

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Byron Valley Nature Trail Planning Process
Meeting On: October 29, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions **BE TAKEN**:

- (a) the following report **BE RECEIVED** for information with respect to the Byron Valley Nature Trail Planning Process, and;
- (b) members of the Trails Advisory Group, and Byron Participation House staff and residents **BE THANKED** for meeting onsite and providing suggestions to improve the Plan that were successfully integrated into the revised Byron Valley Nature Trail Concept Plan, in accordance with the Council approved Trails Advisory Group process.

Background

As part of a rezoning application for 1349, 1351, 1357 and 1361 Commissioners Rd. W. Council supported the dedication of the wooded portion of the site and a new access point to the Byron Valley area, and Open Space (OS) zoning for the new City owned lands. Responding to comments at the meeting about the proposed enhancement of existing trails, Council provided the following direction:

- *the Civic Administration BE DIRECTED to provide the plan for the trail at a community meeting to be held in Byron and all interested parties be notified of the community meeting;*
- *the Civic Administration BE DIRECTED to consult with the Upper Thames River Conservation Authority and other applicable agencies with respect the proposed location of a trail through the Byron Valley and the potential resulting impact to species at risk;*

The proposed Trail Enhancement Plan included a new access point from Commissioners Rd. W., realignment of some existing dirt trails, upgrading some sections of dirt trail to gravel for inclusive access, 2 new river look-outs and closing existing trails leading to private lands.

Executive Summary

- Staff have completed the items for direction provided in the November 23, 2016, Council Resolution attached in **Appendix 3** associated with the rezoning and land dedication for the access to the Byron Valley Nature Trail:
 - staff provided the Plan for the trail at a Community Meeting in Byron and all interested parties were notified of the Community Meeting
 - UTRCA and MNRF were consulted in November 2017 and have no concerns with respect to Species at Risk and the nature trail enhancements and this was noted at the Community Meeting in Byron.
- Staff retained professional biologists to conduct a multi-season, ecological inventory of the Byron Valley Environmentally Significant Area (ESA) in 2017 and their findings were presented at the March 8, 2018, Community Meeting in Byron.
- The nature trail plan avoids groundwater seepage areas and would continue to protect habitat for deer, turtles, bats, molluscs, birds and all other wildlife. All native

trees would be protected, and no native tree removals would be needed in order to implement the trail, noting most trails are already existing.

- The Trails Advisory Group (TAG) for the Byron Valley walk included the Ward 9 Councillor, representatives from the Byron Community Organization (BCO), several immediate neighbours and members of local Byron Community, EEPAC, ACCAC, UTRCA, Nature London, and the Thames Valley Trail Association who reviewed the plan and met onsite to review the trails and provide helpful suggestions to improve the Plan.
- Under the Accessibility for Ontarians with Disabilities Act (AODA) consultation with the Accessibility Advisory Committee of Council, and people with disabilities is required “when building or making major changes to recreational trails”, and was included in the process.
- At the suggestion of the neighbours, the Byron Participation House was engaged in the process and they support the Byron Valley Nature Trail Plan and opportunities for enhanced accessibility and inclusive, local access to nature and the Thames River.
- A revised Trail Enhancement Plan that reflects comments of the TAG is attached as **Appendix 2**.
- Byron Valley Nature Trail Enhancement Plan implementation would support many of Council’s strategic plan priorities and London Plan policies.
- Upon endorsement of a suitable Trail Plan, the UTRCA ESA Team will be retained to manage the Byron Valley ESA including enforcing all of the City’s ESA rules, maintaining trail safety, ecological restoration, implementing informal trail closures and barricades, and garbage pick-up. This will significantly improve the current situation and enhance the ecological health and protection of the Byron Valley.

