

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 16, 2019</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>HURON INDUSTRIAL STORM MANAGEMENT FACILITY MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT: NOTICE OF COMPLETION</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Development & Compliance Services & Chief Building Official, the following actions **BE TAKEN** with respect to the Huron Industrial Stormwater Management Facility Environmental Assessment:

- (a) The preferred outfall improvement alternative, executive summary attached as Appendix 'A', **BE ACCEPTED** in accordance with the Schedule 'B' Municipal Class Environmental Assessment process requirements;
- (b) A Notice of Completion **BE FILED** with the Municipal Clerk; and,
- (c) The Municipal Class Environmental Assessment Schedule 'B' project file for the Huron Industrial Stormwater Management Facility **BE PLACED** on public record for a 30-day review period.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Civic Works Committee, January 10, 2017 – Appointment of Consulting Engineer for the Stormwater Servicing Municipal Class Environmental Assessment for the Huron Industrial Area

Civic Works Committee, October 4, 2016 – Appointment of Consulting Engineer for the Master Servicing Study for the Huron Industrial Area

<b>2015 – 2019 STRATEGIC PLAN</b>
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The following report supports the 2015 – 2019 Strategic Plan through the strategic focus area of Building a Sustainable City including:

- Robust Infrastructure 1B – Manage and improve water, wastewater, and stormwater infrastructure.

<b>BACKGROUND</b>
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The purpose of this report is to identify the preferred alternative for the Huron Industrial Stormwater Management Facility (Schedule 'B') Municipal Class Environmental Assessment (EA), and recommend filing the Notice of Completion for the study to initiate the statutory 30-day public review period.

The Huron Industrial Lands are generally situated around the intersection of Huron Street and the Veterans Memorial Parkway. They are bounded by the CN Rail line to the south and the Upper Thames River Conservation Authority lands to the north.

These lands, approximately 75Ha zoned as general/heavy industrial, are currently undeveloped and generally used for agriculture.

The City of London (City) recently completed the Huron Industrial Lands Master Servicing Study (MSS) to determine recommended servicing strategies for this area. The servicing recommendations for these lands were for water, sanitary, stormwater management (SWM), as well as coordinating future transportation works. Generally, the water and sanitary recommendations were minor in nature and involved extensions of the existing networks. The recommended SWM servicing strategy identified by the MSS included a regional SWM facility (SWMF) to service approximately 75Ha of future industrial lands. The general location of the SWMF and outlet were identified through the MSS, and are subject to the completion of a Schedule B Municipal Class Environmental Assessment (Class EA). This Class EA builds upon the work of the MSS to refine the layout of the SWMF and outlet location, and to assess environmental impacts and identify mitigation measures.

The catchment area for the proposed SWMF includes approximately 75Ha of City-owned land east of Clark Road. This facility will also act as the stormwater outlet to the Veterans Memorial Parkway (VMP) extension; currently under detailed design.

The only existing stormwater servicing is the poorly functioning Cameron Award Drain, a 300mm clay tile constructed in the early 1940s, that currently runs north through the middle of the study area. However, it doesn't serve the entire area, doesn't provide any treatment, and ultimate outlets into the Fanshawe Reservoir. The MSS recommended utilizing this same outlet, however, the SWMF and associated works would provide treatment and environmental benefit through new wetland creation and channel remediation.

<b>DISCUSSION</b>
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In January 2017, the City appointed Stantec Consulting Limited (Stantec) to complete the Municipal Class Environmental Assessment (EA) for the Huron Industrial Stormwater Management Facility. The evaluation of alternative solutions was completed with consideration to social, environmental, and other technical factors.

Three stormwater drainage servicing strategy concepts were developed and assessed as part of the MSS. Alternative strategies were developed to both delineate general drainage areas and identify end-of-pipe requirements to address quantity and quality of stormwater runoff within the study area. The recommended strategy included one (1) regional SWMF to service lands north of Huron Street, with an outlet to the lower open channel reach of the Cameron Drain. A culvert, or multiple culverts, will be required to convey flows across the Veterans Memorial Parkway extension along with an open channel along the northern boundary to the SWM facility. The remaining parcel southwest of the intersection of Huron Street and the VMP would be serviced by an on-site SWMF toward the south of the property, outletting to the existing Cheapside Street storm sewer. In order to reduce the required SMWF size, the use of on-site controls were also recommended, in order to reduce the effective impervious coverage to 45%. This could be achieved through the use of rooftop storage, or through other measures such as parking lot infiltration galleries, and other Low Impact Development (LID) measures.

