

# Environmental and Ecological Planning Advisory Committee

## Report

The 6th Meeting of the Environmental and Ecological Planning Advisory Committee  
May 16, 2019  
Committee Rooms #1 and #2

Attendance                   PRESENT: S. Levin (Chair), R. Doyle, E. Duarte, C. Dyck, P. Ferguson, S. Hall, B. Krichker, K. Moser, S. Sivakumar and R. Trudeau

ABSENT: E. Arellano, A. Boyer, I. Mohamed and I. Whiteside

ALSO PRESENT: C. Creighton and J. MacKay

The meeting was called to order at 5:00 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that not pecuniary interests were disclosed.

### 2. Scheduled Items

None.

### 3. Consent

#### 3.1 5th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 5th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on April 11, 2019, was received.

#### 3.2 4th Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 4th Report of the Trees and Forests Advisory Committee, from its meeting held on April 24, 2019, was received.

#### 3.3 Municipal Council Resolution - 4th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on April 23, 2019, with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, was received.

#### 3.4 Municipal Council Resolution - 5th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on May 7, 2019, with respect to the 5th Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.5 Notice of Study Completion - Bostwick Road Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion for the Bostwick Road Municipal Class Environmental Assessment Study, from H. Huotari, Project Manager, Parsons Inc. and M. Elmadhoon, Project Manager, City of London, was received.

3.6 Notice of Study Completion - Southdale Road West Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion for the Southdale Road West Class Environmental Assessment Study, from B. Huston, Project Manager, Dillon Consulting Limited and T. Koza, Transportation Design Engineer, The Corporation of the City of London, was received.

3.7 Notice of Study Completion - Southdale Road West - Pine Valley Boulevard to Colonel Talbot Road Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Completion for the Southdale Road West Improvements, from Pine Valley Boulevard to Colonel Talbot Road, Municipal Class Environmental Assessment, from T. Koza, Transportation Design Engineer, The Corporation of the City of London and P. McAllister, Project Manager, AECOM Canada, was received.

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

4.1 Parks and Recreation Master Plan Comments

That the attached Working Group comments relating to the Parks and Recreation Master Plan BE FORWARDED to the Civic Administration for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee has submitted the comments to the Civic Administration in order to meet their deadline.

4.2 Stantec Annual Post-Construction Monitoring Report (2018) for 905 Sarnia Road

That the following actions be taken with respect to the property located at 905 Sarnia Road:

- a) the Civic Administration BE REQUESTED to consider continuing the monitoring of the relocated wetland;
- b) the Civic Administration BE ASKED to develop a cost estimate for the above-noted proposed continued monitoring and provide it to the Chair of the Environmental and Ecological Planning Advisory Committee who will approach possible donors to pay the City the cost of the ongoing monitoring; it being noted that this would be similar to the arrangements to pay the consulting costs of the Environmental Management Guidelines; and,
- c) the Chair and members of the Environmental and Ecological Planning Advisory Committee BE AUTHORIZED to seek donations to assist in funding an on-going monitoring.

4.3 You, Your Dog, and ESA's Brochure

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to the "You, Your Dog and Environmentally Significant Areas" brochure drafted by P. Ferguson; it being noted that this matter will be discussed further at the next meeting.

4.4 Environmental Impact Study - 1176, 1200 and 1230 Hyde Park Road and a Portion of 1150 Gainsborough Road

That the attached, revised, Working Group comments relating to the properties located at 1176, 1200 and 1230 Hyde Park Road and a portion of 1150 Gainsborough Road BE FORWARDED to the Civic Administration for consideration.

4.5 Victoria on the River, Phase 6 (1938 and 1964 Commissioners Road East and a Portion of 1645 Hamilton Road)

That the attached Working Group comments relating to the properties located at 1388 and 1964 Commissioners Road East and a portion of 1645 Hamilton Road (Victoria on the River subdivision Phase 6), BE FORWARDED to the Civic Administration for consideration.

**5. Items for Discussion**

5.1 Draft Lambeth Area Community Improvement Plan (CIP)

That the Civic Administration BE ADVISED that the draft Lambeth Community Improvement Plan (CIP) including funding a Conservation Master Plan for the East Lambeth Forest Environmentally Significant Area in order to create trails consistent with City guidelines; it being noted that one of the goals of the CIP is "Enhancing & Conserving Natural Heritage: Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated."

5.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 3334 and 3354 Wonderland Road South

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice of Planning Application dated April 17, 2019, relating to the properties located at 3334 and 3354 Wonderland Road South; it being further noted that the EEPAC may comment on future submissions.

5.3 Notice of Planning Application - Intent to Remove Holding Provision - 9345 Elviage Drive

That the following recommendations with respect to the Notice of Planning application dated May 6, 2019, relating to the property located at 9345 Elviage Drive, from L. Mottram, Senior Planner BE CONSIDERED:

- a) invasive species, including phragmites, be removed from the property;
- b) the buffer be restored with native species;
- c) the owner be asked to ensure the buffer is demarcated and maintained in its natural state, post-restoration; and,

d) in addition to the requirements listed in the report from BioLogic, no refueling take place in the Tree Protection Zone.

#### 5.4 Save Ontario Species

That the following actions be taken with respect to the communication from Ontario Nature, "Save Ontario Species":

a) the Municipal Council BE ADVISED that Schedule 5 of Bill 108, the proposed More Homes, More Choices Act: Amendments to the Planning Act, is contrary to London's Strategic Plan and the recently declared London Climate Change Emergency; and,

b) the Municipal Council BE REQUESTED to express these concerns to the provincial government.

### 6. Deferred Matters/Additional Business

#### 6.1 (ADDED) A Wetland Conservation Strategy for London - A Discussion Paper on Best Practices

That the following actions be taken with respect to the Working Group draft relating to "A Wetland Conservation Strategy for London – A Discussion Paper on Best Practices":

a) the above-noted draft document BE REFERRED to the Civic Administration for review as part of the forthcoming update to the Council approved Environmental Management Guidelines; and,

b) the Working Group BE COMMENDED and BE CONGRATULATED for their work on this project.

#### 6.2 (ADDED) Huron Stormwater Management Facility Environmental Assessment - Notice of Completion

That it BE NOTED that the Notice of Completion for the Huron Stormwater Management Facility Environmental Assessment, was received.

#### 6.3 (ADDED) One River Environmental Assessment - River Characterization Study and Hydraulic Modelling

That the following actions be taken with respect to the One River Environmental Assessment River Characterization Study and Hydraulic Modelling:

a) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee supports the staff recommended preferred Option for the Springbank Dam; and,

b) the Municipal Council BE ADVISED that the Environmental and Ecological Planning Advisory Committee has concerns with the impacts to the natural features and functions caused by the proposed pathway between McKillop Park and Springbank Park included in the River Management section.

### 7. Adjournment

The meeting adjourned at 7:55 PM.

