

# Environmental and Ecological Planning Advisory Committee

## Report

The 5th Report of the Environmental and Ecological Planning Advisory Committee  
April 19, 2018  
Committee Rooms #1 and #2

Attendance                   PRESENT: S. Levin (Chair), E. Arellano, A. Boyer, C. Dyck, P. Ferguson, S. Hall, B. Krichker, S. Madhavji, K. Moser, N. St. Amour, S. Sivakumar, C. Therrien, R. Trudeau and I. Whiteside and H. Lysynski (Secretary)

ABSENT: C. Evans

ALSO PRESENT: G. Barrett, C. Creighton and A. Macpherson

The meeting was called to order at 5:03 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Scheduled Items

#### 2.1 Southdale Road Environmental Assessment Study

That a Working Group BE ESTABLISHED consisting of R. Trudeau (Lead), S. Levin and C. Therrien to review the Southdale Road West Environmental Assessment Study; it being noted that the Environmental and Ecological Planning Advisory Committee received the attached presentation from T. Koza, Project Manager, B. Huston and B. Fox, Dillon Consulting Limited, with respect this matter.

### 3. Consent

#### 3.1 4th Report of the Environmental and Ecological Planning Advisory Committee

That part b) of clause 2.2 of the 4th Report of the EEPAC BE AMENDED to read as follows:

"b) the Environmental Study Report BE REQUIRED to be included in the Request for Proposal".

#### 3.2 5th Report of the Advisory Committee on the Environment

That it BE NOTED that the 5th Report of the Advisory Committee on the Environment, from its meeting held on April 4, 2018, was received.

3.3 Natural Resource Solutions Inc. - 3614, 3630 Colonel Talbot Road and 6621 Pack Road: Subject Lands Status Report Agency Comments Responses

That N. Pasato, Senior Planner, BE REQUESTED to attend the next Environmental and Ecological Planning Advisory Committee (EEPAC) meeting and provide a written report with respect to the following, related to the Subject Land Status Report on the properties located at 3614, 3630 Colonel Talbot Road and 6621 Pack Road:

- a) the current status of the Subject Land Status Report;
- b) the current status of the Environmental Impact Study;
- c) what other studies are currently being undertaken and the time line for their completion;
- d) what studies are yet to be undertaken as part of the application and detail design; and,
- e) how EEPAC will be involved in the review of these studies;

it being noted that the EEPAC received a communication dated January 23, 2018, from Natural Resource Solutions Inc., with respect to this matter.

3.4 Medway Valley Heritage Forest Environmentally Significant Area

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee (EEPAC) held a general discussion with respect to the Medway Valley Heritage Forest Environmentally Significant Area (south) Conservation Master Plan and received the presentation that K. Moser presented to the Planning and Environment Committee on Monday, April 16, 2018, on behalf of the EEPAC.

3.5 South London Wastewater Servicing Study

That the Civic Administration BE REQUESTED to provide an electronic copy of the South London Wastewater Servicing Study to the Environmental and Ecological Planning Advisory Committee for its consideration.

3.6 Notice of Project Commencement - Brougdale Dyke Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Study Commencement for the Brougdale Dyke Municipal Class Environmental Assessment, was received.

3.7 Notice of Project Commencement - Riverview Evergreen Dyke Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Project Commencement for the Riverview Evergreen Dyke Municipal Class Environmental Assessment, was received.

- 3.8 Notice of Public Information Centre 3 - Adelaide Street North - Canadian Pacific Railway Grade Separation Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Public Information Centre #3 relating to Adelaide Street North Canadian Pacific Railway Grade Separation Municipal Class Environmental Assessment Study, was received.

- 3.9 Notice of Public Meeting Cancellation - Southside Group - 3234, 3263, 3274 Wonderland Road South

That it BE NOTED that the Notice of public meeting cancellation relating to the Southside Group, for the properties located at 3234, 3263 and 3274 Wonderland Road South, was received.

#### **4. Sub-Committees and Working Groups**

- 4.1 EEPAC'S Bus Rapid Transit Environment Information Session Review and Recommendations

That the attached Working Group comments dated April, 2018 with respect to the Bus Rapid Transit Environment Information Session review and recommendations BE FORWARDED to the Project Director, Rapid Transit, for consideration.

- 4.2 (ADDED) Wetland Sub-Committee

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from R. Trudeau, Chair, Wetlands Sub-Committee, with respect to the Sub-Committee meeting held on April 19, 2018.

#### **5. Items for Discussion**

- 5.1 Water and Wastewater Anticipated Environmental Assessments Table

That it BE NOTED that the 2018 Water and Wastewater Anticipated Environmental Assessments table, was received.

- 5.2 Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class EA Addendum – Final Report

That B. Krichker BE REQUESTED to review the Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class Environmental Assessment Addendum - Final Report and report back at the June, 2018, Environmental and Ecological Planning Advisory Committee meeting with respect to this matter.

#### **6. Deferred Matters/Additional Business**

- 6.1 (ADDED) Parker Stormwater Management Facility – Water Balance Report

That the attached Working Group comments with respect to the Parker Stormwater Management Facility, Water Balance report BE FORWARDED to P. Titus, Senior Technologist, for consideration.