1.0 Previous Reports Pertinent to this Matter

November 14, 2016 - Planning and Environment Committee Meeting Report for Application by Treadstone Developments re properties located at 1349, 1351, 1357 and 1361 Commissioners Road West (Z-8635)

2.0 Byron Valley Nature Trail Planning Process

Community Consultation for the Byron Valley Nature Trail

Nov. 14, 2016	Rezoning and Byron Valley Nature Trail discussed at PEC
Nov. 23, 2016	Council Resolution with direction to staff for trail planning process
Feb. 28, 2017	Retained Dillon Consulting to collect 3 season ecological inventory
Nov. 21, 2017	Consulted with UTRCA and MNR on Species at Risk – no concerns
Feb. 21, 2018	Notices mailed out for <u>Byron Community Meeting</u> for Nature Trail
Feb. 23, 2018	Notice for <u>Byron Community Meeting</u> posted on City Event Calendar
Mar. 1, 2018	Notice of Community Meeting in Londoner and Byron Villager
Mar. 2, 2018	Met with Catherine Morrison & Dan Doroshenko of BCO re next steps
Mar. 8, 2018	<u>Community Meeting</u> at Byron Library draft trail concept plan/next steps
July 31, 2018	TAG Walk invite sent (included Ward Councillor and 7 Byron residents)
Aug. 15, 2018	TAG Walk (Final TAG Minutes included as Appendix 1)
Aug. 22, 2018	Meeting with Participation House re: Nature Trail and Accessibility
Aug. 27, 2018	Site visits with Byron Participation House staff and resident for AODA
Sept. 4, 2018	Draft TAG Minutes sent to TAG for review
Sept. 6, 2018	Final TAG Minutes sent to TAG and Byron Participation House
Oct. 15, 2018	Revised Trail Enhancement Plan prepared

3.0 What We Heard From the Local Byron Community

As directed by Council, City staff presented the Proposed Trail Enhancement Plan to the local community at a public meeting. The meeting was well attended with 63 people participating.

Concerns about the trail identified through the process

- What kind of trail is proposed and why do we need a trail in the Byron Valley?
- Trespassing will increase, privacy will be impacted
- Some existing trails are un-safe
- More illegal use of Byron Valley will result
- Protection for turtles and Species at Risk in area is critical
- Lack of parking and increased use of area is an issue

Support for trail identified through the process

- Residents are already using Byron Valley trails and prefer trails be made safer, and rules be enforced (no dogs off leash, no bicycles, no littering, no off trail use)
- Trails could be valuable educational experience for Byron Northview School
- Safe and sustainable, access to nature for local residents in nearby homes, condos and apartments is a good amenity providing health benefits
- Interest in Adopting the Byron Valley ESA to assist with local stewardship
- Participation House welcomes any increased use of Byron Valley area to increase opportunities for community/neighbourhood interaction with Byron Participation House residents.
- Participation House supports an accessible trail access to river's edge for Byron Participation House residents. Detailed notes from Participation House Meeting and Site Visit are in TAG Minutes in **Appendix 1**.

To address concerns raised at the Public Meeting, staff offered a couple of options that could be used going forward:

- Not do trail enhancements, but a new access is now set to open and existing issues would not be addressed, or
- Work to revise Plan to address concerns.

After further discussion of the merits of these, it was decided to try to resolve issues with the community and volunteers were sought to participate on a Trails Advisory Group. Some residents advised staff after the Community Meeting that they did not feel comfortable expressing support for trail at the meeting in front of some of their neighbours who still had concerns at that time.

Trails Advisory Group (TAG)

This is a formal process adopted by Council to address trail issues in Natural Areas. The TAG walk included representatives from the local Byron Community to provide suggestions to modify the Draft Nature Trail Concept Plan to address the community's concerns. The TAG walk began at the Coves ESA, East Pond to see an "after" example of a trail enhancement project that is now embraced by the local community. The TAG participants observed firsthand the positive outcomes associated with the implementation of safer, formalized, well-marked accessible trails, an accessible lookout (3 armour stones) and ecological restoration work. The experience in London is that a well-designed and managed trail system directs trail access, protects the environment and encourages safe, sustainable, inclusive access to nature for the local community.

