

1577 and 1687 Wilton Grove Road – Forest City Industrial

dated August 26, 2016, received at EEPAC October 20, 2016

Reviewers: Sandy Levin and Randy Trudeau
November 4, 2016

EEPAC is generally supportive of the outcome of the City's work on this site as it relates to buffers and the land use changes to recognize the extent of the Provincially Significant Wetland and Environmentally Significant Area.

THEME #1 – Hydrogeological Study

EEPAC supports the recommendation in the SLSR that a Hydrogeological Study be required. The question for EEPAC is who should do this. We believe it should be the city doing it as an addendum to the Forest City Industrial Park SWM Works Municipal Class Environmental Assessment (EA) Study, Schedule 'B' and an Addendum to this Class EA study in 2002. (The study recommended two ponds, the second of the two is to be built on this site). The greatest impact to the Provincially Significant Wetland will be the Stormwater Facility, so it makes sense for the City to be the lead on this.

EEPAC notes that the 2002 Class EA and the EIS determined that provided that the Environmental Management Plan and its recommendations were adhered to, the proposed stormwater works project would positively benefit the surrounding features and functions of Westminster-Wetland Complex and Tenant's Pond.

The recommendations included:

- . Construction of mitigation measures
- . Planting recommendations
- . Environmental Management Plan
- . Environmental monitoring

However, EEPAC is unaware of any such work being carried out. For example, EEPAC notes that the north side of this City-owned site is infested with Phragmites, a threat to wetlands.

Recommendation 1: The SWM Unit of the city should conduct and be charged with implementing the recommendations of the recommended Hydrogeological Study and work with Environment and Parks Planning to ensure they are carried out this time.

Theme #2 – Disposition of lands and portion of site to be zoned LI with a special provision

EEPAC in general believes that ESAs should be managed by the City. Under an Invasive Species Strategy and with the contracted assistance of the UTRCA, sensitive

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lands can be protected. Hence, we are unclear as to why the non-developable PSW and ESA lands would be included in the sale.

Recommendation 2: The city should not include the PSW, ESA and related buffers in the sale of land.

EEPAC questions why the “bay” at the southern end of the site is zoned Light Industrial with a Special Provision. While we appreciate the Special Provision would not permit development or site alteration, we do not understand why it is not designated and zoned Open Space and within the ESA boundary. It is EEPAC’s opinion that in this case, this bay should form part of the ESA. Guideline 9 of the Council approved “Guidelines for Assessing Ecological Boundaries of Vegetation Patches” is broad enough to see this land included. It is also correctly surrounded on all sides by buffer. Much of it forms part of the buffer to the PSW. EEPAC suggests that it remain in City hands as per the previous paragraph.

If Recommendation 2 is not accepted and all of these lands are included in the Terms of Sale, provide an incentive to the new purchaser. We have this recommendation for Realty Services:

Recommendation 2a: If Ecological Lands are included in the sale, the new owner should be encouraged to donate them back to the City under the Canadian Ecological Gifts Program.

Theme #3 – Species at Risk (Barn Swallows)

The abandoned barns on the northwest corner of the property are home to a large colony of Barn Swallows. EEPAC believes that compensation for the loss of the habitat should be a requirement of the Site Plan approval process.

Recommendation 3: The City or the proponent construct a small “barn” in the lands presently recommended to be Light Industrial – Special Provision to provide compensatory mitigation for the loss of Barn Swallow habitat. This would be instead of the “standard” barn swallow kiosks which have a mixed record of success.

Theme #4 – Site Plan

Recommendation 4: The site plan and design elements include:

- green roof
- Low Impact Development (Stormwater)
- provision for Barn Swallow habitat (and educational signage)
- the use of porous instead of impermeable surfaces wherever possible

Theme #5 – London Plan

Recommendation 5: The amendments to Schedule B-1 be included in the London Plan without the City initiating another land use change.