6.2 (ADDED) Notice of Public Information Centre #2 - Southdale Road West Improvements

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee received the attached Notice of Public Information Centre #2, with respect to the Southdale Road West Improvements - Pine Valley Boulevard to Colonel Talbot Road Municipal Class Environmental Assessment; it being noted that S. Levin will attend the Public Information Centre on behalf of EEPAC.

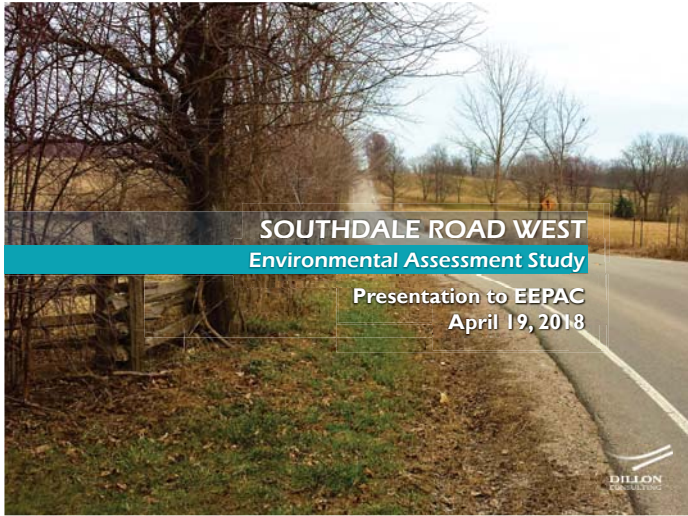
6.3 (ADDED) Draft Plan of Subdivision and Zoning By-law Amendment - 600 Sunningdale Road West

That, the following actions be taken with respect to the attached Notice of Planning Application for a draft Plan of Subdivision and Zoning By-law Amendment for the property located at 600 Sunningdale Road West:

- a) Working Group BE ESTABLISHED consisting of S. Levin and C. Dyck to review and report back at the next Environmental and Ecological Planning Advisory Committee meeting with respect to this matter; and,
- b) C. Smith, Senior Planner, BE REQUESTED to provide an electronic copy of the hydrogeological study with respect to this property to the EEPAC.

**7. Adjournment**

The meeting adjourned at 7:13 PM.



# WELCOME!

**Problem Statement:**  
 Significant improvements are required to the grade and cross-section of Southdale Road West and Wickerson Road. This study is assessing the need for traffic operations and safety improvements, access modifications and pedestrian and cyclist friendly design features on the two roadways.

## Presentation Outline:

- ✓ **SUMMARIZE** the need for improvements to Southdale Road West and Wickerson Road
- ✓ **OUTLINE** alternatives considered and the technically preferred solution
- ✓ **PRESENT** summary of the Environmental Impact Study completed
- ✓ **OUTLINE** the next steps in the planning and design process
- ✓ **DELIVER** a copy of the EIS for EEPAC review and consideration.

## STUDY AREA

Adjacent Project Wickerson Road Improvements (not part of this study)

Adjacent Project Southdale Road West/Bostwick Road Improvements (not part of this study)

### Schedule B1

### Study Area

**LEGEND**

|  |   |
|--|---|
| <span style="color: blue;">■</span> Potentially Significant Wetlands   | <span style="color: blue;">—</span> Railway                         |
| <span style="color: green;">■</span> SWS                               | <span style="color: blue;">—</span> Stream                          |
| <span style="color: green;">■</span> Significant Woodlands             | <span style="color: blue;">—</span> Water Course/Channel            |
| <span style="color: green;">■</span> Woodlands                         | <span style="color: blue;">—</span> Urban Growth Boundary           |
| <span style="color: green;">■</span> Significant Valley Levels         | <span style="color: blue;">—</span> Conservation Authority Boundary |
| <span style="color: green;">■</span> Environmentally Significant Areas | <span style="color: blue;">—</span> Subwatershed Boundary           |
| <span style="color: green;">■</span> Wetlands                          | <span style="color: blue;">—</span> Subwatershed Name               |
| <span style="color: green;">■</span> Potential Remediation Areas       |   |
| <span style="color: green;">■</span> Potential Oils                    |   |
| <span style="color: green;">■</span> Unservicised Infiltration Patches |   |
| <span style="color: green;">■</span> Subwatershed                      |   |
| <span style="color: green;">■</span> Unservicised Wetlands             |   |
| <span style="color: green;">■</span> Upland Corridors                  |   |

## CLASS EA PROCESS

**PHASE 1:  
Problem/  
Opportunity**

**PHASE 2:  
Alternative  
Solutions**

**PHASE 3:  
Design Options  
for Preferred  
Solution**

**PHASE 4:  
Environmental  
Study Report  
(ESR)**

**PHASE 5:  
Implementation**

- ✓ Identify problems/opportunities to be addressed in the planning and design process
- ✓ Confirm the need for improvements
- ✓ Prepare a "Problem Statement"

- ✓ Develop alternative solutions for improving the roads
- ✓ Overview of existing and future conditions
- ✓ Consultation with review agencies and the public

PUBLIC INFORMATION CENTRE 1  
March 3, 2017

- ✓ Identify design options for the preferred solution
- ✓ Detailed overview of design/feature conditions
- ✓ Evaluate design options and select a preferred design option
- ✓ Consultation with review agencies and the public
- ✓ Complete an impact assessment of the preferred design option

EEPAC Presentation  
March 3, 2017

- ✓ Document the decision-making process in an ESR for a Schedule C project

PUBLIC INFORMATION CENTRE 2  
Summer 2017

- ✓ Design and construction phase
- ✓ Project must be designed and constructed as outlined in the ESR

**WE ARE HERE**

The Study is following the requirements of the *Municipal Class Environmental Assessment (EA) (2011)* for a Schedule 'C' (major) project.

