

## 5TH REPORT OF THE

### ENVIRONMENTAL AND ECOLOGICAL PLANNING ADVISORY COMMITTEE

Meeting held on April 16, 2015, commencing at 5:00 PM, Committee Room #3, Second Floor, London City Hall.

PRESENT: S. Levin (Chair), E. Arellano, L. Des Marteaux, C. Dyck, J. Odanga Edubagwa, P.L. Ferguson, B. Gibson, D. Hiscott, C. Kushnir, A. Martinez-Iglesias, K. Moser, M. Murphy, S. Nebel, S. Peirce, N. St. Amour, J. Stinziano and H. Lysynski (Committee Secretary).

ABSENT: F. Cirino and R. Trudeau.

ALSO PRESENT: G. Barrett, C. Creighton, J. MacKay, L. McDougall, B. O'Hagan, N. Pasato and M. Snowsell.

#### **I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that no pecuniary interests were disclosed.

#### **II. SCHEDULED ITEMS**

2. Planning 101

That it **BE NOTED** that the attached Planning 101 presentation by G. Barrett, Manager, Long Range Planning and Research, was received.

3. Medway Valley Heritage Forest (south) Environmentally Significant Area, Phase One, Conservation Master Plan

That it **BE NOTED** that the following matters were received with respect to the Medway Valley Heritage Forest (south) Environmentally Significant Area, Phase One, Conservation Master Plan:

- a) a verbal presentation by J. Petruniak, Ecologist, Dillon Consulting; and,
  - b) a communication dated April 9, 2015 from Environmental and Parks Planning.
4. Draft London City-Wide Urban Design Manual and the Downtown Design Manual

That a Working Group consisting of M. Murphy (lead), C. Dyck, B. Gibson and C. Kushnir **BE ESTABLISHED**, with respect to the draft London City-Wide Urban Design Manual and the Downtown Design Manual; it being noted that the Environmental and Ecological Planning Advisory Committee heard a verbal presentation from B. O'Hagan, Urban Designer, related to these matters.

#### **III. SUB-COMMITTEES & WORKING GROUPS**

5. Draft Terms of Reference for the Sifton Bog Working Group

That the attached comments from the Sifton Bog Working Group, with respect to the draft Terms of Reference for the Sifton Bog, **BE FORWARDED** to the Civic Administration for consideration.

#### **IV. CONSENT ITEMS**

6. 4th Report of the Environmental and Ecological Planning Advisory Committee

That it **BE NOTED** that the 4th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on March 19, 2015, was received.

7. 3rd Report of the Trees and Forests Advisory Committee

That it **BE NOTED** that the 3rd Report of the Trees and Forests Advisory Committee on the Environment, from its meeting held on March 25, 2015, was received.

**VI. ITEMS FOR DISCUSSION**

8. Advisory Committee Representative

That E. Anello **BE APPOINTED** as the Environmental and Ecological Planning Advisory Committee representative on the Trees and Forests Advisory Committee for the term ending February 28, 2019.

9. Westminster Ponds/Pond Mills Environmentally Significant Area – Responses to EEPAC’s comments

That L. Des Marteaux **BE REQUESTED** to report back to the Environmental and Ecological Planning Advisory Committee (EEPAC) on the potential impacts of *Bacillus thuringiensis israelensis* (B.t.i.) on insects and salamanders; it being noted that the EEPAC reviewed and received a communication dated April 8, 2015, from Environmental and Parks Planning, with respect to the Environmental and Parks Planning and North South Environmental comments on the EEPAC’s comments relating to Westminster Ponds/Pond Mills Environmentally Significant Area.

10. ESA Management Committee Minutes

That the ESA Management Committee minutes, from its meeting held on March 25, 2015, **BE RECEIVED**.

11. Colborne and South Street Construction – Infrastructure Renewal Program

That it **BE NOTED** that the communication dated January 22, 2015, from U. DeCandido, Environmental Services Engineer, relating to infrastructure renewal construction at the intersection of Colborne Street and South Street, was received.

12. Properties located at 132, 146 and 184 Exeter Road

That a Working Group **BE ESTABLISHED**, at the April 22, 2015 Environmental and Ecological Planning Advisory Committee Working Group meeting, to review the Notice, dated March 23, 2015, from N. Pasato, Senior Planner, Development Services, relating to the application by B. Zagdanski, care of Z Group, relating to the properties located at 132, 146 and 184 Exeter Road; it being noted that S. Levin will lead the Working Group.

13. City-Owned Sections of the Lower Dingman Corridor Environmentally Significant Area

That it **BE NOTED** that the location map provided by S. Levin relating to the City-owned sections of the Lower Dingman Corridor Environmentally Significant Area, was received.

14. Environmental Review Lands Study

That it **BE NOTED** that the Environmental Review Lands Study provided by S. Levin, was received.

15. Regionally Significant Vegetation Communities

That it **BE NOTED** that the Regionally Significant Vegetation Communities chart provided by S. Levin, was received.

16. Technical Agency Committee for the Bicycle Master Plan

That it **BE NOTED** that L. Des Marteaux attended the Bicycle Master Plan Technical Agency Committee meeting and provided a verbal update; it being noted that L. Des Marteaux will continue to attend the meetings.

17. Richmond Street North Pedestrian Crossing

That it **BE NOTED** that the communication from T. Fediw, Project Manager, AECOM Canada and K. Grabowski, Transportation Design Engineer, City of London, relating to the Notice of Public Information Centre #2 for the Municipal Class Environmental Assessment relating to the proposed recreational pathway crossing on Richmond Street, north of Sunningdale Road, was received.

18. Properties located at 1697, 1738 and 1742 Hamilton Road

That the communication dated April 14, 2015, from L. Mottram, Senior Planner, Development Services, relating to the application for draft plan of Subdivision, Official Plan and Zoning By-law Amendments, relating to the properties located at 1697, 1738 and 1742 Hamilton Road, **BE REFERRED** to Professor C. Smart, for consideration and to report back at a future meeting of the Environmental and Ecological Planning Advisory Committee.

