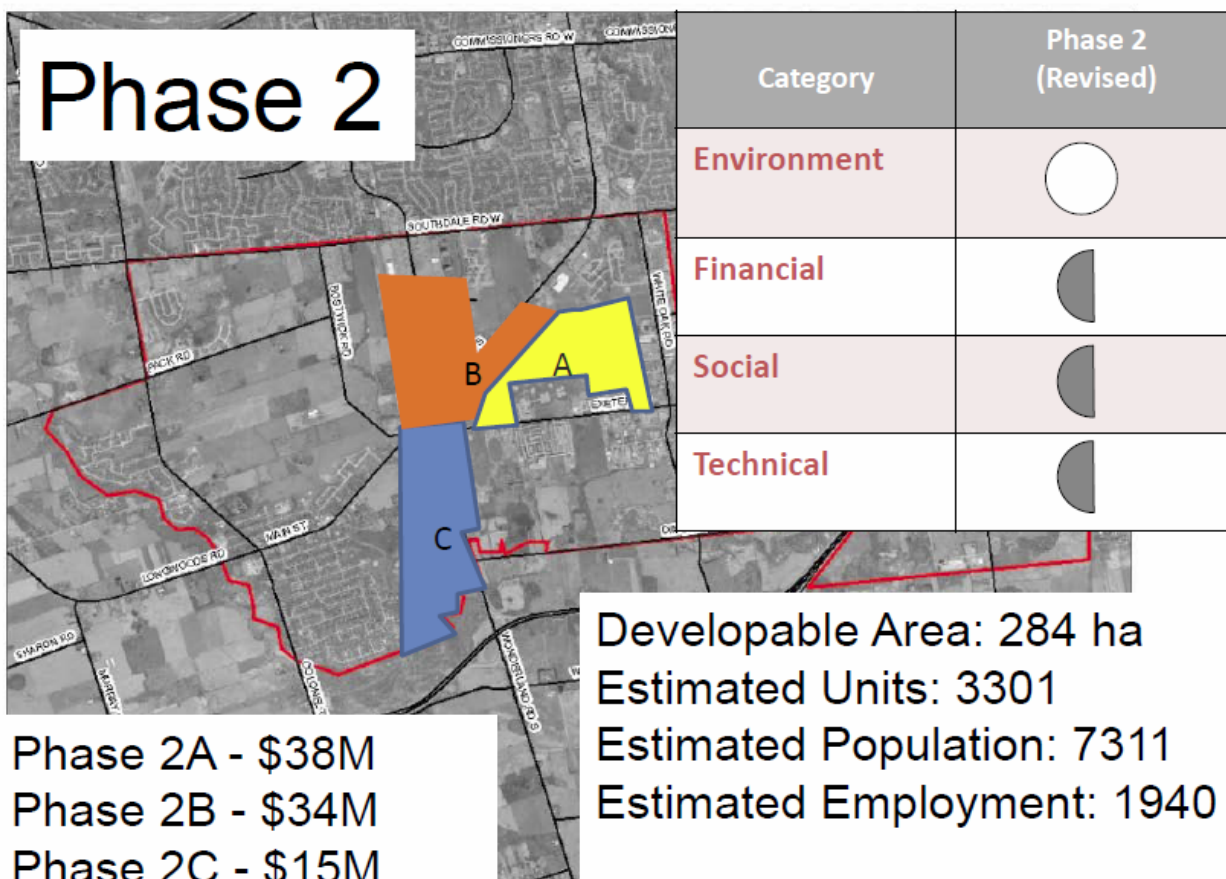


Figure 3 – Proposed Revised Phase 2 Servicing Option

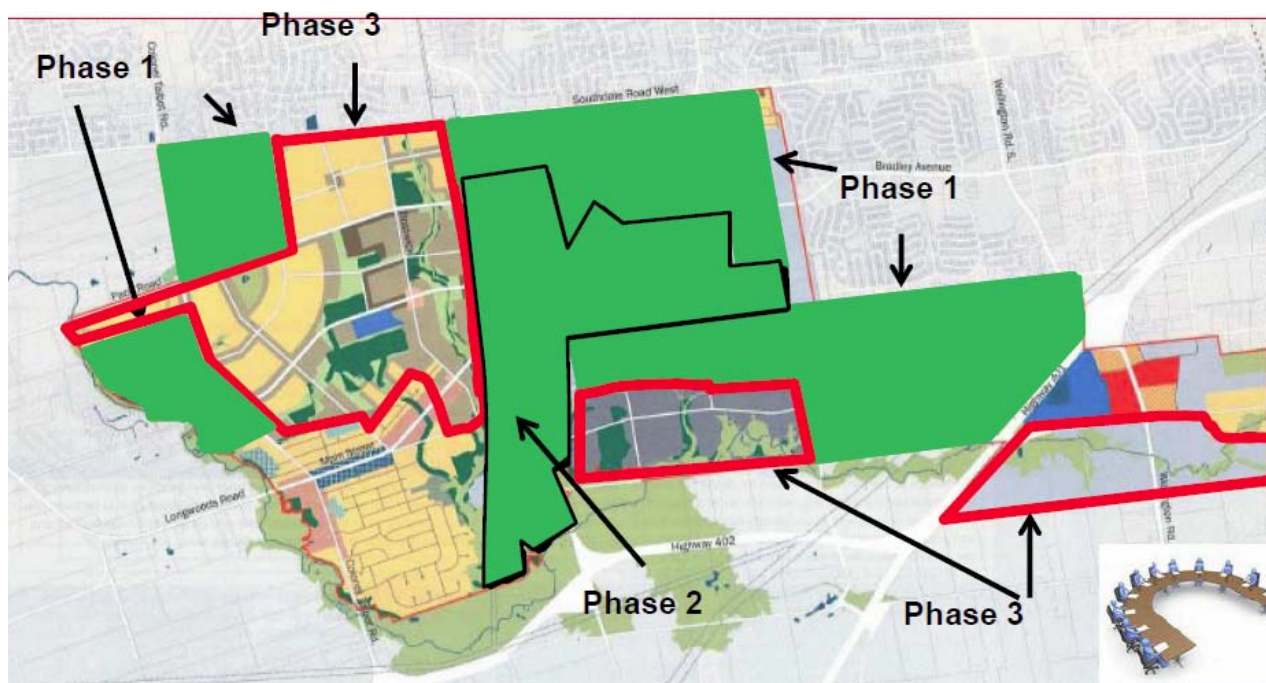


Figure 4 – Proposed Three Phase Servicing Option Overlay

At the November 10th stakeholder meeting mixed review was received on the proposed 3-phase

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servicing option. Expressed concern was given by some landowners that their lands were not included in the revised Phase 2 limits, especially because their lands have unique circumstances from those areas identified in the revised Phase 2 limits that warrant special consideration, priority and inclusion in either Phase 1 or Phase 2. The landowners requesting special consideration relate to the following areas:

- North Lambeth,
- Wharncliffe Road S, west of Wonderland Rd S, and
- Brockley

Given there is limited capacity available at Greenway PCP (conveyance and treatment capacity); only a portion of the SWAP lands can be included in Phase 2. Identification of capacity between landowners would need to be negotiated for inclusion in Phase 2, but this approach to identify certain lands as “in” or “out” may not necessarily reflect “good planning” from a logical progression of development. Exclusive development of residential uses in North Lambeth over industrial/commercial uses in Brockley does not promote the mix of residential and commercial land uses, at a reasonable cost to the City, comparable to the proposed revised Phase 2.