Trails Advisory Group Revised Plan addressed remaining concerns

- Minutes of August 15, 2018 TAG walk in **Appendix 1** identify details of TAG's suggested improvements to the City's Draft Byron Valley Nature Trail Plan presented at the Community Meeting in March 2018.
- TAG supported relocation of section of trail lower down on slope to reduce sightlines to and from residential properties on Commissioners Rd. W.
- TAG suggested the accessible trail be adjusted to eliminate a 400 meter section and the lookout on top of Byron Dyke, to reduce sightlines to and from back of homes on Old Bridge Road and Halls Mills Road.
- All of TAG's helpful suggestions are identified on TAG's Revised Trail Enhancement Plan in **Appendix 2** and in the TAG Minutes including:
 - existing trail closures
 - trail closure barricades

- bicycle barricades
- vehicle barricades
- signage
- adding accessible parking
- naturalization of lawn areas near pumping station
- enhanced privacy fencing
- TAG and local community's environmental and safety concerns were addressed as noted in TAG minutes in **Appendix 1**.

Delegation Request by 6 Byron Residents

- Still opposed to trail enhancement citing environmental and safety concerns
- Some members of the delegation attended the TAG walk where staff took minutes (in **Appendix 1**) and then revised the trail plan as suggested by TAG to address remaining concerns.
- Neighbours suggested talking with Participation House and the notes from those meetings and site visits are in the TAG Minutes in **Appendix 1**.

4.0 Conclusion

Enhanced ESA Protection, Safety for Trail Users and Accessible Trails

Implementing the revised Byron Valley Nature Trail Plan as recommended by the TAG will address issues identified by the local community, protect sensitive features and functions and provide safer access to nature on inclusive trails for the local community.

Prepared by:	Linda McDougall, MES, OALA, RPP Ecologist, Environmental and Parks Planning
Submitted by:	Andrew Macpherson, OALA Manager, Environmental and Parks Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

October 18, 2018
LM/lm

Appendix 1 – Trails Advisory Group Minutes and Terms of Reference

Trails Advisory Group (TAG) – Minutes (Final)

Onsite Meeting: The Coves ESA & Byron Valley ESA – Draft Byron Valley Conceptual Nature Trail Plan

Date: August 15, 2018 4:00pm – 6:00pm

Attendees:

Anna Hopkins – Ward 9 Councillor, Lila Albinger, Councillor’s Assistant, Dan Jones – UTRCA, Dave Potten – TVTA, Randy Trudeau – EEPAC, Anita Caveney – Nature London, Janet Edwards – Byron Valley Adopt an ESA, Debbie Park – Byron Resident, Jeff Santin – Byron Resident, Catherine Morrison – Byron Community Organization, Dan Doroshenko – Byron Community Organization, Douglas German – Byron Woods Condominium Board, Andrew Macpherson – City/E&PP, Linda McDougall – City/E&PP, Kara Muro – City/E&PP

CC: Participation House Staff

Minutes: Kara Muro / L. McDougall

Beginning at the Coves ESA at the Brookdale Access point, City Staff outlined some of the similarities between the 2015 Coves ESA trail enhancement project and the proposed Draft Nature Trail Plan for the Byron ESA. TAG reviewed the Level 1 trails (woodchips), the boardwalk, Level 2 trails (granular, limestone-screenings), the accessible lookout (3 large armour stones) and successful work to date on invasive species management and naturalization of City owned manicured lawn areas. City staff and the UTRCA ESA Team’s experience is that a well-designed and managed trail system directs trail access, protects the environment and encourages sustainable access to nature for the local community. Hardcopies of the Draft Byron Valley Conceptual Nature Trail Plan and TAG Terms of Reference were circulated at the start of the TAG walk in Byron Valley ESA.

- TAG walk began with review of the Draft [Byron Valley Conceptual Nature Trail Plan](#) presented at the [Community Meeting in March](#). Goal of TAG walk was to review and understand issues with the Draft Plan and incorporate suitable changes that could address those issues and benefit the environment and trail users.
- Some TAG members concerned that residents and staff at Participation House at 242 Halls Mills Road may not support nature trail plan. See notes from City staff August 22, 2018 and September 4, 2018 meetings with Participation House staff and resident attached to minutes.
- TAG member asked about trail use and protection of habitat for deer, bats and turtles. City Staff noted that the findings of the natural heritage inventory and evaluation for the Byron Valley ESA were presented at the Community Meeting in March 2017 and the slides identified that: “*Existing unmanaged/informal trails and proposed trails within the Study Area were reviewed for compatibility with the surrounding significant ecological features based on the list provided in Table 1 in the Guidelines and trails are compatible.*” The draft conceptual nature trail plan proposes trail improvements for mainly existing nature trails, and some modifications to avoid sensitive habitats to protect native trees and plant communities and more specifically:
 - Deer are hyper-abundant, native species, commonly observed by residents in natural areas and backyards across the City. Deer and their habitat will continue to be protected in the ESA. Local TAG members noted deer appear to be crossing the Thames about 100 meters west of the proposed managed, nature trail system.
 - In the Byron Valley ESA the density of tree cover, lack of open substrates for nesting, and north facing banks (i.e. less direct sunlight), are not good