## City of London Draft Parks and Recreation Master Plan Phase 3: Public Engagement on Draft Recommendations

Comments submitted by EEPAC working group: S. Hall, B. Krichker, S. Levin, R. Trudeau

Sent to S. Stafford and D. Baxter April 23, 2019 as per their request at EEPAC's April 11, 2019 meeting

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Where park is used in the Plan, it refers to a definition that contains the word Park

Definitions (from Development Charges study definitions provided by staff on October 11, 2018 to the Development Charges Stakeholder Group)

Neighbourhood Parks are intended to serve as a focal point of a neighbourhood and are designed to serve the needs of the local neighbourhood by supporting both unorganized and organized activities and programs.

District Parks are intended to serve groups of neighbourhoods and are designed with an emphasis on facilities for organized sports and unorganized activities.

Open Space generally buffers and protects natural features and is often linear in nature following tributaries of the Thames River, upland corridors or utility easements.

Woodland Parks have typically been established and protected for their environmental significance and may have been identified by the City through a previous study or have a development-related Environmental Impact Study (EIS) with recommendations for their protection, management and enhancement.

Environmentally Significant Areas (ESAs) are identified as components of the Natural Heritage System and include lands that are to be maintained in their natural state through appropriate management for the purposes for which they have been recognized.

Sports Parks are designed to accommodate multiple high-end sport fields and service larger areas in the City.

Thames Valley Parkway (TVP) is the City's multi-use pathway system which generally follows the Thames River. Future extensions of the TVP will occur as lands along the branches of the Thames River come under urban development.

Urban Parks are relatively small spaces that provide a higher level of design quality and are intended to be focal points within neighbourhoods.

Civic Spaces are small parcels of municipally owned land in the Downtown core and along older main street areas that are designed to a high standard.

In this document, a pathway has a surface that is hardened with asphalt or other similar base. A trail does not.

In this document, passive recreation refers to recreational activities that do not require prepared facilities like sports fields or pavilions. Passive recreational activities place minimal stress on a site's resources; as a result, they can provide ecosystem service benefits and are highly compatible with natural resource protection. (US EPA)

The Natural Heritage System refers to Policy 1298 of the London Plan and is shown on Map 5 of the London Plan.

## ACTIVE LIVING

**Goal:** We will support and promote opportunities for active living. This will be achieved through unstructured and structured experiences that encourage regular physical activity and healthy aging.

### Strategic Directions:

- a) Foster active living through structured and **unstructured activities** that improve physical, mental, and social wellbeing.
- b) Make parks and facilities walkable and accessible by residents through **active transportation** and connections to public transit.
- c) Support programming that encourages introductory skill development, interaction, and community building.

### Physical Activity, Active Living, and Active Aging

- A. Programs provided by the City of London will continue to emphasize physical activity and physical literacy for residents of all ages and abilities through registered and drop-in opportunities.
- B. Expand the variety, frequency, location, and promotion of **drop-in programs** through the use of community centres, neighbourhood locations, parks, and **non-traditional sites**. Develop a strategy to identify, administer, and evaluate drop-in programming that responds to changing demographics and diversity.
- C. Offer more **family recreation opportunities** to meet the needs of newcomers and minority groups (including more intergenerational opportunities and options for children ages 0-2 years) and to help foster lifelong participation.
- D. Work with Child and Youth Network priority area leads to explore options for integrating **physical literacy and new physical activity elements** into our built environment, such as incorporating literacy decals, murals, etc. into community centres.
- E. Explore how to best meet the increasing demands and unique needs of **older adults**. Meet with partners such as the Huff N' Puff Seniors Fitness Association to explore needs/plans moving forward, including the exploration of a **therapeutic line of programming** with community partners.
- F. Continue to review **program participation data** to make informed decisions about program development by age group and location through the establishment of participation targets.
- G. **Work together with other service providers and stakeholders** to understand and address overall participation rates and gaps in parks, recreation, and sport pursuits in London.

Is there anything missing from the recommendations above that you want considered within the Master Plan? **A definition of passive and active recreation with examples.**

Please provide any additional comments that you may have **"non-traditional sites" is completely open ended. Examples would be helpful. Do unstructured activities fall under active recreation which would include a game of pick up soccer or ultimate Frisbee? Does active transportation include bikes including electric bikes? None of these activities should not be permitted in ESAs or Woodland Parks.**

## INCLUSION & ACCESS

**Goal:** We will remove barriers to participation by adopting a model of “access for all”. This will be achieved by welcoming and including all residents.

### Strategic Directions:

- a) Work collaboratively with populations that face constraints to participation – such as (but not limited to) Indigenous peoples, newcomers to Canada, residents with low income backgrounds, LGBT+ community, women and girls, and persons with disabilities – to reduce and remove barriers.
- b) Support diversity and inclusion by evaluating proposals, policies, and actions through an equity and gender identity lens.
- c) Provide, promote, and enhance subsidy programs that improve affordability for all.
- d) Increase the range of low- and no-cost programs within the city.
- e) Promote the use of parks and public spaces.
- f) Promote the use of trails and pathways in a way that protects unique species and habitats.
- g) Implement age-friendly design standards and planning strategies that improve accessibility for all.

### Inclusion and Access

- A. As the City grows, continue to expand **low- and no-cost program initiatives** that advance the City’s service mandate. Continued research and engagement at the neighbourhood-level is necessary to identify areas that will benefit the most from these initiatives.
- B. Reach out to **Indigenous people and organizations** to:
  - i. Undertake regular and meaningful engagement on matters of importance related to parks, recreation programs, sport services and facilities;
  - ii. Explore new partnerships for including Indigenous programming in the Recreation Guide;
  - iii. Explore how to best ensure Indigenous peoples feel welcomed in programs and community centres;
  - iv. Target casual staff recruitment efforts through Indigenous organizations to increase the diversity in London’s leadership staff; and,
  - v. Identify how parks, recreation, and sport can support the recommendations from the Truth and Reconciliation Commission of Canada.
- C. Work with **under-represented populations** to: identify participation rates in parks, recreation, and sport; remove barriers to participation; and, establish appropriate participation targets.
- D. Expand our reach to **newcomer populations** by:
  - i. Focusing on staff recruitment efforts and leadership development to increase the diversity of the staff team;
  - ii. Increasing the variety of recreational opportunities that are appropriate for various ethnocultural groups; and
  - iii. Translating promotional materials into predominant languages.
- E. Expand programs and services for the **special needs population**, with a focus on increasing physical activity options for school-aged children with special needs.
- F. Expand **staff training** around accessibility, including sensitivity training in staff meetings or training sessions.
- G. Expand **gender diversity/LGBT+ inclusion** by utilizing consistent signage at all centres and using the Ontario Human Rights Code and experts in the region to inform the staff training programs.
- H. Evaluate the balance of **female participation** by age cohort in all direct, casual, community, and stakeholder-driven sport opportunities in London.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

We split trails and pathways from E and added a new F in the Strategic Directions section.

Please provide any additional comments that you may have

## CONNECTING PEOPLE & NATURE

**Goal:** We will strengthen residents' connections with their neighbourhoods and nature. This will be achieved through public awareness, neighbourhood-driven activities and decision-making, and opportunities to animate and enjoy London's **outdoor spaces parks and places civic spaces**.