19. Mud Creek Subwatershed Class Environmental Assessment

That it **BE NOTED** that the Notice of Public Information Centre for the Mud Creek Subwatershed Class Environmental Assessment, was received.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

20. Potential Collaboration Between Western Ontario Students and City of London Environmentally Significant Areas

That it **BE NOTED** that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to the possibility of having Western Ontario students assist with preparing Environmentally Significant Area reports.

**VII. ADJOURNMENT**

The meeting adjourned at 8:54 PM.

Next Meeting Date: May 20, 2015 at 5:00 PM
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# Planning 101



London

# Why Planning?





# Why Planning?





# Competing Perspectives



# We Have Limitations





# Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
  - Allow for the subdivision of land
  - Regulate land uses
  - Regulate site planning & design (with limitations)

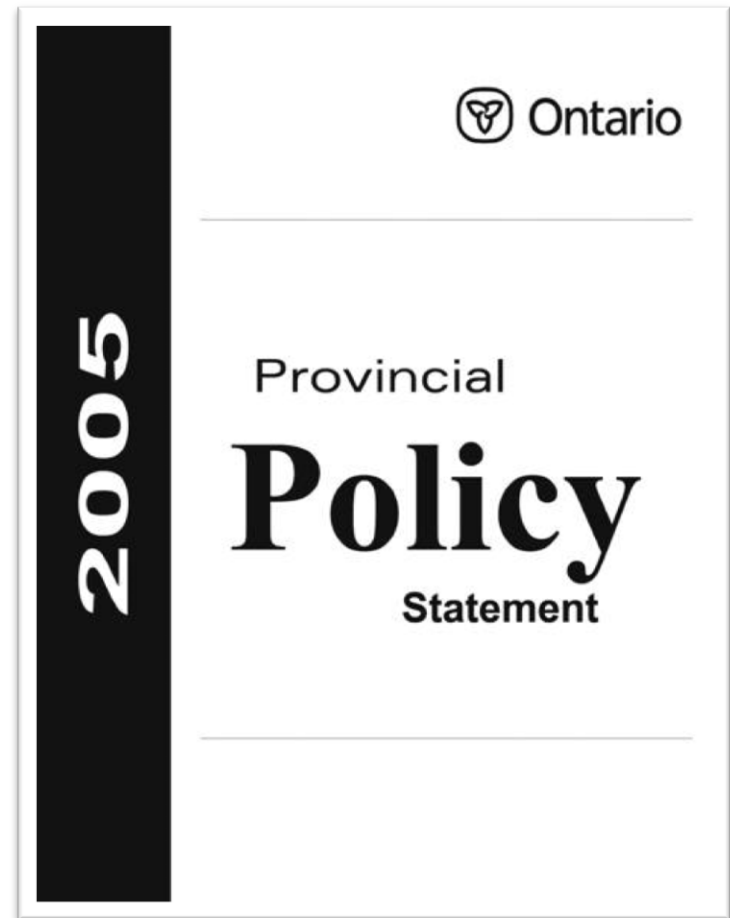


# Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

# Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests





# Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws



# Official Plan

- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision

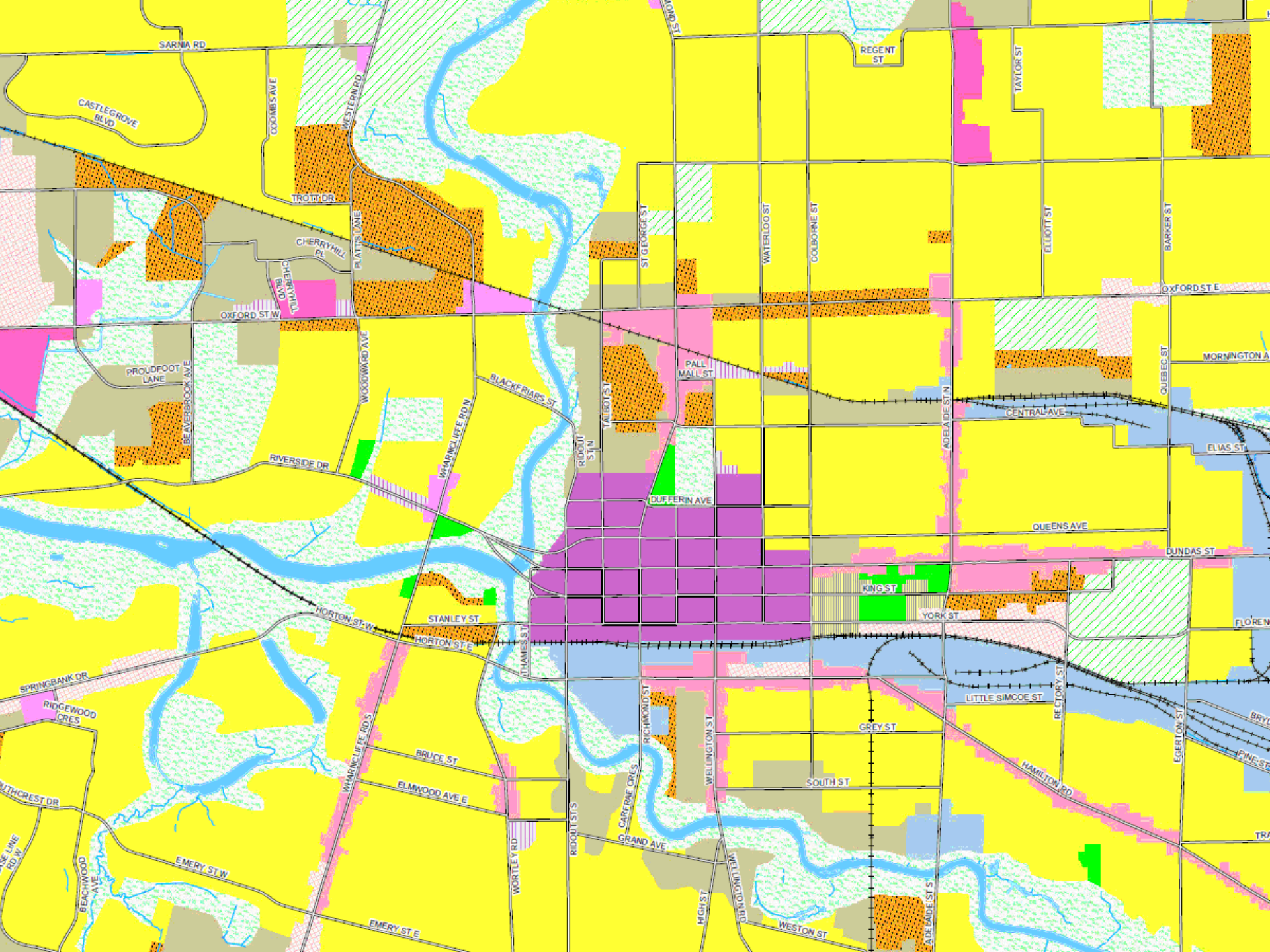


# Official Plan

- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed







# Zoning By-law

- All properties are assigned a zone
- Zone identifies permitted uses and regulations relating to height, building set-backs, coverage, density, gross floor area, etc.
- Zone must be consistent with the Official Plan
- Expected changes on an ongoing basis – OP guides evaluation of changes
- By law, must build according to Zoning By-law

Menu to find addresses and other locations  
Click the checkboxes to see all locations of a type

Menu

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Areas

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Area 1

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Area 3

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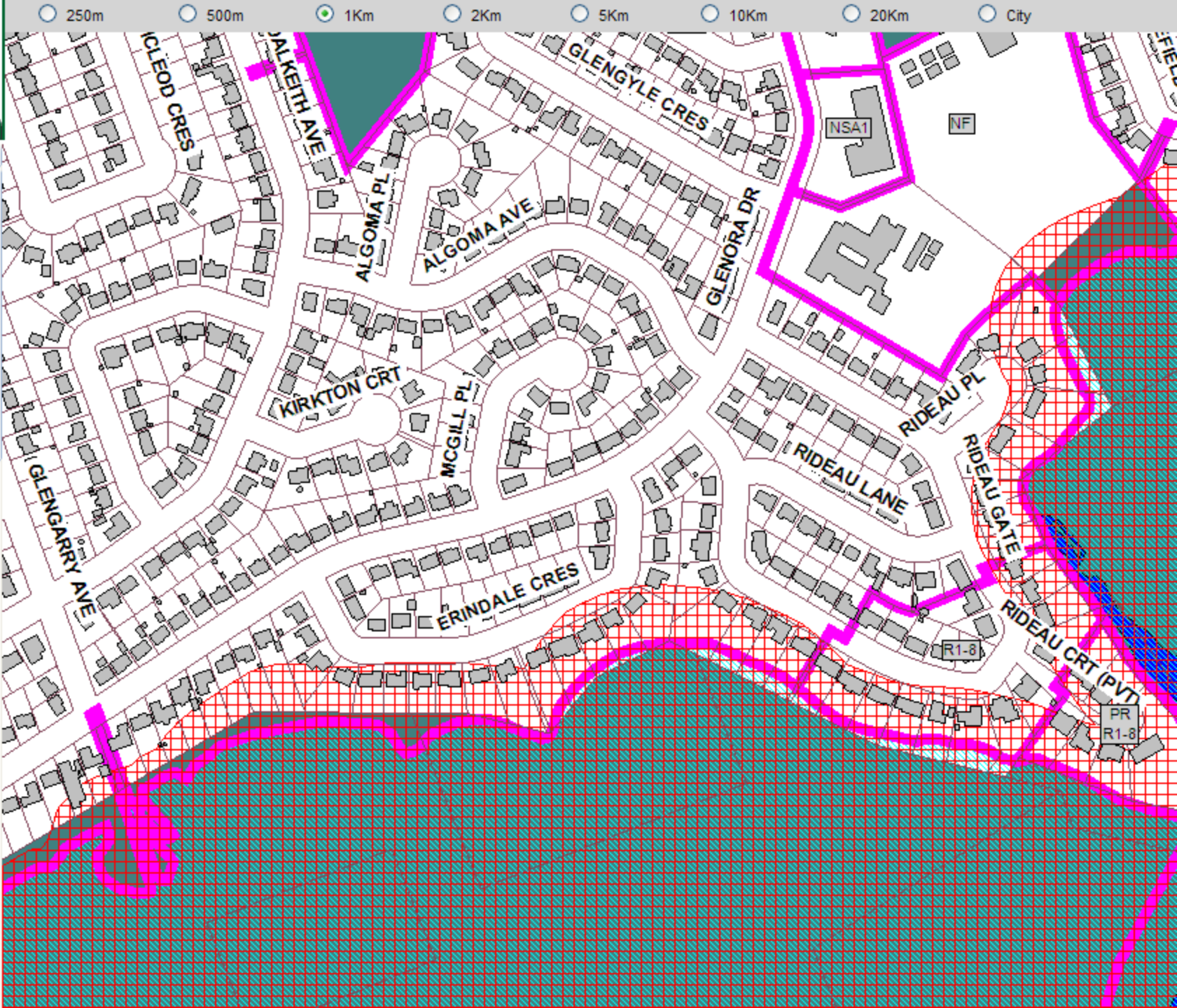
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Click the Menu to find addresses and other locations  
Click the checkboxes to see all locations of a type