habitat for turtle nesting. The Thames River is a movement corridor for turtles and this will continue to be protected.

- The entire Byron Valley provides good bat habitat, and, as native trees will be protected, bats and their habitat will continue to be protected in the ESA.
- Local TAG members noted concentrations of mussels are found in the Thames about 100 meters west of the proposed managed nature trail system.
- TAG reviewed the existing/proposed Level 1 trail that heads south up the slope towards Commissioners, and agreed that near the top of the slope, relocating the trail with a “bench cut” trail, a few meters below the existing trail along the property line, while protecting native trees, is preferred to reduce sightlines to and from residential properties.
- TAG reviewed and agreed that the trail from the new access from Commissioners Road West into the ESA would be:
 - Level 1 woodchip trail, winding through and protecting all native trees, and located as close to center of the newly acquired City lands as possible.
 - A bicycle barricade (open to pedestrians) and signage with ESA rules etc. would be placed at the Commissioners access point.
 - A trail closed barricade and signage would be placed where existing trail heads west at the top of slope, behind the apartment building.
 - A request for enhanced privacy fencing between City lands and Condominiums at 1337 Commissioners Road W. was made by some TAG members, City does prefer fencing between City owned ESA lands and private property and staff will coordinate fencing with permission of the condo board.
- TAG reviewed existing, western sections of Level 1 trail and the proposed lookout location:
 - Lookout to consist of two or three pieces of large armour stone, set back from rivers edge, on slightly higher ground.
 - TAG was in general support of Level 1 trail locations identified on TAG map
 - There was a discussion about the historic use of the sewer alignment (Identified as a Utility Overlay on TAG Map) further south and perhaps the trail loop could/should go there.
- ACCAC was unable to attend TAG walk but provided the comments which will be incorporated in the revised plan:
 - *It was noted earlier these trails are existing seemingly implying there is not the same obligation under the AODA. ACCAC would fundamentally disagree. These are unmanaged informal trails. There are currently NO EXISTING city maintained trails, hence all is new development. That said, we do recognize limitations to some areas within the study area for accessible trails.*
 - *The entrance off Commissioners is only suitable for level one (as it is identified as natural environment zone) so we would have no real comment on that.*
 - *The point where that entrance meets up with the other loop systems (the level 2 to the east, level one to the west) would be the earliest we would look at an accessible path along that route. Only other potential access to it is off private property so an accessible connection to private property is redundant.*
 - *ACCAC obviously supports a level 2 loop on the east side if the trails as proposed.*
 - *the trail width be 1.5 m throughout (consistent with both level one and two trails)*
 - *the surfacing throughout remain firm natural earth throughout as much as possible (consistent with both level one and two trails)*