### Strategic Directions:

- a) Enhance awareness of community initiatives and promote the personal and community benefits of parks, recreation, and sport.
- b) Support volunteerism and community engagement in the planning and delivery of services.
- c) Continue to emphasize initiatives focused on strengthening neighbourhoods, animation of public spaces, and unstructured activities.
- d) Collaborate with providers to exchange information and promote services and programs.
- e) Use recreation to help people connect with nature and be stewards of the natural environment.
- f) Apply effective designs and management strategies such as natural landscapes, native plants, and natural heritage education opportunities that support healthy and sustainable environments, **and sustain ecological features and functions**.
- g) Support efforts to expand active transportation networks, including trails and pathways within and connecting to parks and **open civic spaces**.

### Connecting People and Neighbourhoods

- A. Continue to **support community development and local decision-making initiatives**, the Strengthening Neighbourhoods Strategy, Child and Youth Network, partnerships, and other means of achieving equity in park, facility, and service delivery.
- B. Continue to embed **public engagement as a required element** when making key decisions relating to parks, recreation, and sport services. Consider a variety of tactics (including community-led and community-designed engagement opportunities) that make it easy for people to participate, such as non-traditional locations and times.
- C. Continue to support **Neighbourhood Hubs** (Indoor and outdoor) by:
  - i. Ensuring our community centres and parks are safe places where people can gather and connect and promote this fact;
  - ii. Providing welcoming and inviting spaces (e.g., consistent wayfinding);
  - iii. Using our community centres and parks as access points for information about other City of London services; and,
  - iv. Using our community centres as warming/cooling centres during extreme weather.
- D. Continue to maximize **program delivery in existing places and spaces** by:
  - i. Identifying location gaps for different program areas and develop strategies to fill these gaps; and,
  - ii. Sourcing out new program locations through formalizing usage of school facilities (all Boards), coordinating with Family Centres, planning ahead such as for when new school space becomes available, and identifying under-utilized public library spaces.
- E. As part of a broader community engagement strategy, investigate the feasibility of developing an **online community portal and application** centred on parks, recreation, and sport in London.
- F. Increase **resident awareness and marketing** of parks, recreation, and sport opportunities and information through:
  - i. Leveraging new and emerging technologies that enhance the customer service experience (e.g., program registration and rentals);



- ii. Including more information about features available at each location, including those accessible to persons with disabilities;
  - iii. Educating the public about service level standards, such as parks maintenance and naturalization initiatives;
  - iv. Establishing strategies for communicating with specific audiences, including under-represented groups;
  - v. Expanding current initiatives such as the Play Your Way newsletter, Neighbourhood Decision-Making program, surveys, information centres, etc.;
  - vi. Developing generic neighbourhood-based information by working with Family Centres, libraries, and schools; and,
  - vii. Increasing cross-promotion on social media, utilizing relationships with neighbourhood groups, etc.
- G. Continue to explore opportunities to publish key promotional material and provide language supports for meeting participants in **multiple and predominant languages** with the goal of expanding the City's reach and increasing participation amongst newcomer groups.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. If the Goal and Strategic Direction G are changed from open spaces to civic spaces as shown above, it is therefore made clear that Environmentally Significant Areas and buffers to environmental features are excluded.

#### Connecting People with Nature / Thames River

- A. Place a greater emphasis on helping people **connect with nature through recreation** by:
  - i. Incorporating appreciation and exposure to nature through new program design;
  - ii. Improving the connection between community and seniors' centres and their outdoor spaces; and,
  - iii. Enhancing shoreline access and gathering spaces by providing more amenities for trails/pathways and water-based recreational pursuits (e.g., fishing, paddling, etc.) adjacent to the Thames River, in keeping with best environmental practices.
- B. To support education and nature appreciation, provide **interpretive signage** that highlights the significance of London's ~~natural areas~~ **Natural Heritage System**.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. It is unclear if this section does or does not include Environmentally Significant Areas. EEPAC has been told that the Plan does not include ESAs. If so, what is the meaning of "natural area" in B? We recommend using the term Natural Heritage System in B as this would include Woodland Parks, River and Stream Corridors and Environmentally Significant Areas.

**Recreational Trails and Pathways outside of Environmentally Significant Areas**

- A. Continue to provide Londoners with **trails** that provide opportunities to be immersed in, experience, respect, and value nature.
- B. Where ecologically appropriate, ensure that new trails are **AODA compliant**, so that all Londoners can experience nature.
- C. Continue efforts to address **gaps in the recreational trail and pathway networks** and extending the system into new growth areas. All trail and pathway development projects require site-specific analysis, including application of applicable policies and guidelines.
- D. Identify and consider opportunities to enhance the **safety and convenience** of the recreational pathway system through urban design, active transportation, and park renewal initiatives. Examples include (but are not limited to) connections where intensification and redevelopment occurs, installation of bike racks and amenities, signage clearly demarcating access points, community education, and awareness, separation of users in high traffic areas, and a **winter maintenance program** in select locations **where ecological features and functions are not put at risk.**
- E. Work with applicable approval agencies to develop a coordinated policy approach for **recreational trail and pathway development within natural areas** Woodland Parks and floodplains. **What is a natural area ?**
- F. **Before trails and pathways are created in Significant Woodlands shown on Map 5 of the London Plan, they must follow a woodland management plan based on an Environmental Impact Study.**
- G. Align implementation of the Parks and Recreation Master Plan with the City's **Cycling Master Plan** and promote and link with **Provincial Cycling Routes** (CycleON). Update technical standards to reflect provincial planning guidelines, as revised from time to time.

Is there anything missing from the recommendations above that you want considered within the Master Plan? **We have recommended a new F**

Please provide any additional comments that you may have **Trails and pathways must not be in ecological buffers as per the City's Environmental Management Guidelines.**

### Environmental Health and Stewardship

- A. Identify resources to support the enhanced **management of municipal woodlands** **Woodland Parks** and work collaboratively with internal and external stakeholders to achieve the desired service level standards. **Not sure what enhanced management means. Invasive species? Dogs off leash control? Or does it mean naturalization? Clarity would be helpful.**
- B. Encourage **stakeholder and resident roles** in providing **stewardship** of parks, gardens, and other community resources. This may include encouraging the establishment of park foundations, conservancies, and other stewardship partnerships that enhance park sustainability.
- C. Seek opportunities to improve **awareness and understanding** about the importance of the City's Natural Heritage System and urban forest and their broader role within **Carolinian Canada**. Additional research should be conducted into best practices that build upon existing community partnerships and community education opportunities (e.g., programming and events, social media, educational signs, etc.).
- D. Continue to promote **naturalization of appropriate municipal lands and beautification and greening efforts** led or sponsored by the City (e.g., planting programs, "adopt-a" initiatives, community events, public art, and more) to meet multiple goals for habitats, pollinators, and tree coverage.