The Class EA process ensures:

- ✓ All relevant engineering and environmental factors are considered in the planning and design process
- ✓ Public and agency input is integrated into the EA process.

## EXISTING CONDITIONS

**Wickerson Road**

(Looking south)

(Looking north)

Existing Designations - From Map 1 of the London Plan (2016)

**LEGEND**

- Green Space
- Environmental Review
- Farmland
- Future Industrial Growth
- Future Community Growth
- Rural Neighbourhoods
- Shopping Area
- Neighbourhoods
- Urban Growth Boundary
- Water Courses/Ponds
- Streets

(Looking south)

(Looking east)

(Looking south)

(Looking west)

**Southdale Road West**

## ALTERNATIVE SOLUTIONS

**Phase 2 of the Class EA process has been completed. The process involved the development of alternative solutions for improvements to the roads.**

Two alternative solutions were developed:

- **Do Nothing** – Southdale Road West and Wickerson Road would remain in the same condition with no improvements
- **Improvements** to Southdale Road West and Wickerson Road to meet minimum design standards
  - **Alternative 1** – vertical and cross section reconstruction to meet design standards on the existing horizontal alignment
  - **Alternative 2** – horizontal realignment of Southdale Road West and Wickerson Road outside of the current footprint of the roadway. This alternative would also include vertical and cross section reconstruction to meet design standards.

**Alternative 2 was dismissed** due to the significant impacts outside of the existing road footprint.

# EVALUATION OF ALTERNATIVES



| Evaluation Factors   | "Do Nothing"                     | Alternative 1             |
|--|----------------------------------|---------------------------|
| Road Design Standards  | ✗ Does not meet design standards | ✓ Meets design standards  |
| Traffic Operations and Safety  | ✗ Does not meet design standards | ✓ Meets design standards  |
| Opportunities for Active Mobility  | ✗ No opportunities               | ✓ Opportunities available |
| Opportunities for new infrastructure installation (watermain, etc.)              | ✗ No opportunities               | ✓ Opportunities available |
| Impacts on Natural Heritage  | ✓ No impacts                     | ✗ Impacts                 |
| Impacts on Land Uses, Socio-Economic Environment and Cultural Heritage Resources | ✓ No impacts                     | ✗ Impacts                 |

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# PREFERRED SOLUTION

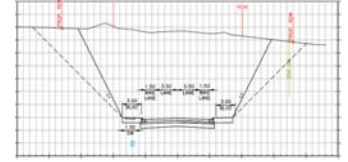


Alternative 1 is recommended as the preferred solution because it:

- Meets City's minimum road design standards
- Improves safety and drainage
- Provides opportunities for active mobility
- Accommodates other planned servicing improvements.

The Preferred Solution provides:

- 2-Lane roadway designed to current standards
- Profile improvements to current design standards



Legend  
 Orange Profile being raised (fill)  
 Blue Profile being lowered (cut)  
 Green Minor profile adjustments

# EIS OVERVIEW



An Environmental Impact Study (EIS) was completed for the technically preferred solution. The EIS included:

- 2 years of Natural Environment Inventories (2016-2017).
- A Subject Land Status Report
- Summary of Impacts and Mitigation measures to be carried into detail design and/or construction.

Key objectives of the EIS were to:

- Determine potential impacts on the existing natural heritage system
- Recommend areas for avoidance of impacts and/or mitigation to ensure protection of significant features and functions
- Protect Species at Risk (SAR) and significant wildlife
- Develop a restoration plan, including opportunities for invasive species management, opportunities for wildlife connectivity and avoid net loss of wetland environments
- Recommend changes to Schedule B1 of the City's Official Plan.

Baltimore Oriole



Cedar Waxwing



White Tailed Deer



# EIS FINDINGS



## Ecological Land Classification

- Candidate significant wildlife habitat in the Study Area may include: Bat Maternity Colony, Amphibian Breeding Habitat, Turtle Wintering Area and Special Concern Species

## Wetlands

- Two wetland features capture surface water flows but have limited ecological function. They will be treated as locally significant. The larger wetland provides breeding habitat for amphibians and will also be treated as locally significant

## Breeding Birds and Raptors

- Red-winged Blackbirds and Baltimore Orioles showed evidence of breeding in the Study Area. SAR birds observed during the Study included Eastern Meadowlark and Barn Swallow. There were no raptor nests observed within or adjacent to the Study Area

## Aquatic Resources

- There are two watercourse features in the Study Area. They are both characterized as intermittent and/or ephemeral watercourses that may provide potential seasonal habitat for fish

## Species at Risk (SAR) and Species of Conservation Concern (SCC)

- Three SAR (Eastern Meadowlark, Bobolink and Little Brown Myotis) and two SCC (Eastern Wood-pewee and Wood Thrush) have potential habitat or seasonal occurrence in the Study Area and may be impacted by the proposed road improvements.

