

8TH REPORT OF THE
ENVIRONMENTAL AND ECOLOGICAL PLANNING
ADVISORY COMMITTEE

Meeting held on July 21, 2016, commencing at 5:00 PM, in Committee Rooms #1 and #2, Second Floor, London City Hall.

PRESENT: S. Levin (Chair), A. Boyer, S. Hall, D. Hiscott, Dr. N.P.A. Huner, C. Kushnir, S. Peirce, N. St. Amour, J. Stinziano, M. Thorn, R. Trudeau and N. Weerasuriya and H. Lysynski (Secretary).

ABSENT: E. Arellano, E. Boynton, L. Des Marteaux, D. Doughty, S. Madhavji, K. Moser and M. Watson.

ALSO PRESENT: G. Barrett, S. Chambers, C. Creighton, J. MacKay and S. Mathers.

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. 7th Report of the Advisory Committee on the Environment

That it BE NOTED that the 7th Report of the Advisory Committee on the Environment from its meeting held on June 1, 2016, was received.

3. 6th and 7th Reports of the Trees and Forests Advisory Committee

That it BE NOTED that the 6th and 7th Reports of the Trees and Forests Advisory Committee from its meetings held on June 1 and June 22, 2016, were received.

4. 7th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 7th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on June 16, 2016, was received.

5. 7th Report of the Environmental and Ecological Planning Advisory Committee - Municipal Council Resolution

That it BE NOTED that the Municipal Council resolution from its session held on June 23, 2016, with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee, was received.

6. Planning and Design Standards for Trails in Environmentally Significant Areas – Municipal Council Resolution

That it BE NOTED that the Municipal Council resolution from its session held on June 23, 2016, with respect to planning and design standards for trails in Environmentally Significant Areas, was received.

7. Education and Outreach Joint Discussion of the Advisory Committees

That it BE NOTED that the communication dated June 29, 2016, submitted by S. Levin with respect to the Advisory Committee Education and Outreach Joint Discussion, was received.

8. Properties located at 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West

That a Working Group, consisting of S. Levin (lead) and J. Stinziano BE ESTABLISHED to provide comments on the Riverbend South, Phase 2 Environmental Management Plan; it being noted that a Notice, dated June 21, 2016, from L. Mottram, Senior Planner, Development Services, relating to the application by Sifton Properties Limited, for the properties located at 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West, was received.

9. Properties located at 1349, 1351 and 1357 Commissioners Road West

That it BE NOTED that a Notice dated June 22, 2016, from S. Wise, Planner II, with respect to the application by Treadstone Developments, relating to the properties located at 1349, 1351 and 1357 Commissioners Road West, was received.

10. Property located at 545 Fanshawe Park Road West

That it BE NOTED that a Notice dated June 15, 2016, from B. Turcotte, Senior Planner, with respect to the application by 2403290 Ontario Limited, relating to the property located at 545 Fanshawe Park Road West, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

None.

V. ITEMS FOR DISCUSSION

11. Workplan

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to their 2016 Work Plan.

12. Dingman Creek Subwatershed Environmental Assessment - Update

That it BE NOTED that the verbal presentation from C. Kushnir, with respect to the Dingman Creek Subwatershed Environmental Assessment update, was received.

13. Brainstorm Session for Projects

That it BE NOTED that ideas were discussed for potential expansion to the Environmental and Ecological Planning Advisory Committee 2016 Work Plan; it being noted that a recommendation for addition may come forward at a future date.

14. Stormwater Engineering – Mud Creek Environmental Assessment/ Environmental Impact Statement - S. Chambers

That a Working Group, consisting of N. St. Amour (lead), K. Doughty, C. Kushnir and M. Thorn BE ESTABLISHED to provide comments on the Mud Creek Environmental Assessment/Environmental Impact Statement; it being noted that the Environmental and Ecological Planning Advisory Committee heard delegations from S. Chambers, Environmental Services Engineer and S. Mathers, Manager, Development Finance, with respect to this matter. (See attached Mud Creek EA maps.)