Menu

Layers &

Options

March 9, 2009

Layers

Areas

Plans

Health Regulated

Area 1

Area 2

Area 3

Features

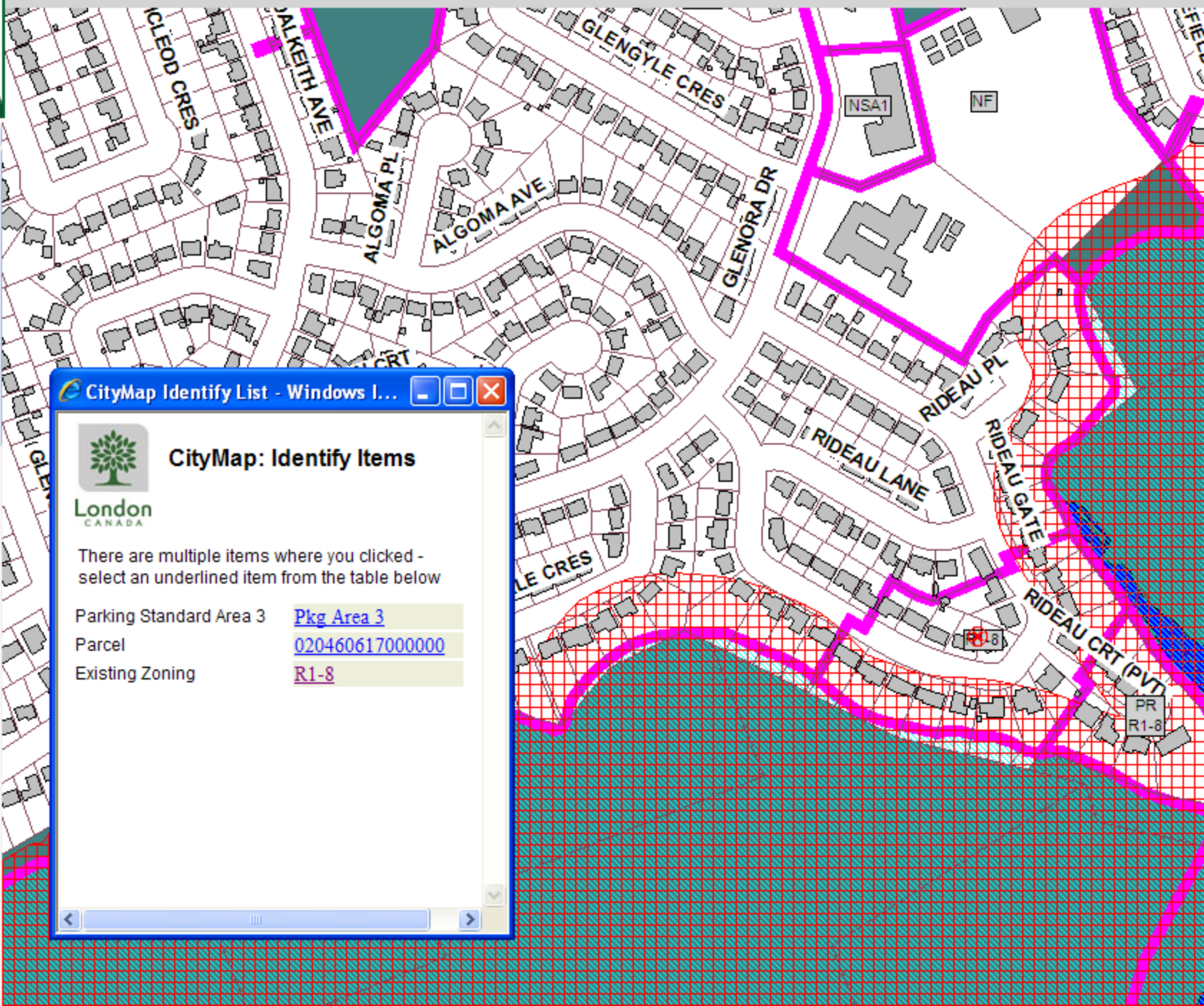
Parcel

August 5, 2009


Condos

January 25, 2009

Growth



CityMap Identify List - Windows I... [min] [max] [close]



### CityMap: Identify Items

There are multiple items where you clicked - select an underlined item from the table below

Parking Standard Area 3	<u><a href="#">Pkg Area 3</a></u>
Parcel	<u><a href="#">020460617000000</a></u>
Existing Zoning	<u><a href="#">R1-8</a></u>

Find Addresses & Locations



- Click underlined text items on the Menu to find addresses and other locations
- Click the checkboxes to see all locations of a type

Menu

- Registered Interim
- D/A VL Condos
- Urban Growth Boundary

Topographical Elements

- Flood Lines
- Vegetation
- Ecological Zones
- Landfill/Methane Sites
- Road Edges
- Fences
- Sidewalks
- Driveways
- Walkways
- Bridges
- Streams
- Hedges
- Towers
- Runways
- Transmission Lines
- Walls
- Contours