It should be recognized that the GMIS may need to be revised to stage the Phase 2 servicing; it may mean that some lands that are currently planned for servicing may be “pushed out” to be serviced at a later date. More detail will be developed and provided, in this regard, in the coming months upon finalizing the proposed land uses for the area.

2. RATIONALIZING THE TRAFFIC “TRIANGLE”
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Through the SWAP Vision sessions, and identified by the City Transportation Division, the need to rationalize the Wharncliffe/Exeter/Wonderland intersection was raised as a safety issue.

The objectives of the SWAP review, concerning the intersection, are to resolve the following:

- conflict of the “triangle”,
- provide opportunities for Main Street in Lambeth, and to reduce truck traffic through Lambeth, and
- provide opportunities to the proposed neighbourhood between Bostwick Road and Colonel Talbot Road.

The principles of the transportation system in SWAP are to identify the following:

- opportunities and constraints, including the traffic triangle,
- consistent/integrated approach with the Transportation Master Plan,
- include east/west road network to connect neighbourhoods, and
- identify local needs/traffic capacity to re-distribute traffic flow through the neighbourhoods.

A significant SWAP issue raised by the public related to the proposed alignment of Wharncliffe Road South and resulted in one of four Council “send-backs”. Other transportation related issues that were raised by the public include:

- impact of road network on woodlots, and the need to align the east/west road to protect the woodlot,
- impact of the road network on orientation of established business operation/institutional facility, and
- driveway location and access issues.

In response to the lack of public support for the change to Wharncliffe Road South alignment, City staff evaluated alternatives with the intent to achieve the transportation objectives of SWAP and to satisfy the principles of creating a safe intersection. The Wharncliffe Road South road connection is proposed to stay in its current alignment; however, a shift is proposed for Exeter Road/Bostwick Road alignment. Upon further review and evaluation, it was determined that the

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traffic volume on Exeter Road warrants the continuation of the road through the Wonderland Road intersection, and ultimate connection to Bostwick Road.

The proposed changes to the major road network are reflected in the attached proposed amendment to Schedule C of the Official Plan. The proposed amendment to Schedule C shows the road classification – arterial, primary collector, or secondary collector; and conceptual location of the road alignments. The proposed road alignments have also been modified to avoid natural areas. The proposed road alignments are all subject to confirmation of a revised traffic study, to be completed prior to bringing forward the Official Plan amendment for SWAP.

3. LAND USES

Council’s desire to capitalize on the Wonderland/Hwy 401 interchange is expected in the near future, through the Industrial Land Development Strategy (ILDS), which provides an opportunity to re-examine the industrial land uses for the area along the Wonderland Road South and Exeter Road corridors, especially for consideration of residential and mixed-use land uses. The revised land use plan has decreased the amount of industrial land than was proposed, and has established a more limited area for high density residential development with associated commercial development.

Key focus areas, or community “Character Areas” are being proposed for the revised SWAP plan. The intent is to create a community structure that establishes the road network, natural heritage features to be protected, and to provide the policy framework for use, intensity and form. A collaborative approach between landowners is encouraged to achieve the target mix of uses and minimum densities within a neighbourhood. A detailed servicing analysis for the revised SWAP Plan will be completed prior to bringing forward the Official Plan amendment.

- The changes to the land use plan, from the draft May 5, 2010 plan, are summarized as follows:
- address natural heritage features,
 - remove Brockley residential community from Urban Growth Boundary and show as “Rural Settlement”,
 - decrease amount of industrial lands (approx. 200 ha),
 - decrease amount of mixed-use,
 - decrease amount of high density residential,
 - increase amount of medium density and low density residential,
 - increase amount of new commercial area (approx. 22,000 sq. m.)
 - add new office area (approx. 25 ha), and
 - incorporate revised road network.

The attached community character area map, and a corresponding proposed amendment to Schedule A of the Official Plan reflects the proposed changes to the SWAP plan.

4. NATURAL HERITAGE FEATURES

A detailed review and analysis has been completed by the City’s Ecologist Planner to ensure that all significant components of the natural heritage system have been identified and evaluated, in response to the concerns expressed by the public, UTRCA, EEPAC and the City (see Appendix ‘B’).

The Natural Heritage Study provided as part of the Background Studies provides sufficient information to ensure that the significant components of the natural heritage system have been identified and designated as Open Space. The City’s Ecologist has reviewed the information and the submissions made regarding the Natural Heritage Study, and has determined that the

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background information provided by the consultant was comprehensive enough for the City evaluate and make recommendations.

The identified natural heritage features are reflected on the proposed amendment to Schedule 'B-1', and on proposed amendment to Schedule 'A' of the Official Plan.

SUMMARY

The revised SWAP Plan accomplishes a number of key objectives:

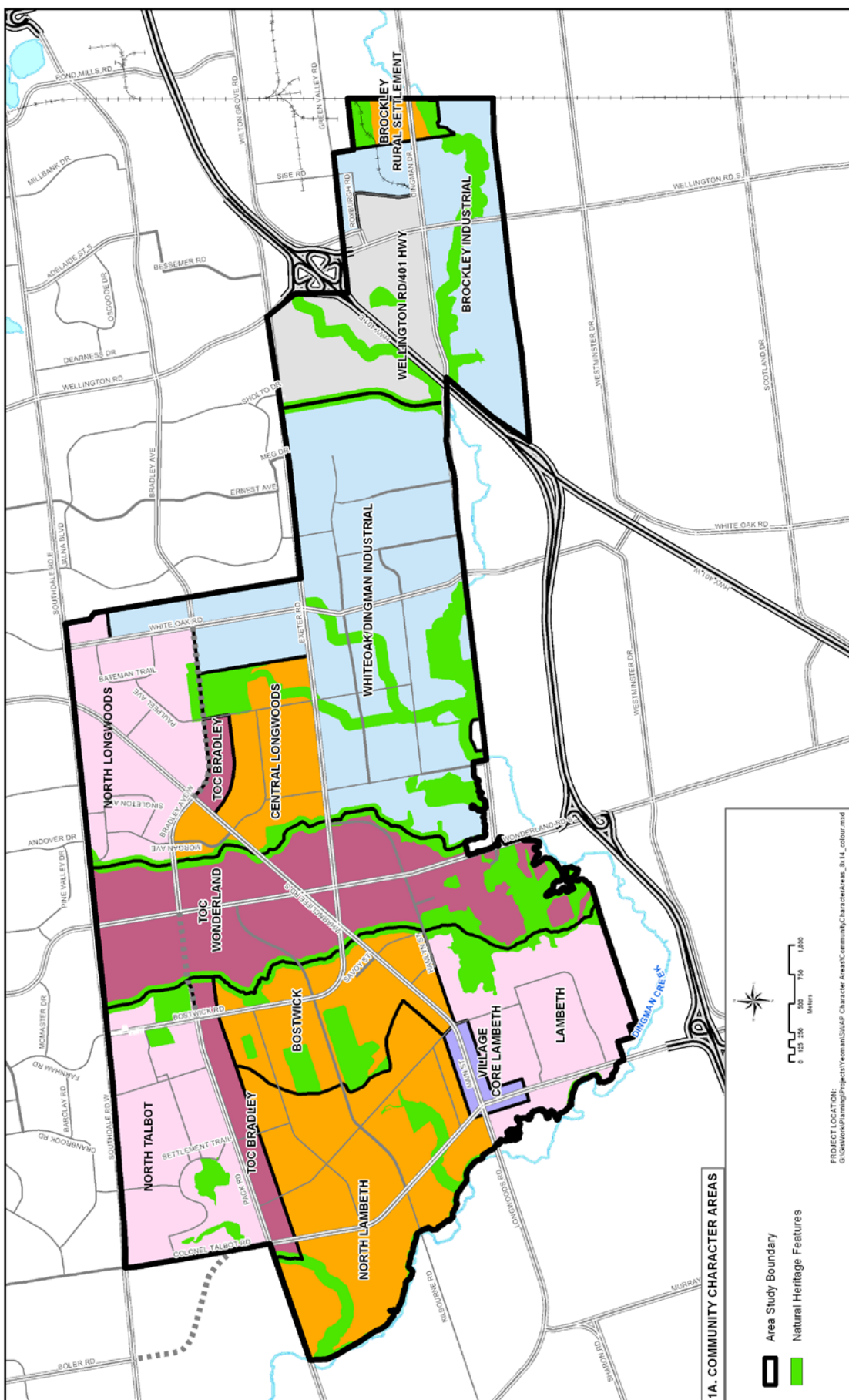
- Preserve significant amount of natural heritage features, and utilize these features to define neighbourhoods,
- Complete residential communities, and provide for a wide range of densities,
- Establish new commercial nodes at strategic locations,
 - extend some commercial lands, and transition some lands to office uses,
- Encourage alternative uses to transition the uses inherited from the former Town of Westminster,
 - eg. existing Light Industrial lands on east side of Wonderland Rd S
- Provide for offices to capitalize on proximity and access to Hwy 401/402,
- Encourage higher use/intensity at Wonderland Rd S/Wharnccliffe Rd S intersection,
- Preserve Main Street area, and maintain the Wharnccliffe Road S road connection,
- Proposed lands under revised Phase 2 servicing plan reflects good planning:
 - financially - the City can collect DC's for the proposed commercial and office uses, and the proposed uses require minimal services in return,
 - land use – promotes a mix of commercial, office and residential uses,
- Maintain some industrial uses, as well as provide opportunity for additional industrial lands in other areas desired by Council along Hwy 401/402 corridors, as proposed in the Industrial Land Development Strategy, and
- Accommodate landowners that do not want to be Urban Reserve Industrial Growth – support Community Growth with residential uses.

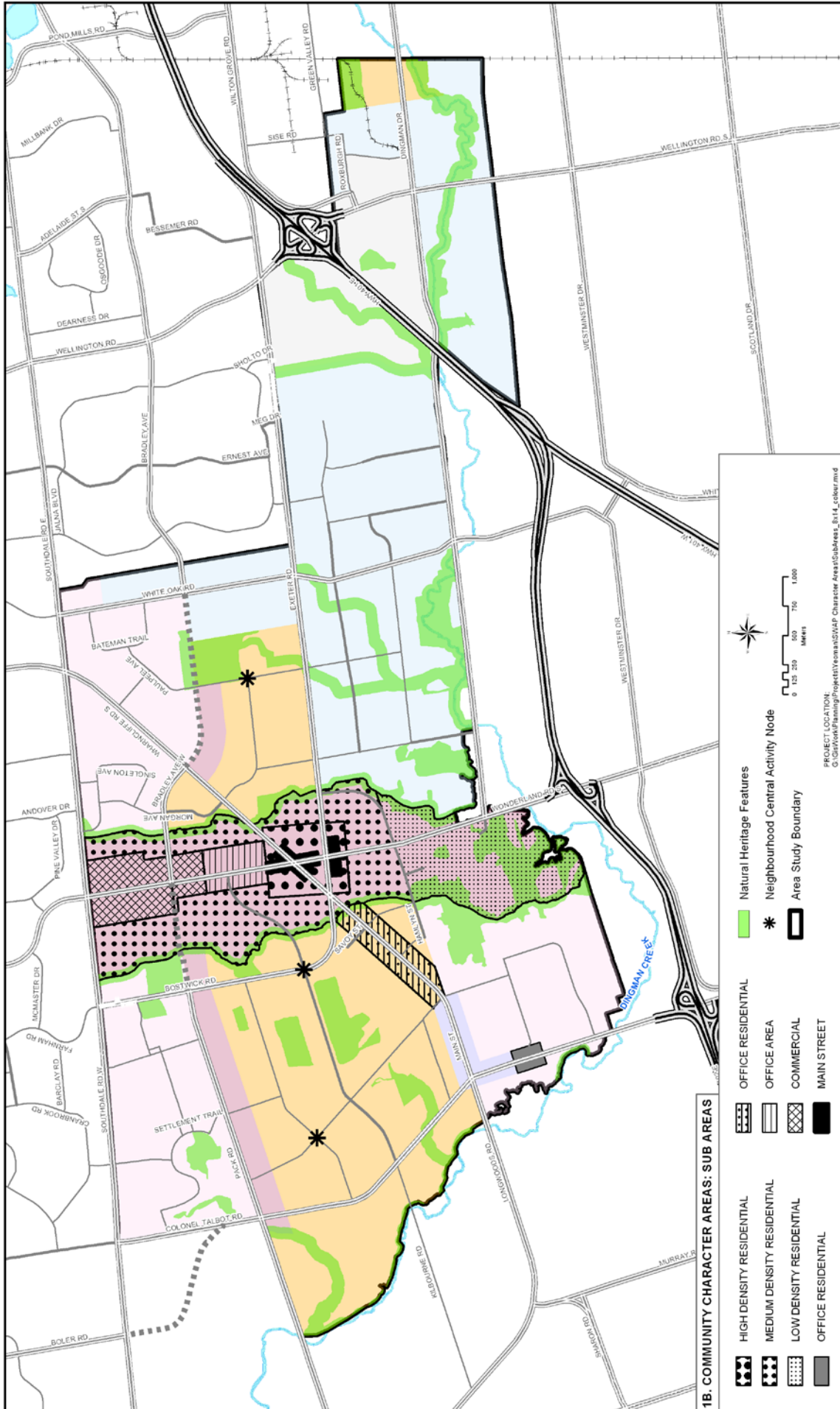
Upon further review and evaluation, it was determined that in order to achieve a desirable form, intensity and use contemplated in SWAP that some existing land use designations may warrant changes. These proposed site specific land use changes will necessitate separate amendment applications to be initiated by the City.