- *where frequently wet or eroding soil is expected we propose those segments only having granular surfacing (consistent with both level one and two trails)*
- *ensuring sufficient overhead clearance for safety (again consistent with both levels), noting that a blind or low-vision hiker may require a safety clearance sufficient for an average to slightly above average height person to walk through without risk of a face-full of branches*
- *ensuring the maintenance of the trail meets needs for accessibility, rather than only safety. This would be the only difference between what is contained within the proposal, and an accessible route.*
- Near end of the walk some TAG members proposed changes to the Level 2 trail loop alignment on top of the Byron Dyke to further limit proximity to the residential properties. This change was generally supported by TAG and is shown on the revised TAG map:
 - Realign proposed Level 2 trail loop, keeping loop to the west of existing homes, over an existing berm, over the existing, un-opened road allowance for Old Bridge Road. This alignment would not be visible or act as an attractant to those using multi-use pathways leading to and from Springbank Park.
 - Relocate existing vehicle barricade and gate closer to sewage pumping station/trail, further west to allow for parking (2 accessible spaces and 2 standard parking spaces). This addresses concerns about trail users parking on local streets, noting trail is intended as a local amenity for the community to have sustainable access to nature trails, and, is not a notable destination that many folks would drive to.
- Naturalization of lawn areas on City property to enhance pollinator habitat near the sewage pumping station.
- Nature London TAG rep. inquired why Byron Valley ESA is identified as an ESA on London Plan Map 5 despite its relatively small size, and, potentially not meeting 2 or more of the London Plan ESA Criteria. Staff advised Schedule B-1 of the previous Official Plan identified the Byron Valley as ESA - likely since the early 90's. Staff are working from current mapping and City's TAG process and ESA Guidelines for Management Zones and Trails in ESAs despite the ESA being less than 40 hectares in size.
- At end of TAG walk City staff advised minutes and revised Trail Concept Plan based on TAG walk would be circulated to TAG and posted on the City website.

<p>Added Notes from August 22, 2018, Meeting with Participation House staff and City staff</p>

Byron Valley ESA Nature Trail and Accessibility

- Any increased use of Byron Valley area would be welcomed to increase opportunities for community/neighbourhood interaction with Participation House residents.
- Support an accessible trail access to river's edge for Participation House residents.
- Support naturalization of City owned lawn areas near sewage pumping station and opportunities to assist with naturalization.
- Steep hill and condition of Halls Mills Road itself is an issue for Participation House residents.
- Support for accessible trails noting trails with "gravel" surfaces with larger, loose pieces can be challenging for wheelchairs to use.
- City staff and Participation House staff and residents will visit Coves East Pond and Byron Valley ESA in early September, to review existing trail surfaces and accessibility.

Added Notes from September 4, 2018, Site Visit with Byron Participation House staff and resident

Byron Valley ESA Nature Trail and Accessibility

- Began visit at Coves ESA – Brookdale Access. Tested accessibility of granular trails (crushed limestone/chips and dust), boardwalk and woodchip trails for manual, push wheelchair accessibility with Participation House (PH) staff and resident in a manual, push wheelchair.
- All three trail surfaces were accessible for PH staff to push the resident in his wheelchair along however, it was noted that pushing the wheelchair along the woodchip trail was difficult, bumpy, and would be more challenging if trails are wet.
- PH staff noted that pushing a manual wheelchair over woodchip trails or granular trails may not be feasible if a larger person is in the wheelchair.
- PH staff noted that asphalt is most accessible trail surface for some PH residents in their specific types of wheelchairs as:
 - Electric wheelchairs can weigh about 1300 pounds plus the weight of the person and small front wheels can sink and get stuck in woodchips, soil, or granular trails and this is made worse in wet conditions. Electric wheelchairs operate best on firm and stable, smooth surfaces.
 - Some PH residents use manual, foot propel wheelchairs and find it very challenging to independently operate them over trails with woodchips, bare soil or granular trails and this is more challenging in wet conditions.
 - One PH staff can take all 3 of the Byron PH residents out for a walk at the same time when trail surface is firm and stable and smooth like asphalt.
 - One PH resident is in a stretcher style wheelchair and PH staff can only take him and his wheelchair out for walks on firm and stable, smooth surfaces.
- PH staff noted they generally support the Byron Valley Trail Concept TAG Trail Concept Map but prefer the Level 2 trail loop identified on the TAG Map be an accessible, asphalt trail loop that includes access down to the west Lookout marked on the TAG Map.
- Noted PH residents enjoy spending time in nature and being near enough to the water to see it at lookouts etc.
- Noted some PH residents and their friends would be able to access the proposed Byron Valley trail independently if the proposed Level 2 trail loop surface was asphalt.
- Noted that one PH staff could take all 3 of the Byron PH residents out for a walk in the Byron Valley at the same time and would not need to drive or assist the residents in and out of a vehicle if the if the proposed Level 2 trail loop surface was asphalt.