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# KEY RECOMMENDATIONS

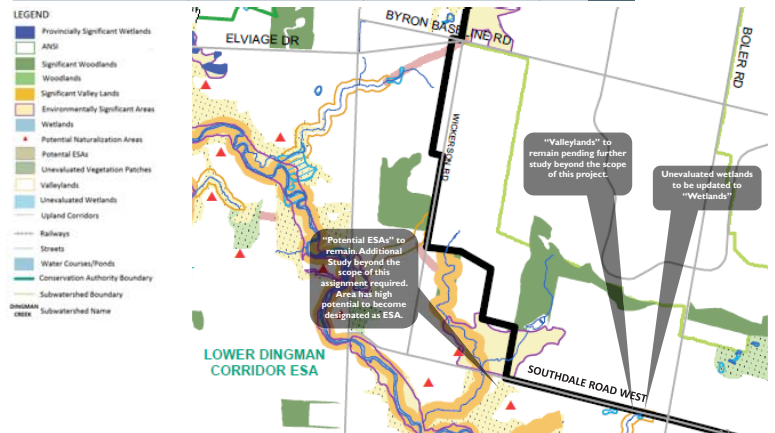


In addition to typical mitigation measures (erosion and sediment control, timing windows, bird nest searches, etc.) additional key recommendation from the EIS include:

- Minimizing Construction Footprint:
  - Two lane roadway
  - Curbs and gutters will be used to minimize grading
  - Reinforced slopes will be used in areas where fill is required
- Tree Impacts
  - Significant tree impacts are anticipated. Many large, mature trees will be lost
  - Detailed tree survey and tree preservation plan to be developed during detail design. Goal to minimize tree removals and impacts to mature trees
  - Compensation ration for planting plan to be determined during detail design
- Invasive Species Management Plan:
  - Study area was observed to contain an abundance of invasive species. During detail design, an Invasive Species Management Plan shall be developed to target aggressive invasive flora (European Common Reed, European Buckthorn, Periwinkle, etc.)
- Edge Management and Compensation Planting Plan
  - Creation of an Edge Management and Compensation Planting Plan is recommended to reduce impacts to existing woodlands and specifically the Environmental Sensitive Area (ESA) within the project limits
- Wildlife Impact Mitigation Plan
  - Consideration for installation of a wildlife crossing under Southdale Road in the vicinity of the ESA to improve wildlife movement corridors. The crossing to be designed to accommodate small mammals while not negatively impacting hydraulic operations of existing culvert crossing on the projects West Tributary
- Wetland Compensation
  - The project will result in the loss of a small wetland community located on the projects East Tributary. To achieve "no net loss" of wetland habitat, compensation habitat plans shall be reviewed and identified during detail design.

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# SCHEDULE B1 RECOMMENDED UPDATES



## NEXT STEPS



### Public Information Centre #2:

- Anticipated May 2018.

### Environmental Impact Study (EIS):

- Receive input from EEPAC, UTRCA and MNRF by **May 21, 2018**
- Finalize EIS.

### Environmental Study Report (ESR):

- Finalize EA document - June 2018
- Present EIS and EA document to Council for endorsement
- 30-day public and agency review period – Anticipated summer 2018.

### Construction:

- Following the detailed design phase, construction could begin as early as 2020.

## Questions?



EEPAC's BRT EIS review and recommendations  
Submitted by B. Krichker, S. Levin, S. Sivakumar, C. Therrien  
April 2018

- Site 1 – Oxford and Mud Creek
- Site 2 – North Thames (downtown)
- Site 3 – Western Road crossing of Medway Creek
- Site 4 – University Drive Bridge
- Site 5 – Wellington Road crossing of the Thames
- Site 6 – Adjacent to Westminster Ponds
- Site 7 – Exeter Road OPP station (Murray Drain)

## RECOMMENDATIONS

### **Existing Conditions**

#### **Highlights:**

- Terrestrial flora surveys should be conducted in early May in order to see the full spring ephemeral community additionally we recommended survey be performed throughout the summer to identify and transplant regionally rare species if present as based on your responses to our previous comments. The surveys are incomplete.
- Additional fish surveys should be conducted during the spring of the year (March–May) to determine what fish species are present within the BRT study area during the spring spawning season. The document indicates surveys were only performed in the late summer and early fall of each year.
- No access to hydrological existing conditions, benthic invertebrate sampling, water balance, etc....
- No benthic sampling past 2014?
- the reporting on existing and future hydraulics/hydrological conditions, including water balance (surface, subsurface water and groundwater conditions) and evaluate any potential adverse impacts on the environment and ecology the project infrastructure lands function and features, if these water resources conditions will be altered;
- the required correlation/coordination of these existing and future water resources conditions together with soil conditions on the evaluations of potentially adverse impacts, mitigation measures associated with the assessment of changes of environmental/ecological conditions of the system that will be impacted by the proposed BRT infrastructure system.
- 

#### **Additional comments:**

- A timeline showing the restrictions of work for various habitats and species (Migratory Bird, turtle nestings, spawning, etc) be included in all bid documents. (It is not included in the EIS and it should be as well as there are a number of “blackout” times given the variety of terrestrial and aquatic species affected).