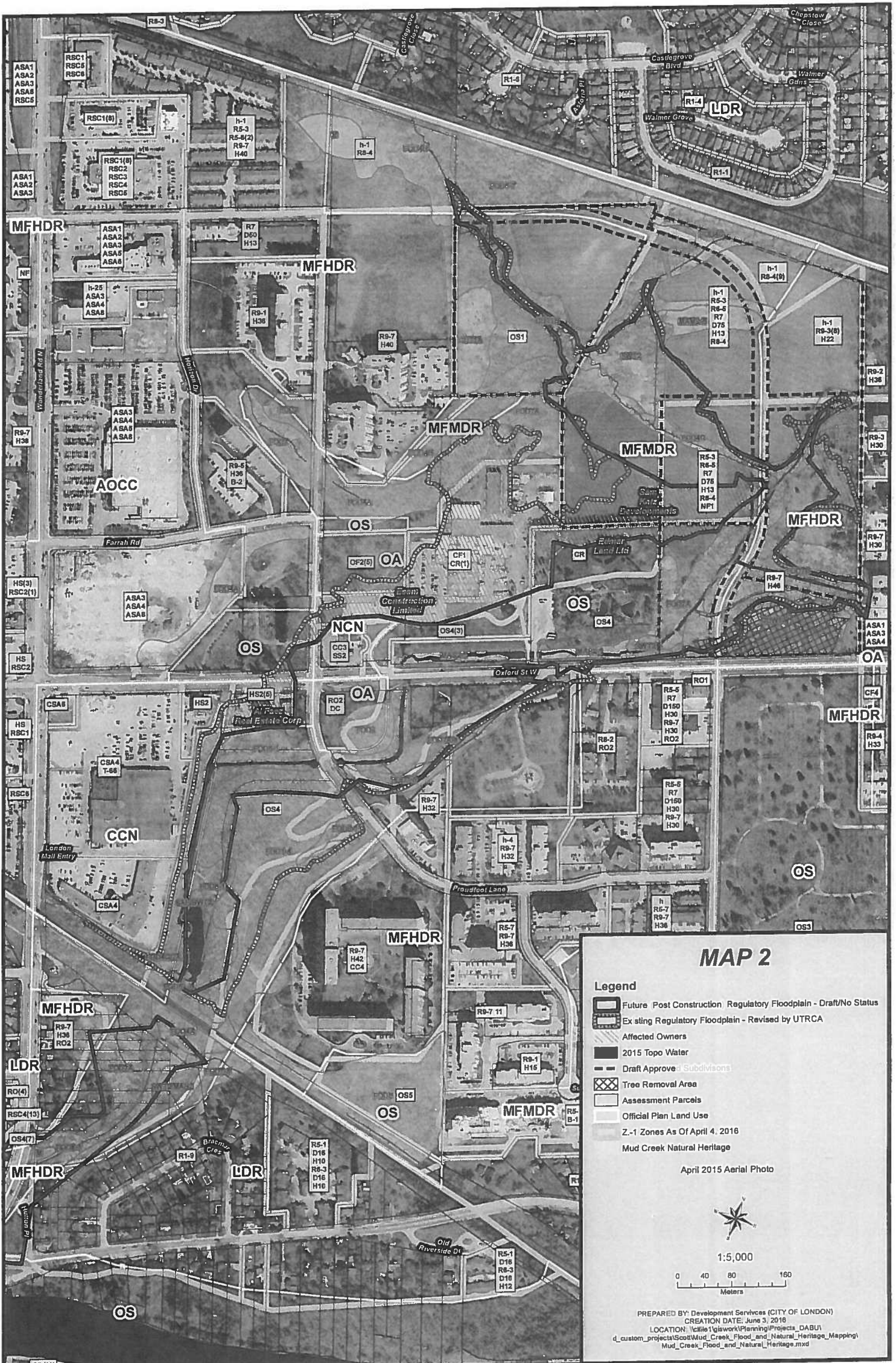
VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VII. ADJOURNMENT

The meeting adjourned at 7:20 PM.