E. Continue to seek and implement strategies for the effective management of **urban wildlife** and **invasive species**.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have C. includes the City's ESAs as they are part of the Natural Heritage System. Not sure what this looks like in action and in outcomes. Why not simply say, "signage will be installed in locations where use of the city's natural heritage system and urban forest are greatest to help raise awareness and understanding ....."

### Outdoor Play

- A. Develop an **Outdoor Activity Strategy** to encourage residents of all ages to stay outdoors longer, enjoy outdoor settings and enhance connections with nature.
- B. Investigate new **challenging play opportunities** to keep children and families outdoors and active for longer periods of time, such as natural play areas and adventure play features.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

## SECTION 7: SUPPORTIVE ENVIRONMENTS

**Goal:** We will invest strategically in parks, recreation, and sport infrastructure to support the Master Plan goals. This will be achieved by responding to demonstrated community needs through the thoughtful design, provision, and management of parks, facilities, and spaces.

### Strategic Directions:

- a) Ensure that ~~public~~ **Parks and Civic Places** are safe, welcoming, accessible, and maintained in a state of good repair through the implementation of contemporary design standards, AODA requirements, and effective asset management practices.
- b) Renew, expand, and develop ~~spaces~~, facilities, and amenities in appropriate locations to address existing gaps. **Spaces is undefined – places may be better if you are referring to buildings.**
- c) Strive to develop spaces, facilities, and amenities that are flexible, serve multiple users, function as neighbourhood hubs, and can be linked to broader strategies and initiatives.
- d) Respond to changing participation patterns, demographics, and emerging activities by adapting public spaces and programs to fit evolving needs and expectations.
- e) Employ effective and progressive maintenance and asset management practices.
- f) Support inward and upward growth through proactive planning and innovative models that support future growth and an increasingly urbanized city.
- g) Recognize the importance of placemaking through the provision of exceptional civic spaces and robust infrastructure.

- h) Utilize a variety of acquisition and non-acquisition-based options to enhance the supply of parks and **city owned parts of the Natural Heritage System.** ~~open spaces.~~

#### Planning for a Mature City

- A. Consider **new service and facility provision models** that reflect the realities of higher-density residential communities, while ensuring convenient public access to needed spaces (e.g., public recreation amenities in condominium podiums).
- B. In neighbourhoods planned for **residential intensification**, design new parks and evaluate existing parks, green spaces, and other municipal properties for their potential to accommodate urban park features, multi-functional spaces, and expanded social and recreational opportunities to serve diverse populations.
- C. Evaluate **surplus school and other acquisition opportunities** based on the principles and targets advanced in this Master Plan, with a focus on geographic gap areas.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have. **Waiting until lands that are environmentally significant such as ESAs and Woodlands are taken thru the subdivision process means the city is taking on management well after people have created their own trails and access points to features. This risks the ecological feature and reduces the chance to make people aware at the beginning of the importance of the feature. Waiting to get land for free late in the land use planning process is not good ecological planning. In the next section, C raised the possibility of acquiring land in advance of development. Geez Louise, why not for Woodland Parks and other parts of the Natural Heritage System (ex. Lower Dingman)**

#### Guidelines for Planning and Priority-Setting

- A. Facilitate a **balanced distribution and network** of parks, recreation programs, sport services, and facilities recognizing that different locations may serve different needs. This includes planning for **new program locations** (municipal and partnered) in gap and growth areas.
- B. Utilize the planning and priority-setting guidelines identified in this Master Plan (Section 7.1) for evaluating requests and opportunities to provide **new or enhanced infrastructure** and when planning and designing infrastructure.
- C. Where possible, **acquire land well in advance** of development for higher order projects such as planned community centres. Consider options for co-locating community centres with District Park-level sports fields and amenities.
- D. Continue to make facilities and parks more accessible for persons with disabilities, in keeping with **AODA requirements**. Review the City's **accessibility design standards** to ensure that all relevant parks, recreation and sport facilities are included.
- E. Conduct **accessibility audits** on a regular basis to ensure that the City's accessibility standards are being met at all parks, recreation and sport facilities. Give consideration to assistive technologies and adaptive equipment that facilitate access for persons with physical or mental disabilities.
- F. Develop a **standardized framework to evaluate requests** for facilities presently not part of the City's core parks, recreation, and sport service mandate. At a minimum, the framework should consider the City's role (or lack thereof) in providing the service in relation to demonstrated demand, alternate providers, cost factors, and economic sustainability.
- G. Ensure that major retrofits and new construction projects adequately consider opportunities to address **climate change, environmental sustainability, and energy conservation**. At minimum, this should include

consideration of green technologies (e.g., green roofs, **EV charging stations**, battery-powered maintenance tools, refrigeration plants, etc.) and low-impact development practices (e.g., stormwater management, permeable surfaces, etc.) by building these items into City budgets.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

### Community Centres

- A. Develop a mid-size multi-use community centre in **Southeast London**, with an emphasis on securing an alternate site (considering the site selection criteria developed in 2010) in the short-term. Proposed components (to be confirmed through community and partner consultation) include twin ice pads (as a replacement for Farquharson Arena), large gymnasium, activity rooms, and multi-use space. Potential partnerships will be considered.
- B. Develop a mid-size multi-use community centre in **Northwest London** (following the Southeast London project). Proposed components (to be confirmed through community and potential partner consultation) include an indoor pool, large gymnasium, activity rooms, and multi-use space. Potential partnerships will be considered. Additional study is required to determine the preferred approach, which could influence location(s), timing, and/or potential partners.
- C. Expand the network of **neighbourhood community centres** by establishing a facility in North London and another in Central London between 2024 and 2029. Neighbourhood centres would generally include large gymnasiums, community kitchens, multi-purpose spaces, and/or specialty/partnered spaces based on demonstrated needs. In the longer-term, one to two additional neighbourhood centres should be considered to address gap areas in South London. Traditional models of providing community centres may evolve as the city intensifies within the Primary Transit Area.
- D. Build **gymnasiums and multi-use activity space** as part of each proposed multi-use and neighbourhood centre, for a total of six new gymnasiums by 2039. Consider opportunities to add gymnasiums to existing centres or repurposed facilities to assist in meeting this goal.
- E. Prepare a **Gymnasium Strategy** to review current access policies, other providers, needs, and provision strategies, with a goal of enhancing access to large gymnasiums for programs, events, and rentals.
- F. Establish a strategy to **expand the senior satellite model** in consultation with stakeholders, with a view toward coordinated service delivery at the neighbourhood-level. Considerations include:
  - i. Adding a new satellite site in the short-term;
  - ii. Program expansion, low-cost and/or unstructured options, sustainable multi-site membership model, and expanded hours at locations that are experiencing high attendance and unmet demand; and,
  - iii. Working with Parks Planning to identify outdoor spaces that can be used to complement programming at seniors centres and satellites.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