A Subject Lands Status Report (SLSR) was undertaken in 2016 and formed the basis of the Environmental Impact Study (EIS) that was prepared as part of EA process. A Significant Woodlot, the North Huron Woodlot, and Significant Wildlife Habitat for snapping turtles provided some of the constraints and informed the concept for the preferred alternative.

## **Public/Stakeholder Consultation**

As part of the study, one Public Information Centre was conducted. Notifications for the meeting were published in the two weeks preceding the Public Information Centre as well as on the City's webpage. The meeting was held on April 4th, 2019 at the Upper Thames River Conservation Authority's Water Conservation Centre located at 1424 Clarke Road. Notifications of the project were also sent to applicable federal, provincial, and municipal stakeholders, and local First Nations communities.

## **Preferred Alternative**

As part of the preferred alternative, the following concepts and work are proposed:

- Construction of one (1) new regional stormwater management facility to address stormwater quantity and quality flows;
- A new outlet from the facility to the Cameron Award Drain;
- Restoration, enhancement, and habitat improvements on portions of the Cameron Award Drain as required to accommodate the new flows and new facility;
- Construction of a two (2) enhanced grass swales to accept flows from both the proposed extension of the Veterans Memorial Parkway as well as Huron Industrial lands to the south;
- Use of on-site controls and Low Impact Development (LIDs) strategies to reduce the effective impervious coverage area to 45%;
- Use of a culvert, or multiple smaller culverts, under the VMP extension to convey flows from the west side to the new facility.

## **Agency Comments**

The Ministry of Environment, Conservation and Parks (MECP) has been engaged and have no specific comments for the study at this point.

Environmental and Ecological Planning Advisory Committee (EEPAC) will be circulated for to provide comments on the Environmental Impact Study (EIS) report prepared during EA process.

## **Environmental Assessment Next Steps**

The following steps will be taken to finalize the Huron Industrial Lands SWMF EA:

1. Upon Acceptance by Council, commence the 30-day review period:
  - A "Notice of Completion" will be published identifying that the study report is available for public review for the mandatory 30 calendar days at City Hall – Clerk's Office – 3<sup>rd</sup> Floor and online at:  
<https://www.london.ca/residents/Environment/EAs/Pages/Huron-Industrial-Stormwater-Management-Facility-EA.aspx>
  - Stakeholders are encouraged to provide input and comments regarding this study during this time period. Should stakeholders feel that issues have not been adequately addressed, they can provide written notification within the 30-day review period to the Minister of the Environment, Conservation and Parks requesting further consideration. This process is termed a "Part II Order". Subject to no requests for a Part II Order being received, the Project File will be finalized.

2. Construct the Preferred Alternative

- It is estimated that the construction of the project will take place within the next year as part of the Industrial Land Development Strategy (ILDS) strategy and in coordination with the VMP extension project. Permits and approvals for the proposed works will be obtained at the detailed design stage from the appropriate regulatory authorities.

<b>CONCLUSIONS</b>
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The Huron Industrial Stormwater Management Facility Environmental Assessment was undertaken to allow for the future development of the Huron Industrial Lands, a key development of the Industrial Land Development Strategy. Further it will act as an outlet for the future extension of the Veteran’s Memorial Parkway. The preferred alternative is in keeping with the City’s Strategic Plan for robust infrastructure through sustainable attenuation and treatment of stormwater from industrial lands and a major transportation linkage prior to discharge into the downstream watercourse. Staff recommend that the preferred servicing alternative identified in the EA be posted for the 30-day public review period.

<b>SUBMITTED BY:</b>	<b>REVIEWED AND CONCURRED BY:</b>
<b>CHRIS MCINTOSH, P. ENG. MANAGER III ENGINEERING PLANNING (INDUSTRIAL LAND)</b>	<b>MARK HENDERSON DIRECTOR, BUSINESS LIAISON &amp; INDUSTRIAL LAND DEVELOPMENT STRATEGY</b>
<b>RECOMMENDED BY:</b>	
<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>	

April 5, 2019

Attach:   Appendix ‘A’ – Executive Summary