- Although habitat enhancement strategies are an admirable goal, it is unclear what strategies have been successful for the SAR species identified in this study. More clarity is required.
- The EIS must include dates aquatic surveys were carried out and if the surveys were done in the areas of BRT work. (There are no dates for work undertaken by agencies!)
- Where Queensnake is noted (p. 7), the EIS be updated to reflect the finding of a Queensnake by a member of the public and confirmed by the SAR biologist at UTRCA in 2012/13 west of the Medway bridge (site 3). Queensnake surveys must precede work at this location. This should include the mowed back yard adjacent to the “station” south of Windemere, between the Medway bridge and the residence bridge. This back yard is actually Huron University College property.
- Chimney Swift and Cavity tree surveys for bats be required at detail design stages when works may negatively impact SAR species. Swift Watch be consulted during the detail design stage. (Was there a reply to Erin’s May 8, 2017 e-mail to Claire Paller at the MNR regarding Swifts and detailed nest surveys?)
- Mollusc surveys be required at the detail design stage for in water works and works at site 3. Any SAR species found must be removed and relocated away from the construction site rather than held and relocated to the site later.
- The Awareness and Encounter Protocols be reviewed at each site with the SAR biologist from the UTRCA where turtles and their habitat may be affected by work. A fisheries expert from UTRCA or UWO provide the review where SAR aquatic species may be encountered and their habitat affected. This is particularly relevant as female turtles travel many Km.
- All water balance reports, particularly for the project near site 6, must be reviewed by the hydrologists at the City and the UTRCA.
- Agree that SAR status be reviewed prior to detail design and/or construction. It is noted that Figure 27 is wrong as Spiny Softshell Turtles were listed as Endangered (from Threatened) in Ontario in Dec 2016.
- EEPAC would appreciate knowing who checks the Overall Benefit Permit and who checks if there has been an overall benefit? For Turtles, the SAR biologist at UTRCA must review the application before submission. If you hope to achieve an overall benefit, the permit must include how much money will be provided to ensure there is a benefit. Furthermore, who actually determines if the conditions of the permit have been met and what are the consequences if the benefits are not achieved?
- The EIS notes the thermal regime for Site 3 but not for any of the other relevant sites such as 2, 4, 5, and 7. This information should be included in the final EIS.
- Regarding Site 1, EEPAC provided extensive notes to SWM staff regarding the restoration plans for Mud Creek and that restoration for fishery habitat is less important than restoration for other species as there is a perched culvert at the Thames outlet and that fish are likely not found upstream.

- Assessment of soil quality (SQ) indicators that detect soil degradation in different land use and soil management systems (LUSMS) is desirable to achieve sustainable management strategies. Can we include soil quality (Physical, chemical and microbial) assessment and monitoring procedure in place for all sites in 300 m buffer zone?
- Is initial screening and element being absent is sufficient to make decisions on SAR? Better to have comprehensive survey for SARs at least in natural heritage sites (site 1 and 6)
- Field notes indicate that they have found several invasive species. Is there a protocol defined to handle invasive species?

### **System based design**

#### **Highlights:**

- Current flow regime including velocity and depth at site 3. Pier design must try to minimize impacts to these hydrological factors and minimize immediate downstream impacts.
- Impacts to species at risk. Need to maintain the current riffle, pool sequences at site 3. This is known spawning site of castotomids including the threatened black redhorse (*Moxostoma duquesnei*) and the wavy-rayed lampmussel (*Lampsilis fasciola*).

#### **Additional comments:**

- The two lane multi use pathway adjacent to the PSW be reduced to one lane in order to reduce the impact on the PSW. (site 6)
- EEPAC agrees with permanent barriers to prevent the public from accessing sensitive river bank and shoreline habitat. For example, we agree with the exclusion fencing at Site 6 at detailed design and construction and then made permanent.
- EEPAC notes there is little if any data on Silver Shiner. Avoidance of habitat loss is the best approach to protecting this SAR fish.
- EEPAC supports enhancement of habitat around the Murray Drain at Site 7 and the protection of the adjacent meadow for Meadowlark.
- Bridge work at Site 3 has the potential to be very deleterious to fish habitat, particularly to habitat for castomids (suckers) including the SAR Black Redhorse (*M. duquesnei*). Hydrological modelling will need to be performed for this site to see how modification of the bridge and construction in the permanently wet sections of Medway Creek will influence the hydrological regime of the stream. Great care must be taken to minimize in water impacts to both the substrate, the flow and the thermal regime of the stream. Critical environmental factors for Black Redhorse spawning areas has been identified as streams and smaller rivers short distances away from their mouths (Bowman, 1970; Smith 1977). Black redhorse have been seen spawning on in the spring in riffles of rubble and gravel in 15-60 cm of water (Bowman, 1970) with flow rates of 1.4 m<sup>3</sup>/sec and surface velocities of 0.24 m/sec (McSwain and Jennings, 1972).

## **Mitigation and monitoring**

### **Highlights**

- Creation of monitoring plan overseen by multiple agency groups including pre-, during, and post-construction. Compensatory mitigation plans shall be reviewed by City staff, EEPAC, MNRF, DFO, and UTRCA staff before being finalized. Approval of the MNRF, DFO and UTRCA shall be required.
- Habitat replacement should also be considered for the impacted aquatic environment. Having compensatory habitat replacement in terrestrial systems is not enough to replace lost aquatic habitats. Improvement of stream/river banks and riparian areas could help with this. Additionally, development of new spawning areas and enhancement of current ones along the watercourse for species such as Black Redhorse (*Moxostoma duquesnei*) should be considered.