### Aquatics (Indoor & Outdoor)

- A. Work with local users to ensure that the **Canada Games Aquatic Centre** remains able to host competitions and meets, with consideration being given to pool depth, technical requirements, and support spaces.
- B. Develop a new indoor 25-metre 6-lane pool for community use in **Northwest London** in the short-term. Further study is required to determine if the pool is best provided as part of the proposed large multi-use community centre or through an expansion to the Canadian Games Aquatic Centre.
- C. Reassess longer-term demand for an **eighth municipal indoor pool location** through the next Master Plan update, possibly in partnership with an alternate provider in Central London.
- D. Develop five additional **spray pads** (for a total of 21) by 2039, with a focus on identified gap areas (Foxfield Park, Riverbend Park, one in North London, and two in Southwest London). New spray pads should be provided through park development projects or wading pool conversions, with an emphasis on district-level sites with existing washrooms, parking, and shade. Consideration may be given to different levels of spray pads provided (e.g., basic and enhanced), as well as options for recirculated/treated water systems.
- E. Assess usage trends at **outdoor swimming pools** and develop a strategy to guide future programming and reinvestment priorities, including consideration of the City's role in ensuring community access to non-profit community pools. No additional outdoor swimming pools are recommended.
- F. Continue to reduce the number of **wading pools** within City parks and develop criteria for wading pool decommissioning. Wading pools that are under-utilized, in poor condition, serving aging communities, in close proximity to alternative aquatic services and/or are not associated with outdoor pools are likely candidates for removal. They may be replaced with spray pads or other in-demand park amenities identified through community consultation.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

### Arenas

- A. Maintain public access to 22 indoor ice pads until 2031, at which point planning may begin for **one additional ice pad** (as a multi-pad replacement and/or partnered project). Long-term consideration may be given to **phasing out single pad arenas** in favour of multi-pad facilities with community space. To confirm these directions, facility usage and registration trends should be monitored, as should capacities and capital plans in adjacent municipalities.
- B. Continue to examine and assess the need for **dry pads for floor sports** and community activities. Where supported by demonstrated demand, consider opportunities to repurpose under-utilized spaces.
- C. Repurpose **Silverwood Arena** to alternate community uses. Initiate a Request for Proposal process (with identified objectives and outcomes) and feasibility study (with community input) to guide the project.
- D. Remove **Glen Cairn Arena** as a municipal capital asset as it is surplus to community needs.
- E. Include two ice pads as part of the proposed multi-use community centre in **Southeast London**. Upon opening, remove the ice pads at **Farquharson Arena** from the inventory. Continue discussions with the landowner (Thames Valley District School Board) regarding the future of this facility.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

### Sports Fields

- A. Develop up to 28 additional **rectangular sports fields** (unlit equivalents) over the next 20 years through new park development, improvements that create capacity (e.g., upgrades such as adding lights, expanding fields, etc.), and enhancing access to non-municipal fields. Where possible, priority should be placed on multi-field complexes with full-size, lit and irrigated fields (including artificial turf fields that extend the season and accommodate multiple sports).
- B. Develop up to 12.5 additional **ball diamonds** (unlit equivalents) over the next 20 years through new park development, improvements that create capacity (e.g., adding lights), and enhancing access to non-municipal diamonds. Most of these diamonds are required in the short-term to accommodate the recent increase in youth participation and loss of fields at the Southwest London Baseball Complex). Where possible, priority should be placed on multi-field complexes with full-size, lit diamonds.
- C. Develop a second full-size **cricket pitch** (potentially spanning two rectangular sports fields). Longer-term needs should be examined once the second pitch is fully operational and usage patterns can be assessed.
- D. Continue to undertake **upgrades and improvements** to existing sports fields, supported by demonstrated demand and in cooperation with sports organizations. Examples include field dimensions, lighting, grading, irrigation, drainage, turf, and infield improvements, fencing, benches, shelters, etc. Efforts should be made to add lights to fields prior to nearby residential construction taking place.
- E. Continue to work with local **school boards** to improve the quality of school fields as demand grows. By enhancing public access to quality non-municipal fields, the City will be able to add capacity and reduce development costs. Options for improving the quality and maintenance of school fields should also be explored.
- F. Update the **fieldhouse strategy** to confirm the preferred level of service and development and renewal needs.
- G. Develop a **sports field allocation policy** and integrate emerging sports into existing allocation policies.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

### Playgrounds

- A. Seek a balanced **distribution of playgrounds** by providing one play structure generally within an 800-metre radius of every residential area (without crossing a major arterial road or physical barrier).
- B. Design new and redeveloped playgrounds with **accessibility** in mind (including surfacing and components), as well as consideration of challenging/adventure and natural play areas. The standard for City-Wide and District Parks should be fully accessible playgrounds with rubber surfacing. Playgrounds in Neighbourhood Parks should generally have engineered woodchip surfacing with consideration to partially-accessible playground structures.
- C. Develop a process and criteria to prioritize **playground replacement, relocation, and/or removal** to deal with the gap in replacement funding.
- D. Consider adding **adult fitness equipment** to selected parks or trails on a case-by-case basis. These opportunities should be supported by the local community and be in proximity to indoor spaces with access to washrooms, as well as older adult and multi-cultural populations that have an interest in outdoor recreation.

### Outdoor Courts

- A. Prepare a **Tennis / Multi-use Court Strategy** to: validate future needs (up to eleven additional courts in next 20 years); identify gaps and potential locations; establish priorities for upgrade, replacement, removal, or repurposing; and, identify a business case and funding strategy to support court construction and renewal.
- B. Evaluate **outdoor pickleball court** needs on a case-by-case basis, with a preference for locating them in areas with demonstrated demand. Opportunities to accommodate a pickleball complex of four or more courts (supported with amenities such as shade, washrooms, and nearby parking) should be explored further.
- C. Resolve gaps in **outdoor basketball court** provision (Central London, Oakridge, Medway, Westmount/Highland, and Byron) and consider basketball courts in parks within growing areas (a minimum of nine additional hoops will be required by 2039 to serve growth). Where appropriate, consideration should be given to multi-use court designs that can accommodate multiple sports and activities, such as basketball, ball hockey, ice skating, etc.
- D. Where feasible, continue to encourage the development and operation of **neighbourhood outdoor ice rinks** (natural ice) where supported by community requests and volunteer efforts. Consider opportunities on a case-by-case basis to develop **boarded multi-use pads** that can be used for ball hockey and other activities in the summer and natural ice skating in the winter.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have



### Skate and Bike Parks

- A. Update the **Outdoor Skateboard Park Implementation Strategy** to reflect preferred skate park types, needs, design standards (including lighting of City-wide skate parks), site selection criteria, and potential locations.
- B. Identify suitable sites for the development of **two district-level skate parks** (Southwest London, Southeast London). Additional **neighbourhood-level skate parks** may be considered where there is demonstrated demand, a gap in service, and a suitable location that is locally supported. Locations and designs should be confirmed through consultation with youth, the skateboarding community, and local neighbourhoods.
- C. Initiate a feasibility study involving community engagement, site selection, and design processes to confirm the need expressed for a dedicated **BMX and/or mountain bike park** **outside the Natural Heritage System.**

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have **No mountain bike parks should be anywhere near significant ecological features**