NEXT MEETING DATE: August 25, 2016



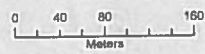
MAP 2

- Legend**
- Future Post Construction Regulatory Floodplain - Draft/No Status
 - Existing Regulatory Floodplain - Revised by UTRCA
 - Affected Owners
 - 2015 Topo Water
 - Draft Approved Subdivisions
 - Tree Removal Area
 - Assessment Parcels
 - Official Plan Land Use
 - Z-1 Zones As Of April 4, 2016
 - Mud Creek Natural Heritage

April 2015 Aerial Photo



1:5,000



PREPARED BY: Development Services (CITY OF LONDON)
 CREATION DATE: June 3, 2016
 LOCATION: \\c:\giswork\Planning\Projects_DABU\...
 d:\custom_projects\Scott\Wud_Creek_Flood_and_Natural_Heritage_Mapping\...
 Mud_Creek_Flood_and_Natural_Heritage.mxd

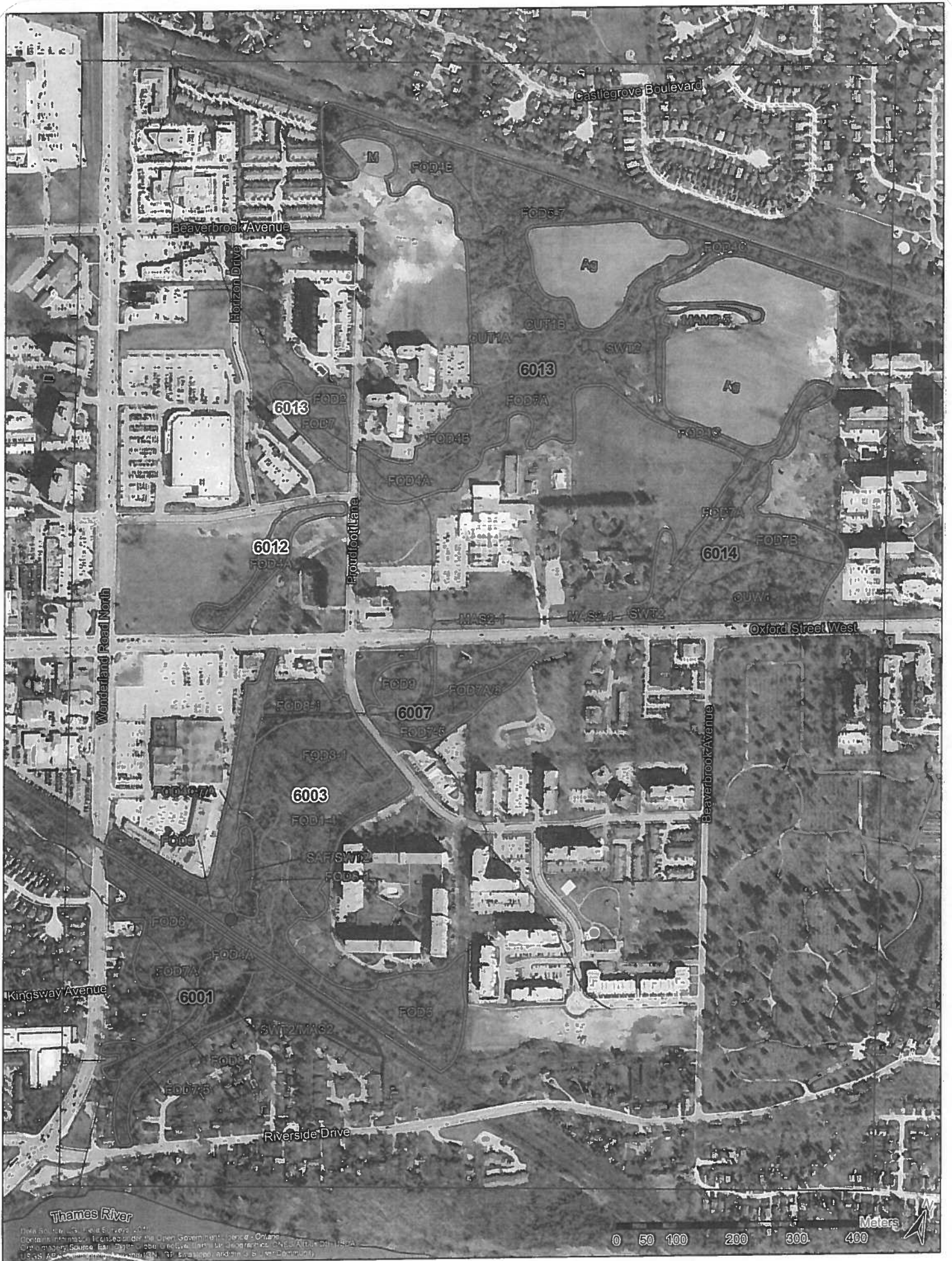
Notes:
 • Existing Regulatory Floodplain represents the update to the existing floodplain by the UTRCA. This will be floodplain if the City maintains status quo.
 • Future Regulatory Floodplain represents the possible future floodplain following completion of the preferred Alternative 4 of the Mud Creek EA which includes CN Rail culvert replacement and extensive channel works.
 This floodplain must be verified by the UTRCA and has no status until completion of the works.



