

6TH REPORT OF THE
ENVIRONMENTAL AND ECOLOGICAL PLANNING
ADVISORY COMMITTEE

Meeting held on May 19, 2016, commencing at 5:00 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

PRESENT: S. Levin, E. Arellano, K. Doughty, C. Dyck, B. Gibson, S. Hall, D. Hiscott, N. Huner, C. Kushnir, S. Madhavji, K. Moser, S. Peirce, N. St. Amour, J. Stinziano, R. Trudeau, M. Watson and N. Weerasuriya and H. Lysynski (Secretary).

ABSENT: A. Boyer, E. Boynton, L. Des Marteaux, P. Ferguson and M. Thorn.

ALSO PRESENT: J. MacKay and M. Snowsell.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

None.

III. CONSENT ITEMS

2. 5th Report of the Environmental and Ecological Planning Advisory Committee

That it **BE NOTED** that the 5th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on April 21, 2016, was received.

3. 5th Report of the Trees and Forests Advisory Committee

That it **BE NOTED** that the 5th Report of the Trees and Forests Advisory Committee from its meeting held on April 27, 2016, was received.

4. 6th Report of the Advisory Committee on the Environment

That it **BE NOTED** that the 6th Report of the Advisory Committee on the Environment from its meeting held on May 4, 2016, was received.

5. Municipal Council Resolution - Defining and Applying Diversity: Gender Lens

That it **BE NOTED** that the Environmental and Ecological Planning Advisory Committee reviewed the Municipal Council resolution from its session held on May 3, 2016, with respect to "Defining and Applying Diversity: 'Gender Lens'".

6. Notice of Public Participation Meeting and Public Open House - London Plan

That a Working Group, consisting of S. Levin (lead), K. Moser, J. Stinziano and N. St. Amour **BE ESTABLISHED** to provide comments for the public participation meeting being held at the Planning and Environment Committee on June 13, 2016, relating to the London Plan.

7. Notice of Application - 2293683 Ontario Inc. - 2397 Oxford Street West

That it **BE NOTED** that the Notice dated April 21, 2016, from E. Lalande, Planner II, with respect to the application by 2293683 Ontario Inc., relating to the property located at 2397 Oxford Street West, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

8. Properties located at 3234, 3263 and 3274 Wonderland Road South

That the attached, revised, Working Group comments on the application by Southside Construction Management Ltd., relating to the properties located at 3234, 3263 and 3274 Wonderland Road South **BE FORWARDED** to the Civic Administration for consideration.

9. Thames Valley Parkway North Branch Connection

That the following actions be taken with respect to the Thames Valley Parkway North Branch Connection, Class EA:

- a) the Thames Valley Parkway Working Group comments **BE FORWARDED** to the Civic Administration for consideration; and,
- b) K. Moser and S. Madhavji, Environmental and Ecological Planning Advisory Committee, **BE DIRECTED** to request delegation status at the May 30, 2016 Planning and Environment Committee to speak on this matter.

V. ITEMS FOR DISCUSSION

10. Workplan

That the Environmental and Ecological Planning Advisory Committee (EEPAC) 2016 Work Plan **BE AMENDED** as follows:

- a) to add N. St. Amour, EEPAC Representative to the Advisory Committee on the Environment in the “Collaboration with other Advisory Committees” activity; and,
- b) to add the dark sky initiative/bird deaths, in relation to high rise buildings, to the “Collaboration with other Advisory Committees” activity.

11. Joint Discussion of Advisory Committees

That S. Ratz and A. Stratton **BE ADVISED** that S. Levin will attend the Education/Outreach Joint Discussion of Advisory Committees.

12. City of London - Dingman Creek EA Stakeholder Committee

That it **BE NOTED** that the Environmental and Ecological Advisory Committee heard a verbal presentation from C. Kushnir, with respect to the Dingman Creek Environmental Assessment Stakeholder Committee meeting held on April 8, 2016.

13. Grow Me Instead - A Guide for Southern Ontario

That the Civic Administration **BE REQUESTED** to update the City of London website with the most recent information from the Ontario Invasive Plant Council document entitled “Grow Me Instead - A Guide for Southern Ontario – Beautiful Non-Invasive Plants for your Garden”.

14. Trails Focus Group Meetings

That it **BE NOTED** that the Environmental and Ecological Advisory Committee heard a verbal presentation from S. Levin, on behalf of L. Des Marteaux, with respect to the fourth and fifth meetings of the Trails Focus Group held on May 5 and May 16, 2016, relating to the Planning and Design Standards for trails in ESA's (2012) review.

15. Notice of Revised Application – Properties located at 132, 146 and 184 Exeter Road South

That a Working Group **BE ESTABLISHED** consisting of S. Levin (lead), B. Gibson and R. Trudeau to provide comments on the revised application by Z Group, relating to the properties located at 132, 146 and 184 Exeter Road.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

16. (ADDED) Notice of Application – Property located at 493 Springbank Drive

That it **BE NOTED** that the Notice dated May 12, 2016, from E. Lalande, Planner II, with respect to the application by The Incorporated Synod of the Diocese of Huron, relating to the property located at 493 Springbank Drive, was received.

17. (ADDED) Trees and Forests Advisory Committee Representative

That consideration of an Environmental and Ecological Planning Advisory Committee representative to the Trees and Forests Advisory Committee **BE POSTPONED** to its next meeting.

VII. ADJOURNMENT

The meeting adjourned at 6:45 PM.

NEXT MEETING DATE: June 16, 2016

Biologic Wonderland Road Environmental Impact Study
Prepared for Southside Group by BioLogic, February 18, 2016
EEPAC May 2016

Deficiencies

- 1) Section 4.1.4 – Indicates that the development of the subject lands (east) will be located on a site with a “highly vulnerable aquifer” that is located as shallow as 3.96m below the surface. The EIS claims that the development will not pose a risk to the aquifer. However, the EIS fails to provide evidence to support their claim that the development will not breach or contaminate the aquifer. The risk of damaging the aquifer should also consider the number of residents that may use the aquifer as a source of drinking water because it is these residents that would be adversely affected if the aquifer is contaminated. The EIS does not provide any information regarding how the aquifer is used by local residents.
- 2) Section 4.2.1 – Using outdated resources – Criteria Schedules (MNRF, 2012). The current Criteria Schedule for EcoRegion 7E (2015) should have been used as they have been available since mid-2015.
- 3) Section 4.2.5 – Fauna study and Appendix I, Amphibian Breeding Survey – The Marsh Monitoring Program which is the accepted survey method, requires three surveys. The first in April, the second in May and the third in June under certain air temperature and wind conditions, 30 minutes after sunset. Appendix I reports only two proper surveys of the dug depression. The April survey is missing. It is possible this is Significant Wildlife Habitat as the survey could have identified Wood Frogs which can only be heard for a short time very early in spring calling in wet wooded areas.

Recommendations

- 1) The EIS should provide evidence to support the assertion that the development will not damage the highly vulnerable aquifer. In addition, the EIS should include information regarding the number of residents using the aquifer as a source of drinking water.
- 2) Use current Ministry documents to define significant wildlife habitat
- 3) An April amphibian breeding survey should be required to determine if the dug depression is significant Wildlife Habitat
- 4) Figure 8: Development Proposal – parking lots adjacent to maintained hydro corridor – provide a 5m vegetated buffer between parking spaces and hydro corridor to be planted with native, non-invasive species to provide pollinator habitat.
- 5) Section 8 – Prior to and after construction, equipment should be cleaned to minimize probability of spreading invasive species (ie. Phragmites)