### Other Outdoor Sites and Amenities

- A. Provide a balanced distribution of **off-leash dog parks**, including consideration of new parks in Northwest and Southwest London over the longer-term. Site-specific analysis, community consultation, and partnerships are required as securing suitable locations can be a challenge.
- B. Develop a **tiered model of dog park designs** to enable provision at the neighbourhood-level, particularly in areas of residential intensification. Opportunities to work with developers to provide amenity space for dog owners may also be considered.
- C. Continue to support the **community garden program** and related initiatives (e.g., pollinator habitat, community kitchens, etc.) through strategies that encourage broad participation, as identified in the City's Urban Agriculture Strategy and Community Gardens Strategic Plan, an emphasis should be placed on community garden development in neighbourhoods.
- D. Undertake a review of our **golf service delivery model and standards**, with a focus on the continued provision of affordable and inclusive golf opportunities. The review should consider the potential expansion of services that would encourage year-round use of clubhouse and/or courses.
- E. Continue to update and implement the **Storybook Gardens Business Plan** to meet the changing needs and expectations of visitors, with the goal of supporting a unique programming environment that provides opportunities for children to build developmental assets and for families to foster connections.
- F. Continue to refine practices and procedures that support the animation of parks and civic spaces through **special events.**
- G. Develop a service standard for the provision of **seating areas** to support the City's efforts related to park and civic space design, active transportation, and complete streets.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

**Parkland Acquisition**

- A. When planning for new parks and **public Civic Spaces**, have regard to the policies for parkland classification, suitability, dedication, acquisition, and design contained in **the London Plan and Parkland Conveyance & Levy By-law**. Procedures and fee schedules should be reviewed on a regular basis.
- B. Continue to acquire **active parkland** at the maximum applicable rate as permitted by the Planning Act, via the City's implementing policy documents. Seek to maintain the current city-wide provision level of **2.2 hectares of municipal parkland per 1,000** residents. Provision levels will vary across the city; however, efforts should be made to balance the distribution of neighbourhood-level park types across all communities.
- C. Continue to evaluate the acquisition of **open space lands (e.g., woodlands, natural areas, etc.) Woodland Parks, Open Space and Environmentally Significant Areas** on a case-by-case basis using criteria in the City's guiding documents. Hazard, **Woodland Parks or Open Space** ~~open space~~ lands will only be accepted as part of parkland dedication requirements at the City's discretion (at a substantially reduced rate in keeping with the Parkland Conveyance & Levy By-law), with the goal of supporting their long-term protection and management.
- D. Employ a variety of **acquisition and non-acquisition-based strategies** to achieve the ~~parkland and open space~~ objectives of this Plan with a focus on growth areas and other areas of need.
- E. **Lands that are part of Environmentally Significant Areas currently in private hands should be considered for early acquisition and management by the City.**

Is there anything missing from the recommendations above that you want considered within the Master Plan? You have **open space lands (e.g. woodlands, natural areas, etc.)** without any clear definition or distinctions. Suggest that when you mean woodlands, say woodlands, when you mean park, say park, when you mean ESA say ESA. Drop the use of natural area as it has no definition in policy. See our suggested definitions at the beginning of this document.

Please provide any additional comments that you may have **EEPAC is not aware of any case by case evaluation (C. above) of acquiring natural heritage lands at any other point than late in the subdivision development process.**

**Park and ~~Public Civic Space~~ Design (this section excludes Woodland Parks)**

- A. Review and revise the City's **park design guidelines**, having regard to the design considerations identified in the Master Plan such as age-friendly applications. Update standards relating (but not limited) to on and off-street parking, general park lighting, washrooms, and gateway features provided by developers. Not all amenities will be appropriate for all park types.
- B. Allocate a portion of space in **appropriate** park types for **passive recreation** to encourage park use by residents of all ages. Design and manage the interface between **active and passive park areas** to allow for sufficient separation.

- C. Develop a strategy for the **renewal of Neighbourhood Parks** across the city, including funding amounts and sources. Emphasize projects that promote usage by people of all ages, such as the introduction of shade, seating, pathways, unprogrammed space, etc. (note: washrooms are not a viable service level in most Neighbourhood Parks).
- D. Recognize the space surrounding **stormwater management (SWM) ponds** as community assets, where appropriate. In areas with parkland deficiencies, design and maintain the areas surrounding SWM ponds to allow for greater community use.
- E. Continue to seek opportunities through the subdivision approval process to **accelerate park development**, including the use of developer-built parks (under the direction and to the satisfaction of the City).
- F. Continue to encourage community stakeholders and partners to invest in **“value-added” improvements** within the parks system. Projects must address neighbourhood and/or city-wide priorities and must conform to City standards.
- G. Create **well-designed parks and public Civic spaces** that are age-friendly and embed opportunities for residents and visitors to play, learn, and connect. ~~This includes (but is not limited to) the projects proposed by the One River Master Plan at the Forks of the Thames.~~
- H. Develop an implementation strategy for the establishment and management of **private-owned publicly accessible spaces** (POPS). Created by the development industry within higher density urban areas, POPS offer an opportunity to enhance the public realm through effective design and programming. They are not considered a replacement for municipal parkland or dedication requirements.
- I. Engage in the **coordinated informed response** and other integrated responses and strategies aimed at improving the use, public safety, activities, and access of parks.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have **Not sure why One River is included here when the EA has not been completed. It is not clear what is considered an appropriate park type in B for passive recreation when passive recreation is not defined in this document. We recommend that this section clearly exclude Woodland Parks.**

## RECREATION CAPACITY

**Goal:** We will deliver exceptional parks, recreation, and sport services. This will be achieved through the use of effective and responsive practices, partnerships, innovation, leadership, and accountability at all levels.

### Strategic Directions:

- a) Demonstrate leadership and service excellence in the management and provision of quality parks, **built** facilities, programs, and services.
- b) Adopt evidenced-based continuous improvement models in the delivery of service.
- c) Respond to a changing community through continued professional development and training.
- d) Seek out partnership and community relationship opportunities that maximize benefits to Londoners.
- e) Work with community partners to create a sustainable sport development model.
- f) Promote alignment between the Master Plan and other community strategies and initiatives.

### Leading in Public Service

- A. To inform program and service provision, increase **collaborative efforts** with community groups and volunteers by:

- i. Continuing to collect feedback from neighbourhood groups about programs and services they want to see and use this feedback to inform program decisions;
  - ii. Working with new and partner organizations to fill gaps using a strength-based delivery approach (organizations that focus on different abilities, markets, etc.);
  - iii. Identifying populations and neighbourhoods not currently accessing services and forming new program delivery relationships to jointly address those needs (e.g., targeted Leader in Training options, Indigenous program opportunities, etc.);
  - iv. Building leadership capacity within the community to support local initiatives and create strong neighbourhoods;
  - v. Hosting regular forums with service providers and funders to identify and address potential improvements to customer service practices, the built environment, etc.; and,
  - vi. Regularly communicating the Master Plan priorities to internal and external partners to improve coordination, alignment, and implementation.
- B. Undertake a review of the effectiveness of the **Play Your Way financial assistance program** and **“Policy for waiving or reducing fees for use of city owned community centres and recreation facilities”**, including opportunities to simplify the process to register for programs and apply for subsidy.