FIGURE 6-3
Existing Conditions Water Surface Elevations

Mud Creek Subwatershed Environmental Assessment
City of London, London, Ontario





Drawn by: [Name], [Date]
 Contains information that is the property of the Government of Ontario
 Copyright Source: [Source], [Date]
 USGS APN: [APN]

Mud Creek EA - Vegetation Communities

	Butternut		Dry-Fresh Sugar Maple-Black Cherry Deciduous Forest		Narrow-leaved Sedge Mineral Meadow Marsh
	Study Area		Fresh-Moist Sugar Maple Deciduous Forest		Mineral Shallow Marsh
	Woodland Patches Outline		Fresh-Moist Lowland Deciduous Forest		Cattail Mineral Shallow Marsh
	Vegetation Communities Boundary		Manitoba Maple Lowland Deciduous Forest		Mineral Thicket Swamp
	Dry-Fresh Mixed Oak Deciduous Forest		Manitoba Maple/Poplar Lowland Deciduous Forest		Floating-leaved Shallow Water Dogwood/Common Buckthorn Cultural Thicket
	Dry-Fresh Oak-Maple-Hickory Deciduous Forest		Lowland Deciduous Forest		Common Buckthorn Cultural Thicket
	Black Walnut Deciduous Forest		Fresh-Moist Black Maple Lowland Deciduous Forest		Mineral Cultural Woodland
	Black Locust Deciduous Forest		Fresh-Moist Poplar Deciduous Forest		Mineral Cultural Woodland
	Manitoba Maple Deciduous Forest		Fresh-Moist Oak-Maple-Hickory Deciduous Forest		Agriculture
	Dry-Fresh Sugar Maple Deciduous Forest				Manicured



Project	TA8479	Figure	3
Date	Mach, 2016	Prepared By	KC
Scale	1:6,000	Verified By	DSU



