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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MONDAY, OCTOBER 17, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	BYRON GRAVEL PIT SECONDARY PLAN TERMS OF REFERENCE

RECOMMENDATION

That on the recommendation of the Managing Director, Planning and City Planner, the Terms of Reference for the Byron Pit Secondary Plan, attached hereto as Appendix A, **BE APPROVED.**

PURPOSE OF THE REPORT

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 an 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 with infill development opportunities 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.

BACKGROUND

On December 15th, 2014, City Staff presented a draft terms of reference to Planning and Environment Committee (PEC) to undertake a secondary plan for the Byron Gravel Pits. The presented terms of reference focused on large tracts of the land being reverted to open space uses consistent with both the approved 1992 South-East Byron Area Plan and the approved licenced rehabilitation plans filed with the Ministry of Natural Resources. The 1992 Area Plan recognized that the majority of the pit lands are well below the elevation that can be practically serviced for development.

At the PEC meeting, a property owner within the study area submitted a letter of concern regarding the proposed land use pattern and suggested a range of alternative lands uses. In addition to the letter, the property owner provided a conceptual land use plan for the ultimate development of the gravel pit. The submitted plan significantly departs from both the 1992 area plan and Ministry approved rehabilitation plans and would require extraordinary amounts of fill in order to be feasible. Staff raised initial concerns with the form and cost of infrastructure required to service the landowners proposed land uses. PEC considered the submitted concept and directed staff to further investigate the opportunity for additional residential development on these lands.

To support the request, the property owner/consultants provided staff with a feasibility study and a preliminary land use plan in support of a development opportunity within the gravel pit. The feasibility study addressed a number of servicing, financial and land use issues including stormwater management, water servicing, sanitary and drainage, grading, costing, claims

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and revenues, and a preliminary land use plan.

The feasibility study initially indicated the development of these lands could be technically and financially viable for residential land uses. Through a secondary plan process, a more detailed feasibility study and servicing study would be undertaken to better define the extent of development. However, the cost to undertake these studies is significantly greater than the initial budget. It was expected that these additional costs would be borne by the property owners.

There were two options being considered in the preparation of the Bryon Gravel Pit Secondary Plan; development-focused and open space-focused. Each option had different costs and visions. To determine the ultimate approach for the Secondary Plan, staff prepared a report to PEC outlining the pros and cons of the two secondary plan options and sought Councils direction.

On July 26, 2016, Municipal Council directed that a draft Terms of Reference for the Byron Gravel Pits Secondary Plan which incorporated the open space option be circulated for review and comment at a future public meeting before the Planning and Environment Committee.

PLAN COMPONENTS

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.



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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 and Forests (MNRF) will be amended by the land owners to match the new recommended land use plan. A separate process will be required to file the revised rehabilitation plan with the MNRF; however, it is the intent of the secondary plan process to include the MNRF in all phases of the study.



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 has been initiated by the City earlier in 2016. Best efforts will be made by staff to seek out efficiencies in both processes; in particular, shared background and study results and joint public participation meetings.

[Professor Lake, Brampton, ON](#)

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 this project will be posted for bidding in early December with the expectation of securing a consultant by the end of the year. It is expected the first public meeting for this project will be coordinated within the first quarter of 2017. The final plan is anticipated to be presented to Council in the first quarter of 2018.

PREPARED BY:	SUBMITTED BY:
BRUCE PAGE, BES SENIOR PLANNER, ENVIRONMENTAL AND PARKS PLANNING	GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

Attached:
BP/GB/JF

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Appendix A – Terms of Reference