#### **Sport Services**

- C. Host a forum with all sport providers and stakeholder groups to discuss the merits of developing a London Sport Agreement as a commitment to engage collectively to develop a **Sport Policy and Sport Plan** for the City of London.

#### **Partnerships**

- D. Expand and/or realign **strategic partnership opportunities** to further the directions of the Parks and Recreation Master Plan including (but not limited to) increasing physical activity, enhancing access for under-represented and diverse populations, increasing outdoor play duration, strengthening diversity and inclusion, and increasing capacity for older adults and youth. Be proactive in partnership development through regular communication and establishment of a **standard framework and criteria** to simplify partnership outcomes.
- E. Utilize the **sponsorship, advertising and naming rights programs** to capture an increased level of alternate funding to enhance parks, recreation, and sport facilities, programs, and services.
- F. Collaborate with **school boards** to identify opportunities to maximize community access to existing sites and future park/school campuses.
- G. Collaborate with **post-secondary institutions** to identify opportunities to maximize community access to existing and future sport facilities. Encourage opportunities to work together on the research and evaluation of community-based approaches to prevailing issues in service delivery.
- H. Support **regional, provincial, and national initiatives** that increase support for information sharing, research, and data collection.

Is there anything missing from the recommendations above that you want considered within the Master Plan?

Please provide any additional comments that you may have

1176,1200 & 1230 Hyde Park Road, City of London

Environmental Impact Study (EIS)

Prepared for Farhi Holdings Corporation by Stantec Consulting Company, 2019 Feb. 24

Received at EEPAC at its April meeting (without the accompanying documentation that is on the City's web site)

Reviewed by: Susan Hall, Sandy Levin, Suba Sivakumar

2019 May 2

## OVERVIEW

The parcel of land is located west of Hyde Park Road near the T-intersection with Sarnia Road and consists primarily of agricultural fields separated by an abandoned railway spur. To the west the Stanton Drain and the associated Kelly Stanton Environmentally Significant Area north flank the Subject lands. The south edge of the site is bounded by the railway.

The key environmental features are located off-site and include. the Stanton Drain flowing through the Kelly Stanton ESA (south) and the Kains Road River Valley (ANSI) to the south of the CN Railway.

The three areas of concern are:

- a. the width of the buffer, bordering the Kelly-Stanton ESA (south) and the plan for a multi-use pathway in the buffer;
- b. the stormwater management strategy. Where development occurs there will be a reduction of water infiltrating to the subsurface due to the impervious surfaces and;
- c. lack of detail regarding the management of invasive species and an the need for enhancement through the planting of native species

Buffer:

*On the west side a "15 m Open Space block (Block 9) will be dedicated to the City - Future development to the east of Block 9 will respect a 30 m from the edge of the vegetation (8.1)-will this be taken from Block 6? Will native species be planted?*

**Recommendation 1: Clearly delineate the 30 m buffer adjacent to the Kelly Stanton ESA on drawings and plans.**

*Extend the Hyde Park Rotary Link multi-use trail along the eastern boundary of the Kelly Stanton ESA . . . in accordance with the approved but appealed map 4 - "Active Mobility Network" of the London Plan (7.2:). It is further described that when decisions are made as to the pavement of pathways/trails that buffer zones as locations for trails should be considered as it provides for public connection to the natural environment amenity (8:1:)*

Is a hardened trail surface planned? p.123 in "Environmental Management Guidelines", City of London, 2007 states that impervious surfaces are not permitted in a buffer.

**Recommendation 2: Situate this portion of the Hyde Park multi-use trail outside of the 30 m buffer adjacent to the Kelly Stanton ESA.**

## Stormwater Management Strategy

*Subject site located on an area that is part of the Stratford Till Plain upon the Area Moraine. This area functions as part of a groundwater recharge area; but is not considered to be a notable contributor to groundwater recharge in the region because of the soil type. Groundwater flows into the Stanton Drain from the surrounding landscape and contributes to the base flow in this watercourse (4.1).* In terms of vegetation there is an area of “*Fresh-Moist Mixed Meadow* identified in Block 1. Several possible LID measures are described; but the conclusion is reached that the *key constraint in using several of the LID measures is the position of the seasonally high groundwater table (7.1)*. The “Geotechnical Report, on-line describes the post-development drainage pattern with most of the area being drained to ditch running along a berm separating the site from the rail line. Information isn’t provided on where the ditch ends and possible problems with erosion. The EIS suggests this will come at detail design.

**Recommendation 3: Identify steps taken to prevent erosion from surface water runoff where it is discharged towards the ravine to the west of the site.**

**Recommendation 4: The proponent be required as a condition of development to demonstrate to the satisfaction of the City how it will control flow rates under storm conditions greater than the 2 year storm.**

**Recommendation 5: The City Hydrogeologist be asked to review the materials provided for in the Stormwater Management Strategy.**

## Environmental Management Plan

Table 4.1 identifies the growth of buckthorn on the west edge of the site (FODM4) extending up to the buffer. Also, there is no environmental management plan in the EIS nor suggested as part of the development agreement. There is no master plan or trail plan in place for this part of the Natural Heritage System,

### **Recommendation 6:**

- a) **As per London Plan Policy 1436\_4, an Environmental Management Plan that includes restoration, mitigation and a monitoring plan be required as a condition of development.**
- b) **The Environmental Management must include removal of invasive species in and around the buffer to be replaced with native plantings including shrubs that will discourage encroachment.**

## Other Issues

The EIS indicates that there are western chorus frogs in the ESA to the west of the site as well as in the SWM facility at the southeast portion of the site. There is no consideration given to the connection between the two areas.

**Recommendation 7: A vegetated corridor must be maintained between the SWM facility and the ESA.**

**Recommendation 8: As a condition of development, the proponent be required to provide informational signage to the satisfaction of the City explaining the significance of the ESA and the western chorus frog population**

On Map 5 of the London Plan, the lands identified as ESA in the EIS are not named. It is unclear to EEPAC why the EIS calls the section of the Kains Woods ANSI to the south as Kelly Stanton ESA south when it is clearly shown on Map 5 as part of the ANSI. It is also unclear why the area in between the two rail lines is its own ESA.