Table 5-2. Alternative Solutions Evaluation

Category & Criterion	Description	Measure	Alternative 1	Alternative 2	Alternative 3	Alternative 4	
Technical			10	30	60	70	
Flood Control	The ability of the alternative to provide the required flooding control on Oxford Street and Proudfoot Lane. Oxford Street must not flood during the 1:250 year return storm event.	High (10) - The alternative provides a substantial level of flood control, risk is minimized Medium (5) - The alternative provides some level of flood control, risk is reduced Low (0) - The alternative does not provide the required flood protection, substantial mitigation is required to reduce risk	0	0	5	10	
Erosion Control - Upstream of CNR Crossing	The ability of the alternative to mitigate streambank erosion upstream of CNR crossing	High (10) - The alternative provides a substantial level of erosion control, risk is substantially mitigated Medium (5) - The alternative provides an adequate level of erosion control, risk is reduced Low (0) - The alternative provides minimal erosion control, risk of streambank erosion will remain	0	5	10	10	
Erosion Control - Downstream of CNR Crossing	The ability of the alternative to mitigate streambank erosion downstream of CNR crossing	High (10) - The alternative provides a substantial level of erosion control, risk is substantially mitigated Medium (5) - The alternative provides an adequate level of erosion control, risk is reduced Low (0) - The alternative provides minimal erosion control, risk of streambank erosion will remain	0	10	5	5	
Conveyance Control	The ability of the alternative to convey stormwater flows and improve the capacity of the conveyance system for the 1:100 and 1:250 year return period flows.	High (10) - The alternative substantially improves stormwater conveyance and capacity Medium (5) - The alternative achieves some improvement in stormwater conveyance and capacity Low (0) - The alternative provides limited, if any, improvement in stormwater conveyance and capacity	0	0	5	10	
Constructability, Implementation, and Work Scope	The ability of the alternative to be constructed and implemented on a technical, regulatory, and practical basis; within a reasonable scope of work. This includes the approval of CN Rail for culvert alterations.	High (10) - The alternative is easy to implement and construct; reasonable construction work scope Medium (5) - The alternative is somewhat easy to implement and construct (some constraints); moderate scope of construction work Low (0) - The alternative has many challenges with respect to implementation and construction; high work scope	10	5	5	5	
Operations & Maintenance	The ability of the alternative to be operated and maintained within regular operating parameters at the City.	High (10) - The alternative requires minimal operation and maintenance Medium (5) - The alternative requires moderate operation and maintenance Low (0) - The alternative requires considerable operation and maintenance	0	5	10	10	
Compatibility with Development and Growth	The compatibility of the alternative with development planning in the areas within the study area anticipated for development.	High (10) - The alternative provides a substantial amount of flexibility for development planning Medium (5) - The alternative provides a moderate amount of flexibility for development planning Low (0) - The alternative provides a minimal amount of flexibility for development planning	0	0	10	10	
Compatibility with Transportation Master Plan	The compatibility of the alternative with the City's Transportation Master Plan (expansion of Oxford Street to provide rapid transit corridor)	High (10) - The alternative is compatible with the TMP objectives; can be readily integrated into rapid transit projects Medium (5) - The alternative somewhat compatible with the TMP objectives Low (0) - The alternative is not compatible with the TMP objectives	0	5	10	10	
Environmental			20.0	90.0	95.0	105.0	