Following the December 12th Planning & Environment Committee meeting, the proposed amendments to the Official Plan Schedules A, B-1 and C; and the proposed revised land use plan will be posted on the SWAP webpage for public review and comment. The entire revised SWAP document will be available on-line for public review by January 6, 2012 at http://www.london.ca/d.aspx?s=/Planning_and_Development/Southwest.htm.

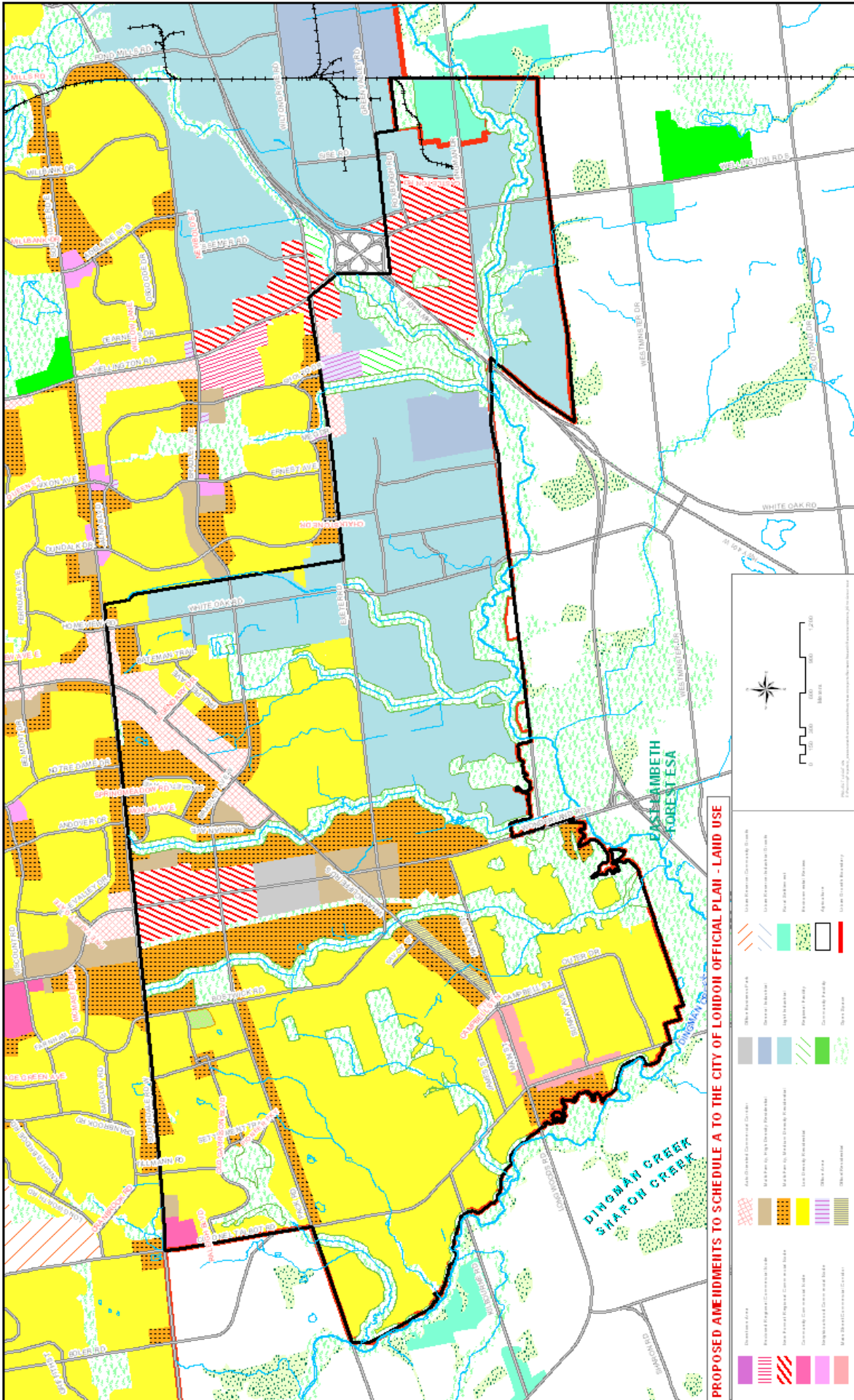
Further public meetings with the public will be scheduled in early 2012 to receive comments on the revised draft of the Southwest Area Plan. It is anticipated that through this consultation, other changes may be made to this land use plan, and the lands to be included in Phase 2 will be further refined and finalized.

Following this consultation, Staff propose to bring the Southwest Area Plan back for Council adoption following a Public Participation Meeting in April, 2012.



