

Environmental and Ecological Planning Advisory Committee

Report

The 9th Meeting of the Environmental and Ecological Planning Advisory Committee
August 15, 2019
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), I. Arturo, L. Banks, A. Bilson-Darko, A. Cleaver, R. Doyle, L. Grieves, S. Hall, J. Khan, B. Krichker, I. Mohamed, K. Moser, B. Samuels, S. Sivakumar, R. Trudeau and M. Wallace and H. Lysynski (Secretary)

ABSENT: E. Arellano, A. Boyer, R. Doyle, C. Dyck, S. Esan, P. Ferguson, S. Heuchan and I. Whiteside

ALSO PRESENT: G. Barrett, J. MacKay, L. McDougall and E. Williamson

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 M. Wallace disclosed a pecuniary interest in clauses 5.12 and 5.2 of this Report having to do with the Zoning By-law Amendment for the properties located at 800, 805 and 810 Chelton Road, by indicating that his employer has a business relationship with the applicant.

2. Scheduled Items

2.1 5:00 PM Emily Williamson, Ecologist – Environmental Management Guidelines update

That a Working Group BE ESTABLISHED consisting of S. Levin, I. Arturo, L. Banks, A. Cleaver, C. Dyck, J. Khan, B. Krichker, K. Moser and B. Samuels, to review and provide comments on the Environmental Management Guidelines; it being noted that the Environmental and Ecological Planning Advisory Committee heard the attached presentation from E. Williamson, Ecologist, with respect to this matter.

3. Consent

3.1 8th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 8th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on July 18, 2019, was received.

3.2 Municipal Council Resolution - 7th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on July 30, 2019, with respect to the 7th Report of the Environmental and Ecological Planning Advisory Committee, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

- 5.1 Notice of Planning Application - Zoning By-law Amendment - 800, 805 and 810 Chelton Road

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Notice of Planning Application dated July 16, 2019, from L. Mottram, Senior Planner, with respect to the application by The Ironstone Building Company Inc., relating to the properties located at 800, 805 and 810 Chelton Road.

- 5.2 Scoped Environmental Impact Statement for the Chelton Road Development

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received the Scoped Environmental Impact Statement relating to the properties located at 800, 805 and 810 Chelton Road.

- 5.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1-3 Bathurst Street and 269-281 Thames Street

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Notice of Planning Application dated July 24, 2019, from C. Lowery Planner II, with respect to the application by 2497646 Ontario Ltd., relating to the properties located at 1-3 Bathurst Street and 269-281 Thames Street.

- 5.4 Notice of Study Completion - Clarke Road Improvements Municipal Class Environmental Assessment - Veterans Memorial Parkway extension to Fanshawe Park Road East

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a Notice of Study Completion relating to the Clarke Road Improvements Municipal Class Environmental Assessment for the Veterans Memorial Parkway extension to Fanshawe Park Road East.

6. Adjournment

The meeting adjourned at 6:18 PM.

City of London Environmental Management Guidelines (2007) Update

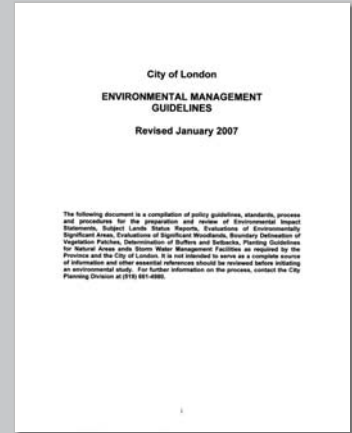


Presentation at EEPAC
August 15, 2019



The Current Environmental Management Guidelines

- The EMGs are intended to provide direction regarding the policies, procedures and requirements for preparing environmental reports and studies that may be required to evaluate:
 - Planning applications,
 - Municipal infrastructure projects,
 - Conservation Master Plans,
 - Secondary Plans,
 - Area Plans,
 - Subject Land Status Reports,
 - Environmental Assessments
 - Standalone Environmental Impact Studies

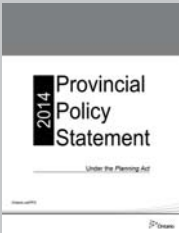


The Current Environmental Management Guidelines

Provincial Policy Statement 2014 and 2019 Proposed Changes

1.2.1; “A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including;

- managing and/or promoting growth and development that is integrated with infrastructure planning;
- economic development strategies;
- managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources that is integrated with infrastructure planning;
- infrastructure, electricly generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems;
- ecosystem, shoreline, watershed, and Great Lakes related issues;
- natural and human-made hazards;
- population, housing and employment projections, based on regional market areas; and
- addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement: Service Manager Housing and Homelessness Plans.”



The Current Environmental Management Guidelines

The London Plan

1423_ “The City may prepare environmental management guidelines setting out in more detail the requirements of environmental studies for development and site alteration. Environmental studies are the means by which the City establishes the precise boundaries of natural features and areas and the significant ecological functions within them.”

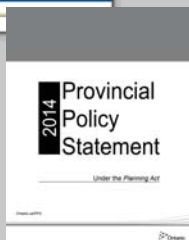
1424_ “These guidelines shall be updated as required to reflect changes to provincial policy and technical documents and to reflect improvements in scientific knowledge regarding natural features and ecological functions.”