**Recommendation 9: The areas called Kelly Stanton ESA shown on Map 5 be included in the boundary of the Kains Woods ANSI.**

MULTI-USE PATHWAY

**Recommendation 10: As Council has declared a climate emergency, the materials used for the multi-use trail should be permeable.**

**Recommendation 11: Please indicate the “end” point (where the pathway is leading to) for the multi-use pathway.**

MEMM4-FRESH-MOIST-MIXED- MEADOW ECOSITE

**Recommendation 12: Characterize and provide further information such as history, size, seasonal water level pattern and any environmental services provided to the local niche. Tracking record of such small ecosite which are lost due to development may facilitate to make decision regarding collective effect.**

**Review of EIS by AECOM, dated May 18, 2018; EXP Hydrogeology Assessment and Water Balance report dated April 2018; and, EXP Geotechnical Investigation (Slope Assessment) report dated May 2018.**

All received at EEPAC's March 2019 meeting

Reviewed by C. Dyck, S. Hall, B. Krichker, S. Levin, K. Moser, and I. Whiteside

**Theme 1 – Buffer Surrounding the Ravine**

The EIS refers to the development limit based on a 10-meter buffer from the Significant Woodland boundary on the west side, and a 12-meter buffer from the boundary of the Significant Woodland on the east side, whereas in other documents, the greater of the erosion hazard limit and the buffer from the Significant Woodland is the basis for the development limit. The EIS did not provide a map that indicated both the erosion hazard limit and the buffer from the Woodland, so it was difficult to determine which would be the basis for the ultimate buffer surrounding the ravine system.

Furthermore, EEPAC has concern regarding the basis for the erosion hazard limit. The Slope Stability report states that, at present, there is 'very little water' in the ravine, and when water is present, the 'watercourse is marshy in nature, with very low velocity water rather than a stream condition with higher water flow velocities'. These factors allowed EXP to conclude that a toe erosion allowance of 2m was appropriate. The Slope Stability report further recommends that 'uncontrolled surface water flows over the face of the slope should be minimized, to reduce the risk of surface erosion' and that any water collected '(must) be re-directed away from the (ravine) slope'.

In short, the basis for the erosion hazard limit appears to be a status quo regime with respect to water flows into the ravine. However, the stormwater management plan for the site suggests that flows into the ravine may in fact increase and could impact overall slope stability. Water from the stone infiltration galleries behind lots at the south of the development will be routed to stone infiltration galleries behind the multi-unit block on the west-side of the ravine (as indicated on Figure 3 of Appendix I of the Hydrogeology Assessment). These stone infiltration galleries to the west of the ravine will also collect runoff from the condo road. When the infiltration galleries at the west of the ravine are at capacity, overflow outlets will direct the overflow to the ravine system. The slope stability report does not appear to incorporate this potential for increased flow into the ravine system.

Recommendations:

1. Prepare a site plan that indicates both the erosion hazard limit and the buffer from the Significant Woodland to clearly delineate the limiting factor for the development limit. The limiting factor should be the wider of the two.
2. Incorporate post-development site conditions/ ravine flow regime into the slope stability report and re-evaluate whether the proposed erosion hazard limit is sufficient to address post development site conditions.
3. The Clean equipment protocol be followed during construction to reduce the possibility of phragmites and other invasive species spreading in an area close to the Significant Woodland and the Meadowlily Woods ESA.



### Theme 2 – Development within the Buffer

The site development plan includes a proposed trail on the easterly perimeter of the ravine, a possible crossing (a bridge approximately 55 m long) of the ravine corridor near the north end of the site, and further trails along the west side of the ravine, to the north of the hydro corridor. These trails and the bridge will be located largely within the buffer surrounding the Significant Woodland and/or the erosion hazard limit. EEPAC's concern regarding these proposed trails are threefold:

- a. As the EIS notes, '...impacts from development on a natural feature or function can often be avoided or mitigated if an area of land is maintained in an undeveloped state'. The EIS goes on to state on page 48 that the pathway being proposed for construction in the buffer 'would result in the removal of the total available amount of space for vegetation plantings.' The proposed pathway within the buffer will have a negative impact on the overall ecological health of the Significant Woodland.
- b. The City's Environmental Management Guidelines state on page 122 that impervious surfaces are not permitted in the buffer.
- c. The slope stability report states that any permanent structures must be located outside of the erosion hazard limit. Portions of the pathway as well as footings for the bridge appear to be located within the erosion hazard limit.
- d. It appears the development to the east has a road with a sidewalk making the pathway extraneous.

#### Recommendations:

4. Relocate the proposed pathway outside of the buffer and use the roadway to the east as the connection to the TVP. Ensure that any footings for the proposed bridge are located outside of the buffer and the erosion hazard limit.

### Theme 3 – Post Development Stormwater Management

Portions of the site will use LID measures as primary method of stormwater management (Area A2 and Area A3, with a combined area of ~4.6 ha), with overflow into the ravine. Furthermore, post development infiltration for the site as a whole will be 68% with the proposed LID measures (51% without), well below the minimum target of 80%. EEPAC has concerns that the stormwater management strategy is predicated on the long-term successful implementation of LID measures whose long term efficacy has not been demonstrated, and as such, run-off towards the ravine system may increase with time as infiltration decreases. Furthermore, the LID measures appear to be located on private property. The eventual home owners may lack the expertise to properly maintain the system.

#### Recommendations:

5. Redesign the stormwater management system such that it meets the minimum requirement of achieving an 80% post-development infiltration rate. This is also recommendation 5, page 48 of the EIS.
6. As recommended on page 48 of the EIS, an updated water balance be completed as part of the final design.
7. Should the revised stormwater management plan include LID systems, these systems be placed on public property, as the eventual homeowner may lack the desire or skill to maintain the LID measures and run-off may consequently increase over time as the efficacy of the LID measures wane.

### Theme 4 – Butternut Tree Preservation

An endangered species, a butternut, was observed along the eastern edge of the Woodland. The EIS notes variously that the butternut is being retained (page 29, second paragraph), and then

subsequently, that it is a non-retainable specimen (page 32, section 3.2 second bullet point). The EIS did not provide a butternut health assessment but did indicate that the development would not affect the tree.

Recommendation:

8. Given the tree will be retained, ensure that the proposed buffer zone is at least 25m to protect the tree.

**Theme 5 – Environmental Management Plan**

Recommendation 9 on page 50 of the EIS recommends that an Environmental Management Program should be developed to monitor the success of the implementation of protection and mitigation measures. EEPAC agrees with this recommendation. It further recommends:

Recommendation:

9. An Environmental Management Program to the satisfaction of the City be included as a condition of development.

**Theme 6 – Construction Impacts**

EEPAC is concerned that the EIS leaves open (p. 39) that construction will take place within the buffer. This should not occur even if it means redesigning the development.

**Theme 7 – Post Construction Impacts**

EEPAC agrees with the suggestions in the EIS that the use of commercial fertilizers and salts and other additives for the control of ice and snow be limited. However, the EIS is silent as to how this should be accomplished.

Recommendations:

10. The homeowner brochure recommended in the EIS include information on why homeowners should limit their use of fertilizers as well as salt and other additives for snow removal because they will disrupt the natural feature and its functions because water will run into the ravine because of the use of LID measures.
11. Signage be posted at both ends of the proposed bridge explaining the significance of the feature and the nearby Environmentally Significant Area. The text should be to the satisfaction of the City and the requirement be included in the development agreement
12. Prior to assumption, the proponent deliver to each residence a copy of the City's "Living with Natural Areas" brochure. This requirement is to be included in the development agreement.