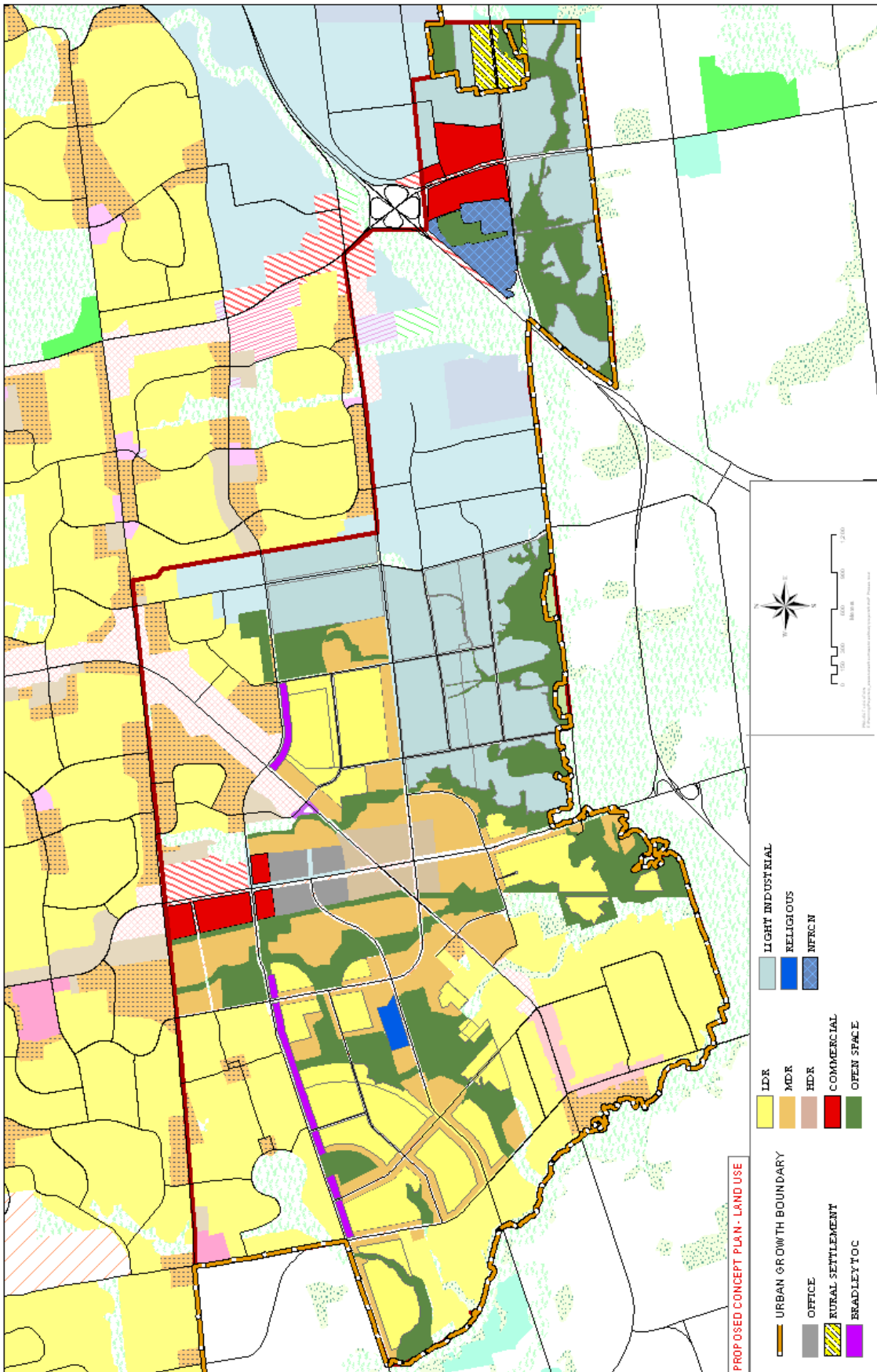


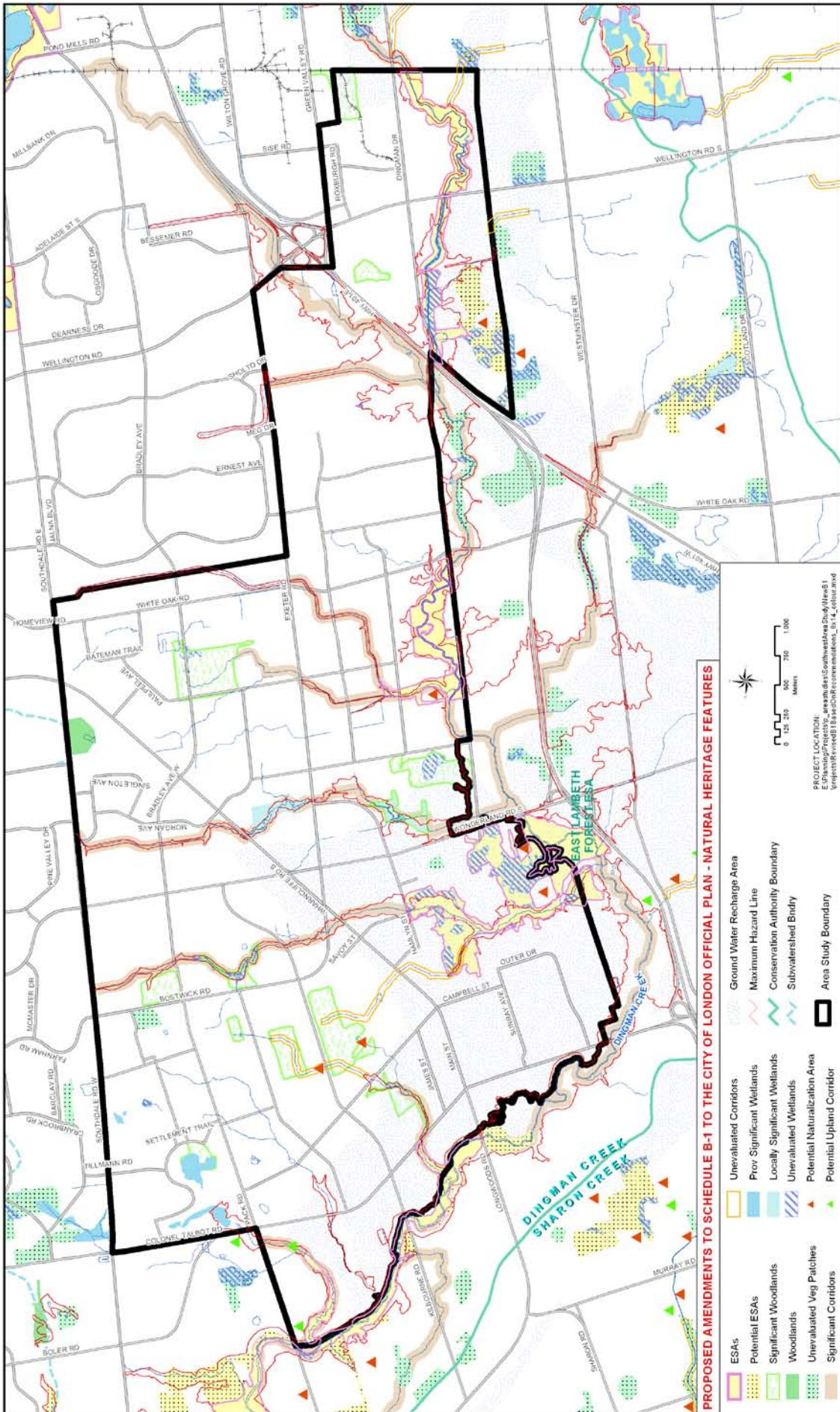
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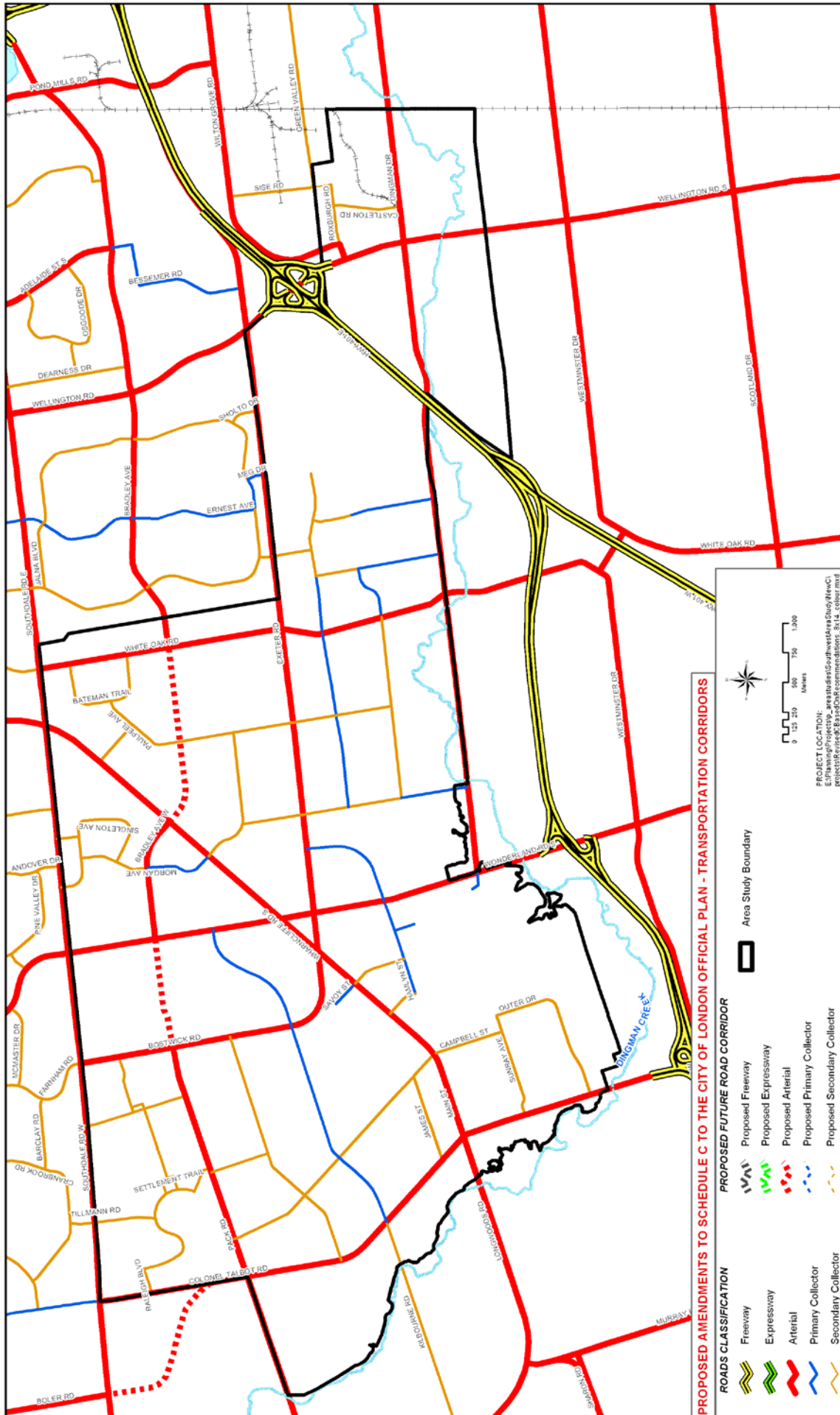