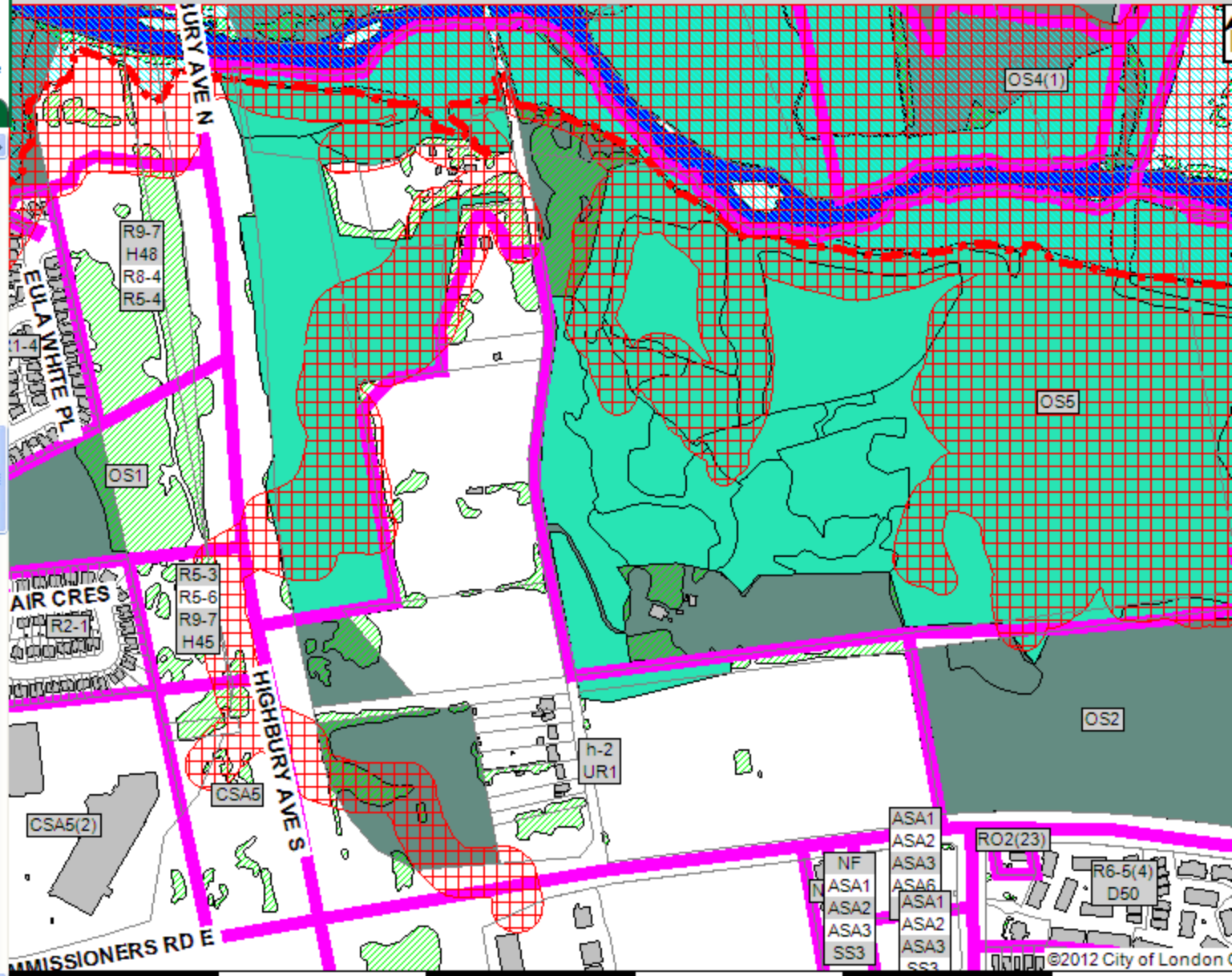
Re-center +/- Identify Tools Print Help

Choose width, then click map at new center point, or click

Redraw

1500 metres

- 100m
- 250m
- 500m
- 1Km
- 2Km
- 5Km
- 10Km
- 20Km
- City
- Custom



Arch Potential



Find Addresses &amp; Locations

Re-center +/-

Identify

Tools

Print

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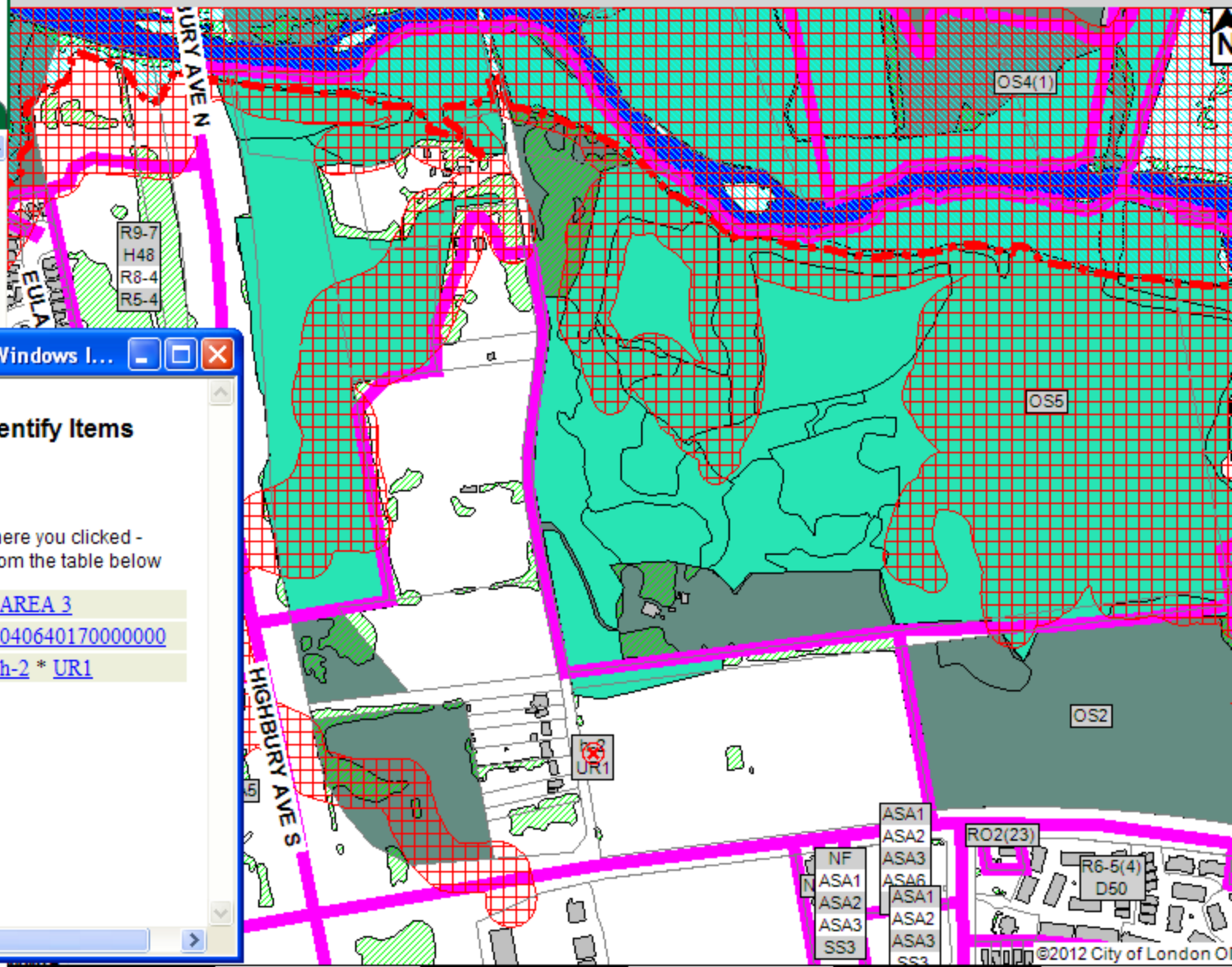
Click a feature on the map

London  
CANADA

- Click underlined text items on the Menu to find addresses and other locations
- Click the checkboxes to see all locations of a type

Menu

- Registered Interim
- D/A VL Condos
- Urban Growth Boundary

Topographical  
Elements

CityMap Identify List - Windows I...