Quality Control	The potential of the alternative to maintain or improve water quality to PWQOs or better	High (10) - The alternative will substantially improve water quality Medium (5) - The alternative will moderately improve water quality Low (0) - The alternative will provide little, if any, improvement in water quality	0	5	5	5	
Geomorphology	The potential of the alternative to result in a stable streambank condition with respect to slope stability and erosion	High (10) - The alternative provides a dynamically stable stream system requiring very little maintenance to prevent erosion Medium (5) - The alternative provides a moderately stable stream system requiring a minor degree of maintenance to prevent erosion Low (0) - The alternative will not provide a stable stream and would require substantial maintenance to prevent erosion	0	5	5	10	
Sedimentation	The potential for the alternative to optimize sediment transport to a stable sediment load condition	High (10) - The alternative provides a highly enhanced degree of sediment transport Medium (5) - The alternative provides moderately enhanced degree of sediment transport Low (0) - The alternative provides little, if any, sediment transport	0	5	5	10	
Wildlife / Species at Risk			5	10	15	15	
	The ability of the alternative to protect sensitive wildlife species / species at risk	High (10) - The alternative substantially enhances the habitat for wildlife and species at risk Medium (5) - The alternative maintains the existing suite of habitats for wildlife Low (0) - The alternative may result in the loss of wildlife habitat	Short-Term (0 to 3 years)	5	0	0	0
		Medium-Term (4 to 10 years)	0	5	5	5	
		Long-Term (11+ years)	0	5	10	10	
Vegetation / Invasive Species			5	20	15	15	
	The ability of the alternative to protect high quality vegetation including native species and to the exclusion of invasive species	High (10) - Increases the native proportion and floristic quality of the vegetation; reduces or eliminates phragmites taking root Medium (5) - Maintains the existing proportion of natives and floristic quality of the vegetation including existing phragmite population Low (0) - Results in the loss of vegetation or replaces it with non-native vegetation with low floristic quality, increases phragmite (and other non-native) population	Short-Term (0 to 3 years)	5	5	0	0
		Medium-Term (4 to 10 years)	0	5	5	5	
		Long-Term (11+ years)	0	10	10	10	
Terrestrial Habitat			10	20	15	15	
	The potential for the alternative to maintain or enhance terrestrial habitat by protecting sensitive areas	High (10) - The alternative enhances the terrestrial habitat Medium (5) - The alternative maintains the quantity and quality of the existing terrestrial habitat Low (0) - The alternative may result in the loss of terrestrial habitat; substantial mitigation required to prevent loss	Short-Term (0 to 3 years)	5	5	0	0
		Medium-Term (4 to 10 years)	5	5	5	5	
		Long-Term (11+ years)	0	10	10	10	
Aquatic Habitat			0	15	25	25	
	The potential for the alternative to maintain or enhance aquatic habitat that supports benthic and fish communities	High (10) - The alternative substantially enhances the aquatic habitat Medium (5) - The alternative maintains the quantity and quality of the existing aquatic habitat Low (0) - The alternative may result in the loss of aquatic habitat; substantial mitigation required to prevent loss	Short-Term (0 to 3 years)	0	5	5	5
		Medium-Term (4 to 10 years)	0	5	10	10	
		Long-Term (11+ years)	0	5	10	10	
Groundwater	The ability of the alternative to protect groundwater resources from a quality and quantity perspective	High (10) - The alternative provides substantial protection to groundwater resources Medium (5) - The alternative provides moderate level of protection of groundwater resources Low (0) - The alternative provides minimal level of protection of groundwater resources; substantial mitigation may be required to protect resources	0	10	10	10	

