

PUBLIC PARTICIPATION MEETING COMMENTS

12. Properties located at 1013, 1133, 1170 and 1250 Meadowlark Ridge (P-8727/Z-8726)

- Gary Smith, President, Friends of Meadowlily Woods Community Association and Member of the Urban League of London – advising that Meadowlily Woods is located at the corner of Highbury Avenue and Commissioners Road East; indicating that the Environmentally Significant Area (ESA) is 180 acres and within that ESA there are three or four areas of Provincially Significant Wetland (PSW) that has been designated since 2006; showing a picture of the area from the point of view of the Ministry of Natural Resources; noting that the areas that are PSW are dark blue; showing the two ravines that he is concerned about; stating that Meadowlark Ridge is at the bottom of the picture and pointing out the location of Commissioners Road; showing how close the road, the proposed subdivision, the ESA and the Thames River are; pointing out that from his house at the top of the hill, down to the Thames River is seven-tenths of a kilometer; reiterating that they are not talking about a huge space, everything is pretty close; talking about an area that runs from about eight hundred feet above sea level in his front yard down to five hundred forty at the level of the bridge; showing Detail Map 5 from The London Plan (the Meadowlily area); advising that this map shows something important with respect to the woodlands, being the two creeks, or more, depending on how you organize it that feed the ESA which will determine the quality of the Environmentally Significant wetlands if a certain procedure is not respected with regard to both surface water and also certain things regarding groundwater that can affect the quality of the PSW area; showing a detailed map from the Ministry of Natural Resources; pointing out the bridge, the creek and the PSW; noting that Councillor Hopkins was asking about the allowance for the creek; advising that the area is served by several intermittent streams and the topography is significant; showing an aerial map from 2014; showing the creek and the ravine in that area on the map, which goes all the way into the subdivision; showing the map from the proponent where the natural features are missing in terms of the PSW or the creeks; showing the Meadowlily Subdivision Plan; expressing concern as one of the things that they would like consideration on is the three lots that are on the north side of Meadowlark Ridge because that, once again, is in an area of considerable slope and is also in an area where you are getting much closer to the creek on that side that services the PSW; providing an excerpt from the Provincial Policy Statement, 2014, entitled the Implementation Strategy, page eight; advising that subdivisions and land use policies are still relevant to the Provincial Policy Statement regardless of the time period in which they were approved; indicating that Friends of Meadowlily Woods would like to see a few things with regard to this, including that all areas near the ESA area be fenced and no gates be facing the ESA or PSWs; ten metre buffers for natural areas be increased to thirty metres especially regarding creeks and streams that service the ESA and PSWs; clear plans with how storm water and runoff are to be managed; wondering if the arc of the road can be changed in such a way that it is away from the slopes and valleys of the creeks and streams that service the ESA; referencing the attached communication; indicating that they have not had a chance to complete their Conservation Master Plan for this area and they would like the opportunity to see some of that science before decisions are made; showing a picture of a salamander that is sitting approximately one hundred yards from where they are talking about; noting that this is a species of concern. (See attached presentation).
- Doug Stanlake, on behalf of Rembrandt Meadowlily Inc. – advising that the application that is before the Planning and Environment Committee today is to allow the change of tenure of proposed lots for single family dwellings; indicating that the lands are currently zoned cluster form of single family housing and a vacant land condominium block could be built at this point on all of the lots that are currently within the plan of subdivision identified and zoned for a residential development; pointing out that when his client purchased these lands in 2015, shortly thereafter they commenced the process for going through a site plan approval for several of the blocks within the plan of subdivision; advising that, when his client met with Development Services, in a pre-consultation