London  
CANADA

## CityMap: Identify Items

There are multiple items where you clicked -  
select an underlined item from the table below

Parking Standard Area 3	<u>AREA 3</u>
Parcel	<u>040640170000000</u>
Existing Zoning	<u>h-2 * UR1</u>

Arch Potential

0 metres 250

500

750

1000

1250

1500

## SECTION 5

### RESIDENTIAL R1 ZONE

#### 5.1 GENERAL PURPOSE OF THE R1 ZONE

The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments; Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments; Zone variations R1-10 and R1-11 deal with larger estate lot developments. The R1-12 Zone variation has the lowest lot area standards and is not intended to be applied to large lots; rather, it is intended to be applied to specific areas and reflect existing development on local streets. The approach allows for the substitution of a range of lot sizes. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City. The R1-14, R1-15 and R1-16 Zone variations is intended to apply to large lots with single detached dwellings. A parking regulation (Section 4.1.1) addresses permitted garage and driveway widths.  
(Z.-1-051337)

The R1-14, R1-15 and R1-16 Zone variations are generally applied to existing residential lots on individual services in rural areas, typically lands designated Low Density Residential and Rural Settlement in the Official Plan. The R1-17 Zone variation is typically applied to large existing lots in these rural areas.  
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)  
(Z.-1-00759) (Z.-1-051318) (Z.-1-051390)

#### 5.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use:

- a) A [single detached dwelling](#).

#### 5.3 REGULATIONS



### RESIDENTIAL R1 ZONE REGULATIONS FOR R1 ZONE VARIATIONS

Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Line 1	RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT														
2	ZONES	<a href="#">R1-1</a>	<a href="#">R1-2</a>	<a href="#">R1-3</a>	<a href="#">R1-4</a>	<a href="#">R1-5</a>	<a href="#">R1-6</a>	<a href="#">R1-7</a>	<a href="#">R1-8</a>	<a href="#">R1-9</a>	<a href="#">R1-10</a>	<a href="#">R1-11</a>	R1-12	<a href="#">R1-13</a>	<a href="#">R1-14</a>	
3	PERMITTED USES	See <a href="#">Section 5.2</a>														
4	<a href="#">LOT AREA</a> (m <sup>2</sup> ) MINIMUM	250	300	300	360	415	450	550	600	690	925	1 390	200 See <a href="#">Section 5.3(5)*</a>	270	2 000	
5	<a href="#">LOT FRONTAGE</a> (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	18.0	22.0	24.0	9.0 See <a href="#">Section 5.3(5)*</a>	9.0	30.0	
6	<a href="#">***FRONT AND EXTERIOR SIDE YARD DEPTH</a> (m) MINIMUM	LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING (Z.-1-041306)	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0
7		LOCAL STREET AND SECONDARY COLLECTOR GARAGE (Z.-1-041306)	6.0 (Z.-1-061499)													

# Site Planning

- Most buildings and substantial additions require site plan approval
- Site plan shows:
  - Location of building
  - Parking
  - Amenity areas
  - Access points
  - Landscape plan
  - Fencing
  - Etc.