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PREPARED BY:	SUBMITTED BY:
HEATHER McNEELY SENIOR PLANNER CITY PLANNING & RESEARCH	GREGG BARRETT MANAGER, CITY PLANNING & RESEARCH
RECOMMENDED BY:	
J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

December 2, 2011

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"ATTACH"






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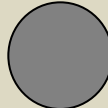


Appendix “A”
SWAP: Criteria for Phasing Options (as presented to Council on September 20, 2011)

Evaluation Criteria	Phasing Option 1: Phase 1 – Same as May 5, 2010 Recommended Plan	Phasing Option 2: Southdale Hug	Phasing Option 3: Lambeth out	Phasing Option 4: Wonderland Road	Phasing Option 5: Full Build Out
Environment					
<p><i>Built Environment</i></p> <p>Ability to maintain views, vistas & gateways</p> <p>Ability for new development to fit with its existing or planned context</p> <p>Ability to meet urban design objectives</p> <p>Compatibility with existing and surrounding uses</p> <p>Ability of new neighbourhoods to be integrated into fabric of City</p> <p>Ability to support a range of transportation choices</p> <p><i>Cultural</i></p>					

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Ability to conserve cultural heritage landscapes Ability to preserve archaeological resources Ability to conserve and enhance built heritage resources <i>Natural Environment</i> Natural Heritage Study (NHS) completed EA completed, if required Ability to connect plan area to natural heritage features of City Ability to provide natural linkages between natural heritage system and green spaces Ability to preserve and enhance the urban forest through increasing canopy coverage Ability of development to minimize adverse impacts and restore/enhance the NHS					
Financial					
Potential revenue Effect on system costs Effect on capital costs Effect on taxes Effect on development charges					

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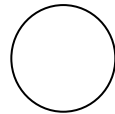
Potential for cost sharing					
Social					
Effect on neighbourhoods					
Effect on businesses					
Effect on community character					
Ability to create complete communities/neighbourhoods					
Social cohesion					
Diversity of housing types					
Ability to provide affordable housing					
Conformance with Official Plan goals					
Consistency with Provincial Policies (PPS)					
Ability to accommodate additional community infrastructure					
Ability to meet population objectives					
Ability to meet employment objectives					
Technical					
Ability to provide appropriate service delivery for water supply consistent with GMIS					
Ability to provide appropriate service delivery for sanitary servicing consistent with GMIS					

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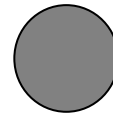
Ability to provide appropriate service delivery for SWM consistent with GMIS Suitability of infrastructure Efficiency of infrastructure Replacement of infrastructure Operation of infrastructure					
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











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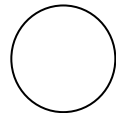
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SWAP: Criteria for Recommended Phasing Options (as present to Council on September 20, 2011)

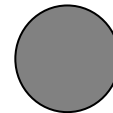
Evaluation Criteria	Phasing Option 1: Phase 1 – Same as May 5, 2010 Recommended Plan	Phasing Revised Option 2:	Phasing Revised Option 3:
Environment			
Financial			
Social			
Technical			



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= Moderate Constraint



Significant Constraint

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Appendix “B” Natural Heritage Features

Reference	Public/Agency Group	Issue/Items for Consideration	Action Taken
Patch 10051	Source: City Planning UTRCA	Clarify the status of this patch. <u>Response:</u> The City Ecologist Planner has accepted the recommendations of the NHS that this patch is a significant woodland associated with the Anguish Drain significant stream corridor meeting criterion 15.4.5 i) and 15.4.5 ii).	<u>Mapping changes:</u> Change Environmental Review (ER) patch on recommended preferred land use plan to Open Space. Amend Schedule A from ER to Open Space. Amend Schedule B-1 from Unevaluated Vegetation Patch to Significant Woodland.
Patch 10054	Source: UTRCA	NHS identifies this patch as not Significant and not to be included in the schedules. <u>Response:</u> The patch was previously evaluated in 1998 for the North Talbot Community Plan and was evaluated as not significant based on the higher threshold. The patch is presently not recognized as a natural heritage feature on Schedule B-1. However, portions of the patch	<u>Mapping changes:</u> Add existing patch back onto schedule B-1 as unevaluated woodland. Map as Environmental Review on

