

5TH REPORT OF THE

ENVIRONMENTAL AND ECOLOGICAL PLANNING ADVISORY COMMITTEE

Meeting held on April 19, 2012, commencing at 5:18 p.m.

PRESENT: D. Sheppard (Chair), R. Gupta, B. Maddeford J. Miller, S. Polhill and S. Sanford and B. Mercier (Secretary).

ALSO PRESENT: Councillor M. Brown, B. Bergsma, C. Creighton, A. Macpherson, C. Smith and B. Warner.

REGRETS: D. Cooper, A. Desai, M. MacDougall, G. Sass and S. Turner.

I YOUR COMMITTEE RECOMMENDS:

City of London
- 585-613-687
and 604-650
Sovereign
Road

1. (6) That the Civic Administration **BE REQUESTED** to consider the following comments prepared by the Environmental and Ecological Planning Advisory Committee (EEPAC), with respect a Notice dated April 2, 2012, from C. Smith, Planner II, relating to an application submitted by the City of London for the properties located at 585-613-687 and 604-650 Sovereign Road, to amend the Official Plan and Zoning By-law to allow for the expansion of an existing industrial use and to provide for the relocation of a natural heritage feature in the area:

- (a) it is strongly opposed to the removal of a significant woodland, noting that this woodland satisfies three (3) of five (5) criteria for Identification of Significant Woodlands; those criteria are outlined in Section 15.4.5 of the Official Plan, as:
- “(ii) The Woodland contains natural features and ecological functions that are important to the environmental quality and integrity of the Natural Heritage System;
 - (iii) The Woodland is important for the balanced distribution of open space amenities and passive recreational activities across the urban area; and,
 - (v) The Woodland contains distinctive, unusual or high quality natural communities or landforms”;
- (b) the City of London cannot afford to lose any woodland, since it currently has less than 8% woodland cover;
- (c) the Civic Administration’s proposed compensation plan is inadequate and lacks sufficient detail and that any proposed compensation plan should address the following:
- replacement of lost leaf area within five (5) years;
 - replacement of lost basal area within five (5) years; and,
 - the reclaim and reuse of woodland soils (due to the important seed bank, organic and mineral properties) in any new compensation area;
- (d) the compensation lands should be located in the same immediate area, on the same landform unit (sand plain); and,
- (e) any additional compensation measures should include the City of London purchasing another woodland with similar features and functions, which would otherwise be at risk of development, such as a woodland with current non-open space zoning; and,

it being noted that the EEPAC heard verbal presentations from B. Warner, Manager, Realty Services and A. Macpherson, Manager, Parks Planning and Design, with respect to this matter.

II YOUR COMMITTEE REPORTS:

- 4th Report of the EEPAC 2. (1) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 4th Report of the EEPAC from its meeting held on March 15, 2012.
- 4th Report of the ACE 3. (2) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 4th Report of the Advisory Committee on the Environment from its meeting held on March 7, 2012.
- 2nd Report of the TFAC 4. (3) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 2nd Report of the Trees and Forests Advisory Committee from its meeting held on February 22, 2012.
- Planning and Design Standards for Trails in Environmentally Significant Areas 5. (5, 11) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received communications from B. Bergsma, Ecologist Planner and D. Sheppard, with respect to the Planning and Design Standards for trails in Environmentally Significant Areas, and were also provided with a copy of the Trail Planning Standards, Version 4; it being noted that the EEPAC heard a verbal report from A. Macpherson, Manager, Parks Planning and Design, and received the attached presentation from B. Bergsma, with respect to this matter.
- Amendment to the Official Plan – Public Notice Procedures 6. (7) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice dated April 4, 2012, from S. Meksula, Planner II, with respect to amending Section 19.12 of the Official Plan (Public Participation) to include policies that will permit the City of London to provide public notice to property owners living beyond the 120 meter direct mail circulation distance. The EEPAC noted the following:
- (a) indicating its support to changing the allowable circulation distance when providing public notice to property owners; and,
 - (b) suggesting that any future Official Plan Amendment Notices should provide the proposed wording changes.
- Kenmore Homes (London) Inc. – 255 South Carriage Road and 1331 Hyde Park Road 7. (8) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice of Public Meeting dated March 20, 2012, from A. MacLean, Senior Planner, with respect to an application submitted by Kenmore Homes (London) Inc. relating to the properties located at 255 South Carriage Road and 1331 Hyde Park Road. The EEPAC made the following comments with respect to the circulation of Notices, for the consideration of the Civic Administration:
- (a) the EEPAC did not receive the Notice of Public Participation Meeting (PPM) until after it was held and were consequently unable to provide comment; and,
 - (b) holding a PPM six (6) days after the Notice circulation is not considerate for those that may wish to attend.
- ESA Committee Meeting Minutes 8. (10) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the ESA Committee meeting minutes from its meeting held on February 29, 2012; it being noted that the EEPAC asked B. Bergsma, Ecologist Planner to provide an update on the proposal/plan to support the need for targeted invasive species work in the ESA's, at its next meeting.
9. That the Environmental and Ecological Planning Advisory Committee (EEPAC) received and noted the following:
- EEPAC Advisory Committee Representative (a) (4) a communication dated March 29, 2012, from the City Clerk, with respect to the nomination of an EEPAC Member as a voting representative to the Trees and Forests Advisory Committee; and,
- Foxwood Development (London) Inc. – 1602 Sunningdale Road West (b) (9) a Notice of Public Meeting dated March 20, 2012, from A. MacLean, Senior Planner, with respect to an application submitted by Foxwood Development (London) Inc. relating to the property located at 1602 Sunningdale Road West.

Next Meeting 10. That the Environmental and Ecological Planning Advisory Committee will hold its next meeting on May 17, 2012.

The meeting adjourned at 8:30 p.m.