SUNNINGDALE ROAD

2 STOREY PARKING STRUCTURE

2 STOREY PARKING STRUCTURE

14 STOREY  
148 UNITS

3 STOREY  
RESIDENTIAL BUILDING

14 STOREY  
148 UNITS

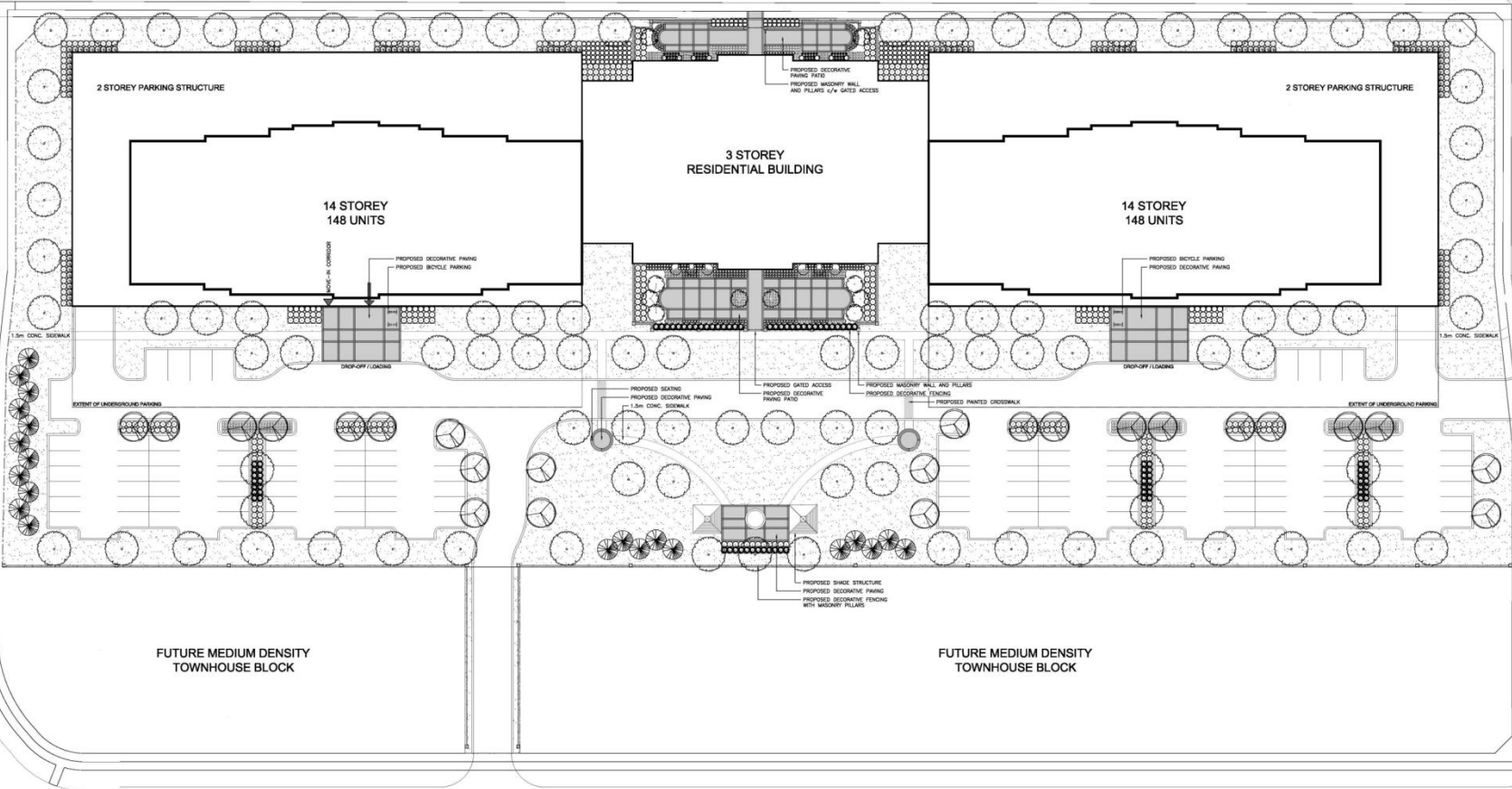
MEADOWLANDS WAY

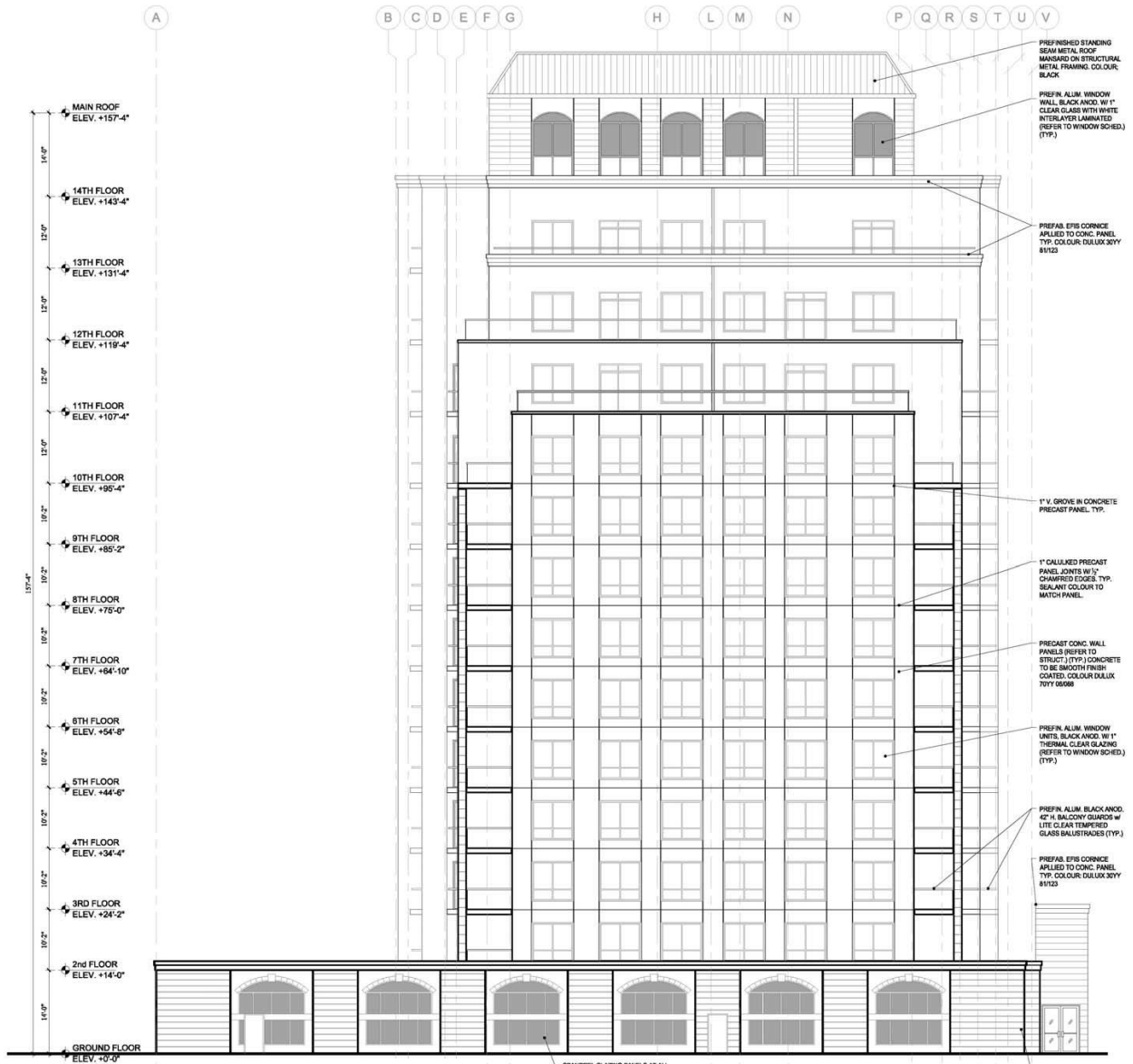
STREET A

FUTURE MEDIUM DENSITY  
TOWNHOUSE BLOCK

FUTURE MEDIUM DENSITY  
TOWNHOUSE BLOCK

CALLINGHAM DRIVE







# A Word About Development



London  
CANADA

# Planning Application Process Official Plan & Zoning Amendments

Decision required in **120 days** for ZBA  
and **180 days** for OPA

Pre-application  
consultation

Application

Public  
Consultation

Planning  
Committee  
Public Meeting

Council

Ontario  
Municipal Board

Notice of  
Application  
-Letters  
-L.F. Press  
-Signs  
-Web

Consultation  
With:  
Advisory  
Committees  
Ministry Offices  
City  
Departments  
Other Agencies

Notice of  
Meeting  
-Letters  
-L.F. Press  
-Signs  
-Web

Notice of  
Passing and  
Appeal  
Opportunity

120m





# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



#LDNPLAN



London



# Specific Tools



- Evaluation of planning applications
- Complete applications
- Area Plans
- Bonusing
- Secondary Plans
- Guideline Documents
  - Subwatershed Guidelines
  - City Design Guidelines
  - Civic Infrastructure Guidelines
  - Natural Heritage Guidelines
  - Parks and Recreation
  - Cultural Heritage
  - Area Plans