### **Additional comments:**

- Given how much of the compensatory mitigation is in the future and is noted to take 20-40 years for woodland recovery, the city shall consult with the UTRCA, MNRF, DFO and EEPAC on sufficient project budget for compensatory mitigation which will be required beyond the study area at various points in time.
- The compensatory mitigation plans must have suitable budgets because only the standard three-year warranty for plantings is included in the EIS. The Plans must also include who is responsible for monitoring, who is specifically to receive monitoring reports and frequency. It is not enough to say, for example, "The city will get annual reports." EEPAC's concern is that it is unclear how much review is done at the detail design stage having almost never been involved at the detail design stage!
- Consideration be given to start funding compensatory mitigation in the Ponds now by implementing the buckthorn removal plan recommended by N-S Environmental in the Master Plan for this ESA.
- Better than 1:1 replacement be considered replacement of mass rather than replacement of individuals when considering compensatory mitigation for tree removal.
- Removal of phragmites be included in each project budget where this invasive plant occurs in the work area of each project such as Site 6.
- Is there a plan to create new turtle nesting habitat? If so, this must be reviewed by the SAR biologist specialist at UTRCA.
- When construction starts, this could cause further disturbance in micro climate –disturbance in soil and hydrology. Is there assessment and monitoring procedure in place. Specially disturbance in soil could attract invasive species in buffer zones (300m)

## **Construction window**

### **Highlights**

- Clarification of wording when mentioning in water works. For Black Redhorse, in water works should be performed from early summer to late fall (June–November) to avoid construction during the spring spawning migrations and on the spawning grounds.

### **Additional comments**

- Consider moving and replanting the Kentucky Coffee Tree near the University Bridge. The assumption is that moving while the tree is youngest is better. Continue to work with Dr. Greg Thorn with regards to the movement of this tree and the Butternuts at site 4.
- Support requiring Clean Equipment Protocol

Comments on responses to previous comments issued by EEPAC following the review of the London RT SLSR (WSP, 2017)

1. Continue to work with MNRD during the detailed design to minimize the impacts to Kentucky Coffee Trees. Dr. Greg Thorn should be consulted when dealing with the Kentucky Coffee Trees on site 4. Also, how will this be followed? We recommend monitoring of Kentucky Coffee Trees be implemented in the monitoring plan.
2. We support the additional surveys to be performed throughout the summer. Further comments on this are included on page 1 of the document.
3. We support the additional surveys to be taken for occupancy of at-risk birds at site 4. This should also be included in the mitigation and monitoring plan.
11. We support the continued consultation and recommend that if potential turtle nesting and overwintering sites be lost that the construction of new nesting and overwintering sites be included in the mitigation plan.

### **References:**

- Bowman, M. L. 1970. Life history of the black redhorse, *Moxostoma duquesnei* (LeSuer) in Missouri. *Transactions of the American Fisheries Society* **99**:546–559.
- McSwain, L. E. and R. M. Jennings. 1972. Spawning behavior of the spotted sucker *Minytrema melanops* (Rafinesque). *Transactions of the American Fisheries Society* **101**:738–740.
- Smith, C. A. 1977. The biology of three species of *Moxostoma* (Pisces-Catostomidae) in Clear Creek, Hocking, and Fairfield counties, Ohio, with emphasis on the golden redhorse, *M. erythrurum* (Rafinesque). Doctoral dissertation, Ohio State University, Columbus. 158 p.

EEPAC originally provided comments at the October 2017 EEPAC meeting and additional comments at the November EEPAC meeting. Please see the following:

### **Theme 1 - Impact on Dingman Creek**

Overall, we are still concerned with the project's potential impact on Dingman Creek. None of the reports have addressed base and peak flow to the Hampton-Scott Drain under major and minor storm events. As we had previously stated, the 2005 Dingman Creek Subwatershed Study Update ("DCSSU") makes specific recommendations for sub watershed management within the Dingman Creek watershed, and until such time as the DCSSU is superseded, its recommendations should be followed. Our chief concern is that the changes to the stormwater management strategy for the Parker SWMF are being viewed in isolation, without considering the more localized impact on the Hampton-Scott Drain and, ultimately, its broader impact on Dingman Creek.

#### Recommendation 1:

We reiterate our previous recommendations, notably Nos. 2, 3, and 4 from our comments presented at the December 2017 meeting. The crux of these recommendations are:

- a. prepare a water balance assessment for the site to establish baseline water conditions. The Water Balance assessment (dated December 2017) does not provide an assessment of the current flow regime into the Hampton-Scott Drain from Significant Woodland being preserved, not that of groundwater into the Drain.
- b. Evaluate base flow and peak flow conditions from the Significant Woodland to the Hampton Scott drain. The Water Balance does not provide an evaluation of the Significant Woodland's retention/detention capabilities during a Major Storm event, nor does it provide a base flow assessment to the Hampton Scott Drain during Major and Minor Storm events.