Trails Advisory Group for Environmentally Significant Areas - Terms of Reference

1.0 Background

The Trails Advisory Group (TAG) will assist with the implementation of the Guidelines for Management Zones and Trails in Environmentally Significant Areas (ESAs) as approved by City Council on June 23, 2016. ESAs are identified in the City's Official Plan as areas that contain natural features and perform ecological functions that warrant their protection in a natural state. Publicly-owned ESAs have a purpose and function distinct from all other publicly owned open space parks. Permitted uses, access, and the provision of recreational activities within ESAs are governed by the Environmental Policies of the Official Plan for significant components of the natural heritage system.

2.0 Purpose

The purpose of the TAG is to provide comment on trail related issues in London's ESAs that were not addressed or contemplated in the most current Conservation Master Plan

(CMP) for each ESA. It serves as an information conduit with respective organization members and leverages resources within the community. The TAG serves as the communication link for local trails volunteers and stakeholders. The expected benefits of such a strategy include sharing expertise and perspectives leading to greater understanding and cooperation among stakeholders.

Policies for trail planning and design are implemented through the CMP process which typically includes consultation with Environmental and Ecological Planning Advisory Committee (EEPAC), public participation meetings, and a public meeting before Planning Environment Committee. As most CMPs include recommendations for implementation over a 10 year period, situations may arise where alternative trail alignments or solutions may be required due to the dynamic nature of ecosystems. The TAG will provide part of the public engagement process for comments on trails not originally addressed or contemplated in the most current CMPs. The TAG is an advisory body and is not an approval authority.

3.0 Responsibilities and Functions

The TAG will provide timely, consistent and effective trail planning and design comments by:

- (a) Reviewing and suggesting creative trail design responses to the identified problems in the establishment of trails and trail structures;
- (b) Ensuring proposed trails and trail structures are consistent with the Council adopted Guidelines for Management Zones and Trails in Environmentally Significant Areas (ESAs).
- (c) Fostering an effective working relationship with all trail user groups and organizations; and
- (d) Broadening public discussion about trails and ESAs in London and strengthening public input.

4.0 Membership

The TAG shall be comprised of:

- 1 representative and 1 alternate representative from TVTA
- 1 representative and 1 alternate representative from EEPAC
- 1 representative and 1 alternate representative from Nature London
- 1 representative and 1 alternate representative from UTRCA
- 1 representative and 1 alternate representative from Accessibility Advisory Committee
- A representative from the neighbourhood community association and a representative from the directly associated "Friends of" ESA group will be included based on which ESA the TAG is reviewing
- City staff who will facilitate meetings and site visits

5.0 Terms of Office

Service on the TAG is a 2 year appointment confirmed by October 1st. TAG representatives shall serve without compensation. Appointment to the TAG will be by nomination from within each of the user groups and organizations. Representatives (or their alternate representative) must be available and provide their own transportation to attend all meetings of the TAG.

6.0 Processes / Meetings

The TAG will meet as required, usually onsite, to address specific trail projects and identified problem trail sites in ESAs that were not originally contemplated or addressed in the current ESA Master Plans.

City staff will set the meeting agenda, location and provide background information, maps and photos to facilitate meetings.

The TAG will strive for consensus in making decisions. However, if consensus is not reached after significant effort, a majority of the TAG members present will be required to make a decision.

City staff will take TAG meeting minutes and summarize the results and distribute the minutes to TAG members within two weeks after TAG meetings.

The TAG representatives will liaise with members of the public as well as their respective stakeholder groups in order to share information both to and from the TAG.

Appendix 2 – Trails Advisory Group Revised Trail Enhancement Plan



TAG suggestion: realign proposed Level 2 trail loop, keeping loop to the west of existing homes, over an existing berm, over the existing, un-opened road allowance for Old Bridge Road.

Relocate trail to sewer easement and upgrade to 'accessible' for better access to the river's edge lookout.

TAG agreed to relocate trail, using bench cut, further down slope, avoiding native trees to reduce sight lines to residential properties.

TAG suggested enhanced privacy fencing along east side of new access.

TAG suggestion: relocate existing vehicle barricade and gate closer to sewage pumping station / trail, further west to allow for 2 accessible and 2 standard parking spaces. Ensure gate has accessible opening to trail open to permit wheelchairs.