# Next Steps

- **March 9, 2015** - Overview and Update to SPPC
- **March - April, 2015** - Continue consultation with the Province (ongoing)
- **May 2015** - Release of recommended draft of The London Plan
- **May/June 2015** - Statutory Public Participation Meeting, as required by the *Planning Act*
  - Referral of The London Plan for final revisions based on feedback received at the Public Participation Meeting
  - Address final rapid transit alignment
- **September, 2015** - Adoption of The London Plan

**Sifton Bog – Terms of Reference 2015: Comments and Recommendations**

Prepared by EEPAC working group:  
Alfredo Martinez-Iglesias,

Date: 09/04/2015

**General**

- We question the use of “conserve and enhance” in the draft terms of reference purpose section. This plan does not conserve or enhance, but measures and monitors for future conservation and potential enhancement.
- Scope of work is missing specificity (i.e. does bog refer to ESA in its entirety or Redman’s Pond or swamp other).

**Comment [JE1]:** I concur. However, because the objective is long-term, we may want to leave things as they are.

**Comment [JE2]:** My impression is we leave things as they are: the scope is accurately covered within the “Purpose” of study, which could as well be the “Scope of work”. Section 2.0 is basically the “Objectives” section and not necessarily the scope of work.

**Monitoring Locations**

**Sifton Bog MP Monitoring Point Locations (Map)**

- Why are there no monitoring locations on the southeast, south central, and south west sides of the ESA? Why are there no vegetative locations on the west side of Redman’s Pond? Why is there no monitoring locations along the trails (either managed or unmanaged)? If no vegetation monitoring is performed near the southern trails, how will the impact/disturbance of these trails be measured? If a disturbance process to the bog includes overabundance of white-tailed Deer, why is the vegetation in and around deer sighting locations not monitored?
- Why are monitoring locations 3 and 4 so close together? Is there benefit in moving one of these to gain a better spatial variation?
- You appear to have a north south transect, but no east west transect? Changing patterns on a spatial scale is extremely important.

**Comment [JE3]:** Legitimate concern if resources are not limiting: However, for monitoring purposes, we may not have all representative sampling plots. I believe, “monitoring” sets the stage at which we can start to see trends before deciding to put in place specific study(ies) to narrow down onto specific causes of trends. If that is the case, the design is a good start.

**Sifton Bog 1992 Vegetation (Map)**

- Most monitoring locations appear to occur in region 3 (Bog), with a few in 4a, 4c, and 4f. Why are there none in other regions (e.g. region 4d (Swamp), or even regions 5, or 6). Is the monitoring of the vegetation status strictly limited to areas of “Bog” classification, rather than swamp and surrounding areas? i.e monitor for change in percentage of *Rhamnus frangula* in the low lying wetlands?

**Comment [JE4]:** Same observation as above.

**Other**

- Potentially add a survey of areas not included in the current monitoring locations for the vegetation inventory to identify additional locations that would benefit from the installation of a permanent 10x10 plot. This could be due to the increase of invasive species, or due to the found presence of an endangered plant species at that location; this would enhance the scope of work in the draft terms of reference: 8) *Provide updated ELC Figures and locations of rare or endangered species.*
- According to Recommendation 1.5.3 (p.94, Master Plan), “*spread and density of the Common Cattail and Three-way Sedge should be done in Redmond’s Pond, ditches, and in deer trails in the shrub and treed bog communities.*” This is more than just the “Bog” as referred to in Scope of work item 5 in draft terms of reference.

**Monitoring Events**

- Does the scope of work proposed help meet the goal/objective of “*conserving and enhancing*” the ecological health of the site? (These objectives appear to require some kind of intervention more than simple monitoring – is this possible?)
- There are four years left to the project (2009-2019) are the parameters you are proposing to study new or can they be compared to past data? If so, then assume they will be tracked for the following 4 years until the completion of the project; is this sufficient time to provide meaningful information? (Assuming data acquisition will stop after 4 years)

**Comment [JE5]:** Legitimate concern. Nevertheless, I think the “objectives” contribute to the overall mandate, “Purpose” of this monitoring framework.

**Comment [JE6]:** I concur. However, data gained can provide other clues that may require proper design of our monitoring protocols.

### Hydrological Monitoring with Vegetative Monitoring

- According to Recommendation 1.5.2 in the Sifton Bog ESA Conservation Plan, the monitoring of aquatic plants in Redmond's pond should be done annually in response to changes in water level response or goldfish populations.
- Is the hydrological work being conducted used to interpret and complement vegetation monitoring? It may be a good idea for the vegetative report and the hydrological reports be written concurrently as it seems like the vegetative results could be highly dependent on the results of the hydrological report. (Example: are contaminants from runoff (oil, salt, other) affecting bog biodiversity? Are the following water quality parameters being monitored: Nutrient levels, pH, salts etc? Are water levels impacting biodiversity?)
- Will the results of the hydrological monitoring be a factor in when the planned work is scheduled to take place?
- Since the Sifton Bog ESA Master plan indicates that these measures be taken only once every year or even once every 3 to 5 years, why are we doing this 3x in one year? Will the entire Vegetation Plots and Plants of Concern be done three times a year for every year? Or is this only this year? Does the budget permit this? We understand that different plant species will be present at different times, however could the work be subdivided based on seasonal species presence?

**Comment [JE7]:** Seems reasonable if the objective is to have a quick assessment using unsophisticated parameters. That is, to determine trends.

**Comment [JE8]:** Reasonable question. However, this is the logical step of investigation after trends are evident from monitoring protocols.

**Comment [JE9]:** I think the purpose is to inventory vegetation composition. I would also imagine the purpose is to start predicting whether changes are taking place before investigating various interplays of ecological factors. If that is the case, then the monitoring method suffices.

**Comment [JE10]:** I think it is important to have these snap shot measures taken 3X a year if budget permits for purposes of having a clear annual picture of vegetation in the bog