Table S-2. Alternative Solutions Evaluation

Category & Criterion	Description	Measure	Alternative 1	Alternative 2	Alternative 3	Alternative 4	
Social			25.0	25.0	75.0	80.0	
Cultural Heritage			15	15	15	15	
	The potential of the alternative to protect cultural/heritage resources	High (10) - The alternative provides potential to protect and promote local cultural and heritage resources	Short-Term (0 to 3 years)	5	5	0	0
		Medium (5) - The alternative maintains or requires minor modifications to design or implementation to protect cultural and heritage resources	Medium-Term (4 to 10 years)	5	5	5	5
		Low (0) - The alternative requires substantial modifications to the design or implementation to protect cultural and heritage resources	Long-Term (11+ years)	5	5	10	10
Public Health & Safety	The potential of the alternative to minimize risk or liability to community health and safety resulting from flooding	High (10) - The alternative poses very little risk to community health and safety; minor damages to private property may be expected Medium (5) - The alternative poses moderate risk to community health and safety; moderate damages to private property or personal injury may be expected Low (0) - The alternative poses high risk to community health and safety; substantial damage to private property or personal injury may be expected	0	0	10	10	
Occupational Health & Safety	The potential of the alternative to minimize risk or liability to occupational health and safety resulting from flooding	High (10) - The alternative poses very little risk to occupational health and safety Medium (5) - The alternative poses moderate risk to occupational health and safety; personal injury may be expected Low (0) - The alternative poses high risk to occupational health and safety; personal injury may be expected	0	0	10	10	
Recreation			5	0	20	20	
	The ability of the alternative to provide or enhance recreational activities (existing and new trails and potential greenspace development)	High (10) - The alternative enhances recreational use of the area	Short-Term (0 to 3 years)	5	0	0	0
		Medium (5) - The alternative maintains existing recreational use of the area	Medium-Term (4 to 10 years)	0	0	10	10
		Low (0) - The alternative decreases the recreational use of the area	Long-Term (11+ years)	0	0	10	10
Aesthetics			5	10	15	15	
	The ability of the alternative to maintain or enhance the visual character of the study area	High (10) - The alternative will enhance the visual character of the area	Short-Term (0 to 3 years)	5	0	0	0
		Medium (5) - The alternative will maintain the visual character of the area	Medium-Term (4 to 10 years)	0	5	5	5
		Low (0) - The alternative will decrease the visual character of the area	Long-Term (11+ years)	0	5	10	10
Stakeholder Acceptance	The potential of the alternative to be accepted by stakeholders including landowners, First Nations, and the public based on comments and feedback received through public consultation during the study	High (10) - The alternative is accepted or preferred by most or all stakeholders Medium (5) - The alternative is accepted or preferred by some stakeholders Low (0) - The alternative is not accepted or preferred by any stakeholders	0	0	5	10	
Planning			10	10	30	25	
Consistency with Planning Policy	The ability of the alternative to support the City's Official Plan	High (10) - The alternative aligns with the City's Official Plan Medium (5) - Some elements of the alternative do not align with the City's Official Plan Low (0) - The alternative does not align with the City's Official Plan	0	0	10	10	
Agency Approvals	The ability of the alternative to meet required approvals from the City of London and regulating agencies (UTRCA, MNRF, MOECC, DFO)	High (10) - Regulatory permits and approvals for the alternative can be acquired readily Medium (5) - Regulatory permits and approvals for the alternative may be acquired with some degree of difficulty Low (0) - The alternative will not meet requirements for regulatory permits and approvals	0	5	10	10	
Property Acquisitions	The relative impact that the alternative has on property acquisition requirements	High (10) - The alternative requires no property acquisition Medium (5) - The alternative requires some property acquisition Low (0) - The alternative requires a high amount of property acquisition	10	5	10	5	
Economic			15	10	15	15	
Capital Cost	Estimated capital cost	High (10) - The alternative is low cost Medium (5) - The alternative is medium cost Low (0) - The alternative is high cost	10	5	5	5	
Operations and Maintenance Cost	Estimated ongoing operation and maintenance	High (10) - The alternative is low cost Medium (5) - The alternative is medium cost Low (0) - The alternative is high cost	0	0	5	5	
Lifecycle Cost	Total annual capital and O&M costs amortized over 20 years	High (10) - The alternative is low cost Medium (5) - The alternative is medium cost Low (0) - The alternative is high cost	5	5	5	5	
Total Score			80	165	275	285	
Weighted Score			16	39	61	68	
Sensitivity - Even Criteria Weighting			16	39	55	59	
Sensitivity - Excluding Cost Criteria			16	39	65	70	
Sensitivity - High Social Criteria			16	31	60	64	
Sensitivity - High Environmental			17	47	65	71	
Sensitivity - High Planning			2	4	65	71	

	Preferred Weighting	Even Weighting	Excluding Cost	High Social	High Environmental	High Planning
Technical	35%	20%	25%	15%	15%	15%
Environmental	25%	20%	25%	15%	40%	15%
Social	15%	20%	25%	40%	15%	15%
Planning	10%	20%	25%	15%	15%	40%
Economic	15%	20%	0%	15%	15%	15%
	100%	100%	100%	100%	100%	100%