meeting, it was recommended by senior planning staff in Development Services that his client consider creating “freehold”, that is standard single family lots as you would normally find in a plan of subdivision rather than have frontage on Meadowlark Ridge rather than creating vacant land single family land units within a vacant land condominium; thinking that, as the Councillor asked previously, the simple request here is that rather than having single family lots within a vacant land condominium, rezoning to permit freestanding stand-alone single family lots which have frontage on Meadowlark Ridge; advising that, after considering this request, his client agreed with the recommendation of staff and submitted this rezoning application; expressing support for the staff recommendation for the approval of the rezoning and the creation of a Part Lot Control by-law that will be passed in the area; responding to the Community Association and as Mr. T. Grawey, Manager, Development Services and Planning Liaison indicated, there is a subdivision agreement within a registered plan of subdivision, which is a little unique in the City of London as he does not know of another major plan of subdivision that has been registered for eight years, is not developed and is not serviced and is rezoned to permit development; advising that there were a number of issues associated with a previous owner and when his client purchased lands, he immediately started the process of going through and getting site plans approved for the Blocks that were within the plan of subdivision; responding to Mr. G. Smith’s comments, yes, the current plan of subdivision/subdivision agreement does require a chain link fence to be installed along the property line between the open space lands that are owned by The Corporation of the City of London and the development blocks that are owned by his client; pointing out that there are no gates allowed within this chain link fence; secondly, the next issue that needs to be addressed is erosion and this has been an issue that is ongoing throughout the review of the plan of subdivision and with the Upper Thames River Conservation Authority (UTRCA), so several steps have been taken to address erosion given the number of intermittent streams that are within area; initially, within the development block, a robust erosion control fence will be constructed prior to regarding of the site; in addition, between the strip of land between the erosion control fence and the property line, his client has decided to leave that in its natural state; advising that this strip of land will serve as a natural barrier to filter any silt that might occur as a result of any breach in the robust erosion control fence; advising that there is a monitoring program that is required to inspect the erosion control fencing and erosion control measures after a significant rain event and if there is any breaches, they have to be repaired immediately; indicating that the UTRCA and The Corporation of the City of London have agreed to these provisions as part of a plan of subdivision; in addition, his client has asked that the UTRCA inspect the robust fencing once it has been installed to offer any suggestions as to further actions which need to be addressed as possible erosion control issues on site; pointing out that the UTRCA have agreed to work with his client on implementing any additional erosion control features; advising that all natural heritage matters that are associated with the development blocks that are within the registered plan of subdivision were all reviewed and approved as part of the process to create the plan of subdivision which was registered in 2008; advising that, in order to approve the sites for development, the accepted engineering drawings, which are part of the subdivision agreement for the site, those drawings have established elevations and grading to allow for the road allowance for the area which has been conveyed to the City; noting that this is in response to Mr. G. Smith’s request about changing the arc, those lands are already owned by the City of London and are established as a road allowance within the City; noting that they have not been assumed because there have been no services put in; due to some of the topography changes that are required on the site, some of the trees within the development block would not survive the regrading and approval has already been granted within the accepted Environmental Impact Study and lot grading plans that some of those trees will be removed; in addition, there will be no trees left on the future public road allowance owned by the City; reiterating that the zoning application, in simple terms, is confined to areas that are already zoned to permit development; are required to change the form of tenure of single family dwellings that will front on to Meadowlark Ridge rather than being in a vacant land condominium, it will be freehold single family lots; requesting that the Planning and Environment Committee accept the staff recommendations and approve the request for rezoning and support the request for an enactment of a Part Lot Control by-law for the area.

- Sonia Spore, Northern Avenue – advising that her property is located on the north side of Meadowlily bridge and she has resided there for over eleven years now; indicating that she does not support this development; understanding that developers need to make money and that is the way that business goes; advising that she walks around Meadowlily Woods and around the Thames River on a daily basis and it was bad enough when all of the soccer fields and baseball diamond fields went in as she can hear the noise from her house which is quite far from where they are located on Commissioners Road East; indicating that the light pollution has significantly disrupted the birds and we are the Forest City and she thinks that it is pathetic that we have to keep developing; wondering what is happening in the Summerside subdivision; realizing that the developer tonight does not own that land but she thinks that it is horrible.