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		remain and should be re-assessed when development comes forward.	Schedule A.
Patch 10055	Source: UTRCA	NHS identifies this patch as Significant, but is not shown as a natural heritage feature in the SWAP plan, or recommended as a PSW on Schedule B-1. <u>Response:</u> Most of the patch has been disturbed through ongoing construction. What remains is <0.5 ha, below the minimum size to distinguish a patch.	Leave as PSW on Schedule B-1 No further action is recommended.
Patch 10063	Source: City Planning UTRCA	Clarify the status of this patch. <u>Response:</u> The patch was previously evaluated in 1998 for the North Talbot Community Plan and was evaluated as not significant based on the higher threshold. The patch was identified for tree canopy retention in the Community Plan. A woodland evaluation completed by City Ecologist Planner confirmed that further inventory and review of the patch is necessary, although based on existing information it meets criterion 15.4.5 i) and 15.4.5 ii). Therefore, the patch should continue to be identified as an “Unevaluated Vegetation Patch” on Schedule B-1.	<u>Mapping changes:</u> Change LDR designation on recommended preferred land use plan to Environmental Review. Amend Schedule A from LDR to ER No change required to Schedule B-1 – maintain “Unevaluated Vegetation Patch” feature.

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Patch 10064	Source: UTRCA	<p>Clarify the status of this patch.</p> <p><u>Response:</u> The City Ecologist Planner has accepted the recommendations of the NHS that this patch is a significant woodland meeting criterion 15.4.5 i) and 15.4.5 ii).</p>	<p><u>Mapping changes:</u></p> <p>Change Environmental Review (ER) patch on recommended preferred land use plan to Open Space.</p> <p>Amend Schedule A from ER to Open Space.</p> <p>Amend Schedule B-1 from Unevaluated Vegetation Patch to Significant Woodland.</p>
Patch 10065	Source: City Planning UTRCA	<p>Clarify the status of this patch. NHS report identified this patch as not significant.</p> <p><u>Response:</u> Evaluation completed by City Ecologist Planner and accepted the recommendations that the patch is not significant.</p> <p>On July 25, 2011, Council approved the amendments to remove the patch from Schedule B-1 and to change the land use designation on Schedule A from Environmental Review to Urban Reserve Community Growth.</p>	No further action is required.

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Patch 10066	<p>Source: Nature London Elli Westeinde UTRCA EEPAC City Planning</p>	<p>Clarify the status of this patch.</p> <p><u>Response:</u> Patch 10066 was not inventoried as the City was denied access to the property. Road surveys and desktop application of the woodland guidelines by the Ecologist Planner has identified that the patch satisfies criterion 15.4.5 i) for significance. The patch is significant woodland because of the hydrological connection to Anguish Drain and f the terrestrial connection for species to move between patch 10069 to 10066</p>	<p><u>Mapping changes:</u></p> <p>Change Environmental Review (ER) patch on recommended preferred land use plan to Open Space.</p> <p>Amend Schedule A from ER to Open Space.</p> <p>Amend Schedule B-1 from Unevaluated Vegetation Patch to Significant Woodland.</p>
Patch 10088	<p>Source: City Planning</p>	<p>Clarify the status of this patch.</p> <p><u>Response:</u> Previous evaluations and assessment completed by City Ecologist Planner recommend that the patch be identified as significant woodland/unevaluated wetland meeting criterion 15.4.5 i) and 15.4.5 ii).</p>	<p><u>Mapping changes:</u></p> <p>Change Environmental Review (ER) patch on recommended preferred land use plan to Open Space.</p> <p>Amend Schedule A from ER to Open Space.</p> <p>Amend Schedule B-1 from Unevaluated Vegetation Patch to</p>

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			Significant Woodland, and unevaluated wetland.
Patch 10095	Source: City Planning EEPAC UTRCA	<p>Include Patch on Schedule B-1. Enhancement opportunities should include identifying the patches evaluated as Not Significant, but which still exist and might be preserved via some other mechanism.</p> <p><u>Response:</u> This patch is not considered ecologically significant, but a 20 metre depth along Southdale Road W is to be protected, consistent with Schedule A of the Official Plan. In light of the recent adoption of OPA 438 and woodland feature, consideration should be given to including this patch on Schedule B-1 as a "Woodland". Because it meets criterion 15.4.5 iii) for provision of passive recreational open space. Acquisition of a portion of this feature by the City through purchase or by other means is consistent with the Bostwick East Area Plan.</p>	<p><u>Mapping changes:</u> Amend Schedule B-1 to identify this patch as "Woodland".</p>
Patch 10094	Source: Laverne Kirkness, Kirkness Consulting and Johnstone Family,	<p>Clarify the status of this patch.</p> <p><u>Response:</u> SLSR prepared by Biologic Inc., dated April 7, 2011 identified patch as</p>	<p><u>Mapping changes:</u> Change the proposed Environmental Review (ER) designation on the preferred land use plan to Open</p>

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	<p>EEPAC, UTRCA, City Planning</p>	<p>significant, specifically stating, “The City of London woodland guidelines (2006) were applied to patch 10094. The threshold of significance of these guidelines is met for the patch”. The City Ecologist Planner confirms that the patch meets criterion 15.4.5 i), 15.4.5 ii) and 15.4.5 v).</p> <p>As part of a complete application for a rezoning and plan of subdivision, or rezoning and site plan approval, an Environmental Impact Study (EIS) will be required on the property to determine the boundary of the Woodland and the zone limit between future open space and development lands.</p>	<p>Space.</p> <p>Amend Schedule A from “ER” to “Open Space”.</p> <p>Amend Schedule B-1 from “Unevaluated Vegetation Patch” to “Significant Woodland” and unevaluated wetland.</p> <p>Amend Schedule B-1 to add “Significant Corridor” extending south from Patch 10094 up to the existing light industrial designated lands, and to add a “Potential Naturalization Area” for the connection between Exeter Road and the south limit of the recommended “Significant Corridor”</p>
<p>Patch 10101 & 10112</p>	<p>Source: City Planning EEPAC UTRCA</p>	<p>Clarify the status of these two patches.</p>	<p><u>Mapping changes:</u></p> <p>Change the proposed Light Industrial designation on the preferred land</p>

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		<p><u>Response:</u> Patches 10101 & 10112 were not inventoried given the City was denied access to the property. Desktop application of the landscape level standards for woodland confirmed that these two patches are significant meeting criterion 15.4.5 i), 15.4.5 ii) and 15.4.5 v). The complexing of these two patches and their location within and adjacent to the Dingman Creek Significant Stream Corridor qualifies them for ESA status. The City Ecologist Planner has accepted the recommendations of the NHS.</p>	<p>use plan to Environmental Review. Amend Schedule A from URIG to Environmental Review, and change the ER portions to Open Space. Amend Schedule B-1 for lands within the Maximum Hazard Line as “ESA”, and lands beyond the Hazard Line as “Potential ESA”.</p>
Patch 10102	Source: City Planning	<p>Clarify the status of this patch.</p> <p><u>Response:</u> Evaluation completed by City Ecologist Planner recommends that the patch is significant based on fulfilling criterion 15.4.5 i) and 15.4.5 ii).</p>	<p><u>Mapping changes:</u> Change Commercial designation on recommended preferred land use plan to Environmental Review. Amend Schedule A from NFRCN to Environmental Review. Amend Schedule B-1 from Unevaluated Vegetation Patch to Significant Woodland.</p>