### **Theme 2 - Water flow to the Woodland**

With specific reference to the overall water balance within the Woodland, the Water balance report cites the goal of not more than a 10% reduction in water water reporting to the Woodland. The Water balance Assessment calculated the Woodlot size as being 17.7 Ha with an additional 19.0 Ha of "buffer zone" in the "Post-Development Ultimate Scenario" that is composed of 40% to 45% impervious areas; essentially, the report implies the "buffer zone" would be private property and the necessary flow to the Woodland would only be achieved using water flows "directed to the woodlot via directly connected "buffer" zones in rear yards, via indirectly connected LID measures, or via a piped diversion system to offset the infiltration deficit." Previous reports had referenced a 14.6 Ha buffer around the Woodland; our assumption was that this buffer would have not been private property under the Post-Development scenarios (either interim or ultimate). Our concerns with this revised approach are:

- Flow to the Woodlot in the interim and ultimate scenarios is dependent on maintenance of LID measures on private property, the efficacy and long term maintenance of which is uncertain.

- Flow to the Woodlot is also dependent on a series of assumptions around the ultimate site design. To the extent that the site design gets modified, the amount of water reporting to the Woodland could be further reduced.
- How the water is relayed to the Woodlot could also have an impact on the Woodlot's retention/detention ability. For instance, piping water into the Woodlot, while maintaining the overall volume, may not necessarily be retained during a storm event the same way interflow and surface flow into the Woodlot would be.

Recommendation 2:

- The buffer zone around the Woodland should be excluded from overall development (i.e. remain public access lands). Excluding the land from overall development should eliminate the creation of impervious areas within the buffer zone and thus help to maintain water reporting to the Woodland.
- The size of the buffer zone should be evaluated such that there is a not more than 10% reduction in water reporting to the Woodland.
- The specific LID measures should be evaluated within the context of their impact on the Woodland's ability to retain/detain water during a storm event.

**Theme 3 - Dewatering during Construction**

The Hydrogeological Assessment highlights the need for dewatering during construction of the Trunk Sanitary and Stormwater sewers (typical scenario of 426 L/min, worst-case scenario of 1,070 L/min) and for the SMWF (typical scenario of 106 L/min, worst-case scenario of 385 L/min). The report mentions that the dewatering may have an impact on water levels in the "creek", which is presumably the Hampton-Scott drain, and recommends redirecting discharge to the channel to maintain surface water levels (Section 6.1.2). The report also highlights that groundwater pumped during the proposed dewatering will likely require some form of treatment for to lower Total Suspended Solids and lower the associated metals concentration prior to discharge to the local storm sewer system (Section 8.0). Lastly, the report recommends that a staff gauge be established as a visual reference in the watercourse (again, we assume the report is referencing the Hampton-Scott drain) to assess whether water levels are being impacted by the dewatering, and if so, the discharge may be redirected in consultation with the UTRCA. Given that the construction period is relatively short (21 days for each of the Trunk Sanitary and Stormwater sewers and the SWMF), there may be insufficient time to contact the UTRCA and develop a plan to maintain water levels in the Hampton-Scott drain.

Recommendation 3:

Establish a plan ahead of time to prepare for the contingency of having to re-direct water to the Hampton-Scott drain to maintain water levels during construction. This plan should include, inter alia, water quality testing consistent with the recommendations of the DCSSU to ensure discharged water does not adversely impact Dingman Creek.



**Southdale Road West Improvements –  
Pine Valley Boulevard to Colonel Talbot Road  
Municipal Class Environmental Assessment**

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## **NOTICE OF PUBLIC INFORMATION CENTRE #2**

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The City of London is undertaking a Municipal Class Environmental Assessment (EA) study to determine road improvements for Southdale Road West between Pine Valley Boulevard and Colonel Talbot Road, and Bostwick Road, north of Pack Road. This project will address future growth requirements and will determine how best to accommodate all roadway users including vehicles, cyclists and pedestrians.

### **Public Information Centre**

The second and final Public Information Centre (PIC) will be held for this project to present the preliminary recommended design for the Southdale Road West and Bostwick Road corridors including alternatives considered and impacts to be addressed. Project team members will be available to discuss the project and to receive your input. This PIC will be a drop-in event and no formal presentation will be made.

You are invited to attend the PIC to be held:

**Date:** Thursday May 3, 2018

**Time:** 5pm to 7pm

**Location:** Westview Baptist Church – 1000 Wonderland Road South, London

Display materials will be available on the City of London website.