TAG suggested Trail Closed barricade and sign and no "Lookout" at this location.

BYRON VALLEY NATURE TRAIL CONCEPT - REVISED TRAIL ENHANCEMENT PLAN

TRAILS ADVISORY GROUP (TAG) REVISED TRAIL ENHANCEMENT - REVISED BASED ON AUG 15/18 TAG WALK AND PARTICIPATION HOUSE CONSULTATION

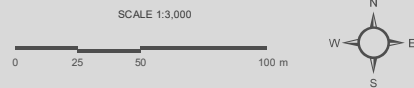
- Study Area (City Lands)
- Lookout - 3 Armour Stone "Seats"
- Vehicle Barrier Gate and AODA / Wheelchair and Pedestrian Access (Relocated)
- No Bikes Sign & Bike Corral Open to Pedestrians
- Trail Closed Sign & Closed Barricade
- Wheelchair Access
- Parking (Four Spots, Two Accessible)
- Proposed Meadow / Pollinator Naturalization of Existing Lawn Areas
- Old Bridge Road Unopened Road Allowance

Management Zones

- Utility Overlay (4 m)
- Natural Environment
- Nature Reserve
- Road Right-of-Way
- Thames River (Nature Reserve)

Trail Concept

- TAG Proposed Trail (Natural Surface / Wood Chips)
- TAG Proposed Trail (Chips & Dust / Granular)
- Informal Trails (Existing)
- Informal Trails (To Be Closed)



MAP DRAWING INFORMATION:
DATA PROVIDED BY CITY OF LONDON (2016)
PARCEL OWNERSHIP CONFIRMED THROUGH GEOWAREHOUSE (2017)

MAP CREATED BY: JWH / LK
MAP CHECKED BY: JLP
MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 17-5427
DATE: 2018-10-15



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

November 23, 2016

Treadstone Developments
c/o M. Doornbosch
Zelinka Priamo Ltd.
318 Wellington Road
London, ON N6C 4P4

I hereby certify that the Municipal Council, at its meeting held on November 22, 2016 resolved:

11. That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Treadstone Developments relating to the property located at 1349, 1351, 1357 and 1361 Commissioners Road West:

- a) the proposed attached, revised by-law BE INTRODUCED at the Municipal Council meeting to be held on November 22, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1/R5 (R1-9/R5-3) Zone and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone TO a holding Residential R8 Special Provision (h-5*R8-4(_)) Zone and an Open Space Special Provision (OS1(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following through the site plan process:
 - i) define a pedestrian-oriented ground floor by incorporating a different design treatment and material application along the base of the building than the rest of the building;
 - ii) differentiate the top of the building through an articulated roof form, stepbacks, cornices, and/or material change and enclose rooftop mechanical equipment within the built form;
 - iii) incorporate a variety of materials and textures to highlight different architectural elements;
 - iv) provide individual entrances to ground floor units on the south façade, with direct walkway access perpendicular to the public sidewalk, operable front doors and pedestrian scale features such as canopies and lighting;
 - v) design ground floor amenity spaces as open courtyards or front porches extending into the front setback;
 - vi) differentiate the primary entrance to the lobby from the individual units on the south façade through an increased proportion of glazing and appropriately scaled building mass; and,
 - vii) screen all parking areas that are visible from the street;
- c) the Civic Administration BE DIRECTED to provide the plan for the trail at a community meeting to be held in Byron and all interested parties be notified of the community meeting;
- d) the Civic Administration BE DIRECTED to consult with the Upper Thames River Conservation Authority and other applicable agencies with respect the proposed location of a trail through the Byron Valley and the potential resulting impact to species at risk;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council approves the amended application to include an h-5 holding provision and to request a community meeting after hearing extensive public consultation with respect to these matters;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D09) (AS AMENDED) (11/20/PEC)



C. Saunders
City Clerk
/jb

cc: J.M. Fleming, Managing Director, Planning and City Planner
M. Tomazincic, Manager, Current Planning
S. Wise, Planner II
J. Nethercott, Documentation Services Representative
K. Butts, Executive Assistant, Planning
List of external cc's on file in the City Clerk's Office