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<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE MONDAY, DECEMBER 15, 2014</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>BYRON PITS SECONDARY PLAN TERMS OF REFERENCE</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference for the Byron Pits Secondary Plan, attached hereto as Appendix B, **BE APPROVED.**

<b>PURPOSE OF THE REPORT</b>
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This report brings forward the Terms of Reference that will be utilized to retain a consultant for the completion of a Secondary Plan for the Byron Gravel Pits.

This planning process provides a fantastic opportunity for the rehabilitation of a large-scale aggregate extraction site in the middle of London into a landmark development that will mesh the Byron and Westmount communities and support a unique city-wide/regional recreational component. It is the intention that this component will enhance London's current recreational amenities and compliment private recreational services.

The secondary plan will look for unique, innovative and green opportunities for the gravel pits ultimate rehabilitation and will embrace enhanced engagement techniques to solicit and collect public input.

<b>BACKGROUND</b>
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In 1992, the Ontario Municipal Board approved the South-East Byron Area Study; a 76 hectare (188 acres) site bounded by Colonel Talbot Road to the west, Byron Baseline Road to the north, and the rear property boundaries of the Byron pits to the south and the east. The area study took a comprehensive look at the Byron Gravel Pits and the surrounding area to determine the most appropriate land uses for the site once the extraction operations had ceased. The approved Area Study, still in effect, provided a general land use plan and Official Plan policies guiding the integration of the rehabilitation plans for the gravel pit. These rehabilitation plans are filed with the Ministry of Natural Resources and are required to be completed by the pit licensee prior to surrendering their license.

In 2006, Lafarge Canada Inc. undertook a consolidation of all the rehabilitation plans for the Byron gravel pit to ensure a co-ordinated and achievable rehabilitation of the pit. This approved consolidated plan reflects the Ministry of Natural Resources expectation of rehabilitation for the gravel pit, but does not reflect the full intention of the approved Area Study.

Staff have been advised that the final extraction operation for the pit will end within the next 6 to 8 months and the rehabilitation process will begin for a number of the licenced sites. Notwithstanding the completion of the 1992 Area Study and approved land use plan, the study area is designated Urban Reserve, Community Growth on Schedule A of the Official Plan. An official plan amendment(s) (OPA) is required to apply the appropriate land use designations.

Both the Area Study and the rehabilitation plan have identified a large portion of the site to be open space/recreational lands. To better understand the location and the integration of these uses, the Official Plan directs that a more detailed plan be prepared prior to the rehabilitation of

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the gravel pit. In particular, the Official Plan requires:

- a) an accurate delineation of the land intended to be rehabilitated as public open space;
- b) accurate contour information indicating the final grading of the rehabilitated areas;
- c) the approximate configuration of any ponds to be incorporated in the rehabilitation scheme;
- d) road and trail access to and through the rehabilitated pit area including any required parking facilities;
- e) the siting of any recreational facilities proposed for the rehabilitated pit area; and
- f) a planting scheme to provide for the stabilization of soils and reduced maintenance on rehabilitated slopes, the naturalization of lands at the edge of forest areas, and the creation of a visually attractive landscape suitable for passive recreation pursuits.



Evergreen Brick Works Park - Toronto, ON

<b>PLAN COMPONENTS</b>
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The secondary plan process will produce a number of documents to assist in the development of the Byron Gravel Pits. In particular, the completed study will provide:

**Secondary Plan**

A Secondary Plan is intended to provide a comprehensive assessment of the opportunities and constraints for the planning and development of a specific study area. The plan will establish a vision for the area and provide the basis for an Official Plan amendment that will identify environmental features; apply specific land use designations; identify servicing requirements; identify collector road alignments; identify parks and community facility needs; and develop area-specific policies to direct future zoning, subdivision planning and urban design. A key focus will be the scale and design of development along Byron Baseline Road.

**Recreational Opportunities Plan**

It is recognized that a large portion of the study area will be utilized for open space and recreational uses. The Recreational Opportunities Plan will take into consideration the outcome of the proposed visioning session, research of other rehabilitated gravel pits and a review of recreational uses appropriate for this unique site to create a development strategy for the open space/recreational lands. The plan will identify opportunities and constraints within the London and southwestern Ontario market for recreational uses that can be operated by the City or in partnership with the City on the subject lands. A financial summary will be included with each option.



Royal Botanical Gardens – Hamilton, ON

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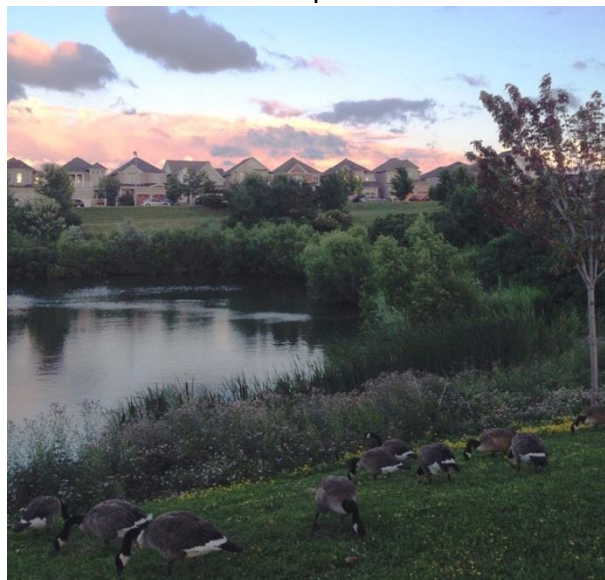
# Byron Pits Secondary Plan



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**Pit Rehabilitation Plan**

The completed Secondary Plan will provide direction for a revised comprehensive rehabilitation plan which is to suit the needs of the property owners, the neighbourhood and the City as per the Official Plan requirements. It is expected that the existing comprehensive rehabilitation plan filed with the Ministry of Natural Resources will be amended by the land owners to match the recommended land use plan. A separate process will be required to file the revised rehabilitation plan with the Ministry of Natural Resources (MNR); however, it is the intent of the secondary plan process to include the MNR in all phases of the study.



Professor Lake, Brampton, ON

**Municipal Class EA**

While not a direct component of the secondary plan process, the Commissioners Road Municipal Class Environmental Assessment for the Commissioners Road ultimate alignment will undertaken by the City at the same time as the secondary plan. Best efforts will be made by staff to seek out efficiencies in both processes; in particularly, shared background and study results and joint public participation meetings.

**TIMING**

The attached terms of reference provides an overall description of the secondary plan as well as anticipated deliverables for the study. Based on the terms of reference being approved by Council, the Request For Proposal for the project will be posted for bidding in early January with the expectation of securing a consultant by the end of February. It is expected the first public meeting for this project will be coordinated with the Commissioners Road Environmental Assessment in April 2015. The final plan is anticipated to be presented to Council in the first quarter of 2016.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>BRUCE PAGE, BES SENIOR PLANNER, ENVIRONMENTAL AND PARKS PLANNING</b>	<b>ANDREW MACPHERSON, OALA MANAGER, ENVIRONMENTAL AND PARKS PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

Attached:  
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**Appendix A – Information Brochure**

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## **Appendix B – Terms of Reference**