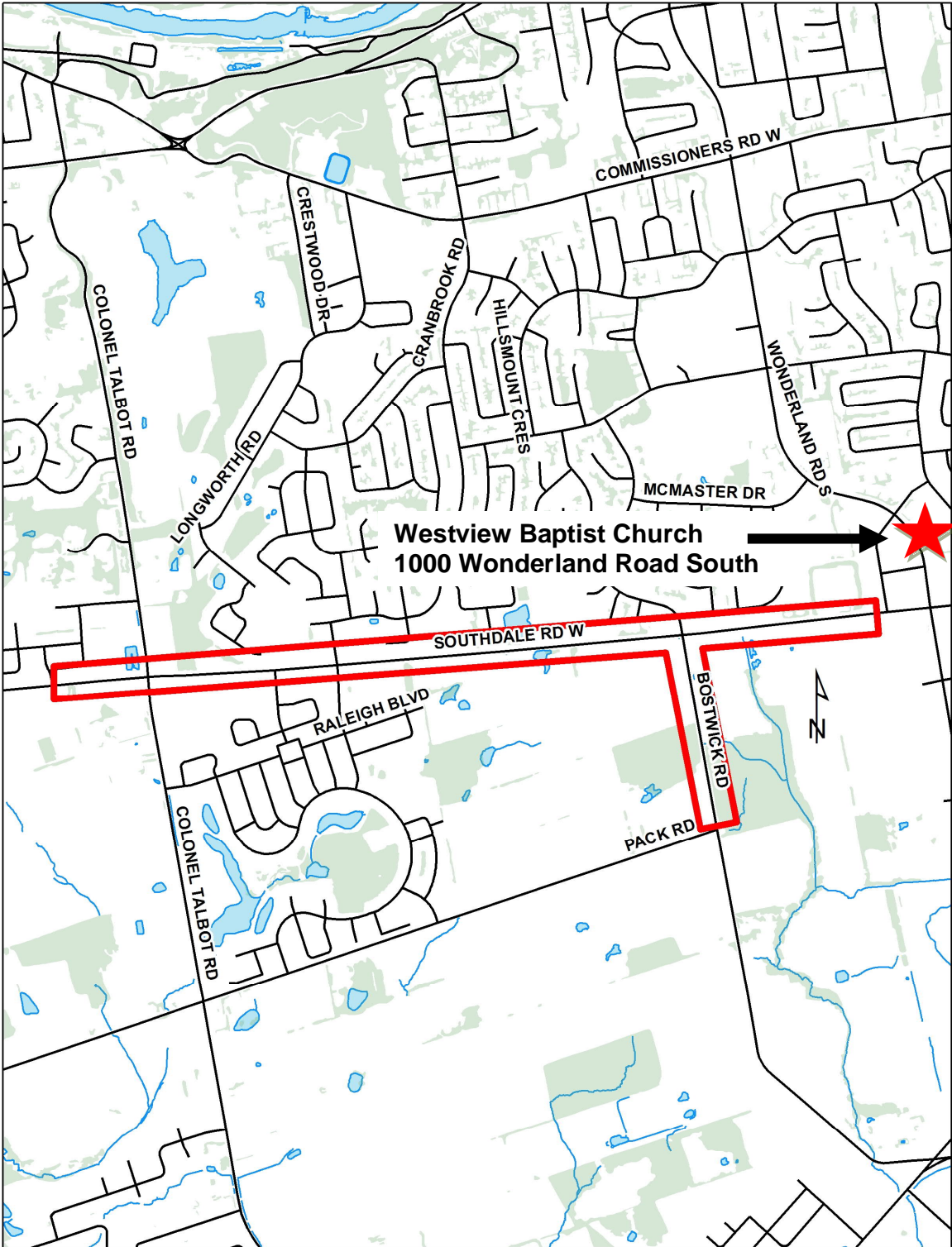
To provide comments, receive additional information or be added to the study mailing list, please visit [www.london.ca](http://www.london.ca) or contact either of the following team members below:

**Ted Koza, P. Eng.,**  
Project Manager,  
Corporation of the City of London  
300 Dufferin Avenue  
London ON, N6A 4L9  
Tel: 519-661-CITY (2489) x. 5806  
Email: [tkoza@london.ca](mailto:tkoza@london.ca)

**Peter McAllister, P. Eng., PMP,**  
Project Manager,  
AECOM Canada  
250 York Street, Suite 410  
London ON, N6A 6K2  
Tel: 519-963-5865  
Email: [peter.mcallister@aecom.com](mailto:peter.mcallister@aecom.com)

With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.

**STUDY AREA**





# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision and Zoning By-law Amendment

### 600 Sunningdale Road West



**File: 39T-18501/Z-8889**

**Applicant: Sunningdale Golf and Country Ltd.**

#### What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- 114 single detached dwellings
- 3 new local streets
- 4 new open space blocks

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 18, 2018**

Craig Smith

[crsmith@london.ca](mailto:crsmith@london.ca)

519-661-CITY (2489) ext. 5924

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T18501/Z-8888

[london.ca/planapps](http://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

Josh Morgan

[joshmorgan@london.ca](mailto:joshmorgan@london.ca)

519-661-CITY (2489) ext. 4007

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 114 single detached lots, 4 park blocks and numerous one foot reserve blocks serviced by 3 local streets.

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2\*UR3) Zone and an Open Space (OS4) Zone to a Residential R1 (R1-9) Zone and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Requested Zoning (Please refer to attached map)

**Zone(s):** Residential R1 (R1-9) Zone that permits single detached dwellings with:

- Minimum Lot Frontage of 18.0 metres
- Minimum Lot Area of 690 square metres
- Maximum Height of 12.0 metres

And an Open Space (OS5) Zone that permits passive recreational uses only.

The City may also consider the use of holding provisions, to ensure development is street oriented, discourage the use of noise walls, that waterlooping and a second public access is provided and a development agreement will be entered into to the satisfaction of the City.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential and Open Space in the Official Plan, which permits single detached dwellings and passive recreational uses as the main uses.

The subject lands are in the Neighbourhoods and Green Space Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential and passive recreational uses.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at [london.ca](http://london.ca).

### See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps).

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The

Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

## What Are Your Legal Rights?

### Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentsservices@london.ca](mailto:developmentsservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

# Requested Draft Plan of Subdivision



The above image represents the applicant's proposal as submitted and may change.