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General Comments			
	<p>Source: EEPAC</p>	<p>The Natural Heritage Study (NHS) needs to inform all land use decisions with strategic options for the natural heritage system.</p> <p>The NHS should include a discussion on the opportunities and possibilities for enhancing and expanding the natural heritage system.</p> <p><u>Response:</u> The recommendations of SWAP NHS, accepted by the City Ecologist, incorporates all significant components, opportunities and areas for enhancement/expansion of the natural heritage system into the final land use plan, and as proposed amendments to Schedule A and Schedule B-1 of the Official Plan. The overlay of the Carolinian Canada Big Picture Corridor as depicted on Schedule B-1 offers potential opportunities for enhancing or expanding the NHS.</p>	<p>No further action is recommended.</p>
	<p>Source: EEPAC UTRCA Nature London</p>	<p>Confirmation that significant woodland patches should not be identified as Environmental Review, and should be identified as Open Space on the land use plan.</p>	<p>Change Environmental Review (ER) patches on recommended preferred land use plan to Open Space, unless stated otherwise for a site specific</p>

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	Friends of Dingman Creek City Planning		feature. Amend Schedule A from ER to Open Space, or as otherwise stated below. Amend Schedule B-1 from Unevaluated Vegetation Patch to Significant Woodland, or as otherwise stated below.
	Source: City Planning	Unevaluated Wetlands	No change Schedule B-1 for areas that are identified as Unevaluated Wetlands until such time as confirmation is received from the Province that indicates the wetland as a PSW, LSW, or to be removed from Schedule B-1.
	Source: City Planning	Label the geographic areas of the Dingman Creek ESA Corridor.	Amend Schedule B-1 to add the following labels: <ul style="list-style-type: none"> - ESA Dingman Corridor Lower - ESA Dingman Corridor Middle - ESA Dingman Corridor Upper

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	<p>Source: City Planning EEPAC UTRCA</p>	<p>Consideration of future strategic options through the addition of new potential naturalization areas for creating corridors/linkages, bulking out patches, or filling in gaps.</p> <p><u>Response:</u> Evaluation completed by City Ecologist Planner and confirmed the location for new “Potential Naturalization Area” symbols to Schedule B-1. A “Potential Naturalization Area” symbol is already shown on Schedule B-1 between Patch 10070 & Patch 10069; therefore, an amendment to the Schedule is not required.</p>	<p>Amend Schedule B-1 to add Potential Naturalization Areas in the following locations:</p> <ul style="list-style-type: none"> - 2 areas west of Wonderland Rd S, north of Dingman Creek Corridor, - 1 area east of Wonderland Rd S, north of the Dingman Creek Corridor, and - 1 north side of Exeter Road , south of Patch 10094
	<p>Source: EEPAC Lambeth Community Assoc.</p>	<p>Consider the creation of a greenbelt across the southern portion of the City. The Dingman Creek Corridor is a vital regional corridor and has ecological benefits and functions well beyond its borders.</p> <p>Uplands should also be examined for their potential/desirability for enhancement of the natural heritage system.</p> <p><u>Response:</u> Both the “Big Picture/Metacorridors”, and identification of Dingman Creek as a “Significant River and Stream Corridor” on Schedule B-1, and proposed amendments to Schedule B-1 for expanded ESA’s serves to provide a large greenbelt along the southern boundary of the SWAP study area; and serves to identify new areas for naturalization or open space connections.</p>	<p>No further action is recommended.</p>

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		Potential upland corridor connections are currently shown on Schedule B-1.	
	Source: EEPAC UTRCA	Request for "Protection Level Features" (Levels 1 thru 4) for a natural heritage strategy and protection of significant natural heritage features, including wetlands and stream corridors, be incorporated into the City Official Plan. <u>Response:</u> The City Official Plan policies do not recognize protection levels, but identify features as significant or not significant, or unevaluated. This classification applies to woodlands, corridors, and wetlands. Thornicroft Creek and White Oaks Drain are identified on Schedule B-1 as "Significant Stream Corridor". Wetland features are evaluated by the Province as "Provincially Significant", or by the Municipality as "Locally Significant", or not significant. All wetlands, regardless of their status are protected by the Conservation Authorities regulations.	No further action is recommended.
	Source: EEPAC UTRCA Lambeth Community Assoc. Friends of Dingman Creek	The NHS should set targets accepted by other southern Ontario municipalities on woodland cover and leaf cover. A target should be set of 30% for woodland cover. <u>Response:</u> The 30% target for woodland cover was based on the best science evidence for how much habitat is required to support forest interior and area-sensitive breeding birds. It was never intended to be adopted by municipalities as a minimum standard (Graham Bryan personal communication June 14 2011). Targets will depend on what	No further action is recommended.

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		species or communities are identified for protection in any given area. The Urban Forest Ecosystem strategy will be developing targets. A second edition of the “How Much Habitat is Enough” publication will be published in the near future.	
	Source: EEPAC UTRCA Lambeth Community Assoc. Friends of Dingman Creek Nature London	Do not support the use of natural wetlands for SWM, SWM facilities within natural hazards, and SWM facilities within significant natural heritage features. <u>Response:</u> Policy 8A.2.2 and Policy 15.3.2 address permitted uses within natural heritage areas designated as Open Space. Policy 15.3.3 specifically recognizes that it is the preference of Municipal Council that the preferred location of infrastructure not be within the natural heritage system. Therefore, the precautionary principle of the PPS should be applied in mapping the conceptual locations of SWM facilities such that no facilities are shown to be located within the NHS.	No further action is recommended.
	Source: EEPAC	EEPAC recommendation No. 15: A map showing the full original patch boundary and the recommended ESA boundary, including vegetation communities either included or excluded, is required to clearly depict the application of the Criteria and Boundary Delineation Guidelines. <u>Response:</u> The Natural Heritage Study Appendix B includes all of the patch boundaries as derived from current schedules and map layers; Appendix F includes the revised boundaries of each patch based on	Revised patch boundaries and internal ELC community boundaries will need to be digitized to update the ELC vegetation polygon layer that will form the basis for Schedules A and B-1 delineations.

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		<p>ELC and other background or new data collected for patches. Appendix K includes recommended boundary changes to ESA patches.</p>	
	<p>Source: EEPAC UTRCA Nature London</p>	<p>Updates to Table 24 of NHS and evaluation criteria.</p> <p><u>Response:</u> The City Ecologist Planner has reviewed and accepted the recommendations of the NHS. The comprehensive recommended changes to the natural heritage system are reflected as proposed amendments to Schedule A and Schedule B-1 of the City Official Plan.</p>	<p>No further action is recommended at this time. The final document should reflect all changes in Table 24.</p>