Objective

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Undertake a document review of the EMGs (2007) to identify relevant processes and reference documents, identify data gaps, and to improve the usability of the EMGs as a tool that sets out the requirements for the preparation of environmental studies that may be required to implement the London Plan and other approved federal, provincial and municipal policies and legislation.

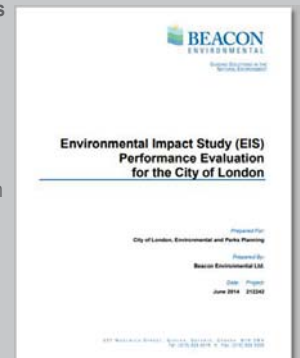


Background Review – Data Gaps and Updated Policy

Beacon 2014 Environmental Impact Study Findings

What is Working Well?:

- EMGs Sections 1.0, 2.0, and 5.0 are comprehensive and provide a good process
- OP Chapter 15 provides sound policy direction for Natural Heritage
- EIS policies and practices are generally effective in protecting Natural Heritage Features
- Fencing rear yards without gates limits encroachments
- Trails between backyards and Natural Heritage Features limits mowing encroachments
- Buffers are effective in absorbing encroachments outside of Natural Heritage Features



Background Review – Data Gaps and Updated Policy

Beacon 2014 Preliminary Findings Section 5.0

What Can Be Improved Upon?:

- Carry forward of EIS recommendations in Subdivision Agreements for implementation
- Ecological monitoring and enforcement to achieve benefits
- Managing encroachments better
- Ecological buffers do not work in rear yards – keep on public land
- Stewardship brochures, programs, and education are valuable – resent to future owners
- Scope and detail of Natural Heritage studies in Community Plans should be improved



Scope of Work

Pre-Consultation – City of London Lead

Project Initiation, Develop the Terms of Reference

1. Project Kick-Off Letter and Presentation Invite
2. Project Presentation to External Resources and First Nations at EEPAC
3. Circulation of Terms of Reference
4. Retain a Consultant

Phase 1 – Draft Consultant Lead

Project Initiation, Background Review and Draft Preparation

1. Review Background Documents and Updated Policies
2. Consultation with External Resources and First Nations
3. Revise the Environmental Management Guidelines
4. Circulate Draft Environmental Management Guidelines
5. Present Draft Environmental Management Guidelines at EEPAC



Scope of Work

Phase 2 – Consultant Lead

Draft Review, Comment Resolution

1. Begin External Resource and First Nation Consultation on the Draft Environmental Management Guidelines
2. Revise Draft Environmental Management Guidelines
3. Final Version of Environmental Management Guidelines Circulated
4. Presentation of Final Version of Environmental Management Guidelines at the Planning and Environment Committee



Consultation Groups

External Resources and First Nations Communities Invited to Participate

- Upper Thames River Conservation Authority
- Lower Thames Conservation Authority
- Kettle Creek Conservation Authority
- Chippewas of the Thames First Nation
- Munsee-Delaware Nation
- Oneida Nation of the Thames



Consultation Groups

External Resources and First Nations Communities Invited to Participate

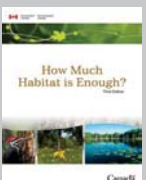
- Advisory Committee on the Environment
- Environmental Ecological Planning Advisory Committee
- The Urban League of London
- London Area Planning Consultants
- The London Development Institute
- London Home Builders Association
- Nature London



Pre-Consultation

The intention of the Pre-Consultation is to allow time for various external resources and First Nation communities to provide input into the update, including:

- The Consultation process
 - o How should we consult with you? (via email, collaborative meetings, individual meetings, conference calls etc.)
- The Terms of Reference
 - o General comments on the scope.
- The Current Environmental Management Guidelines (2007)
 - o What should change?
 - o What should stay the same?
 - o What sources should be considered in the updated document?



Project Milestones

Pre-consultation

- August 8, 2019 – Pre-consultation Initiated
- August 15, 2019 – Presentation of the Project at EEPAC
- September 19, 2019 – EMGs (2007) / ToR Initial Comment Deadline
- October 4, 2019 – Invitation to Bid and ToR Circulated
- October 18, 2019 – Consultant Bid Submission Deadline
- November 1, 2019 – Project Award



Phase 1

- November 22, 2019 – Project Initiated and Consultant Consultation Commenced (up to two meetings per group)
- April 16, 2020 – Draft EMGs Circulated and Presented at EEPAC
- May 21, 2020 – Draft EMGs Comment Deadline

Phase 2

- June 1, 2020 – Draft EMGs Consultation (up to two meetings per group)
- July 10, 2020 – Final EMGs Circulated
- July 27, 2020 – Planning and Environment Committee Presentation



Next Steps & Opportunities to Participate



The Corporation of the City of London
 Invitation for Informal Quote to Undertake the Consultation and Preparation of the Environmental Management Guidelines (2007) Update for the City of London



August 8, 2019

- External Groups and First Nations are invited to comment on the Terms of Reference, EMGs initial comment matrix.
- Please contact 519-661-CITY (2489) Ext. 2425 or accessibility@london.ca if you need information in an alternate format, or require the assistance of a communication support. Arrangements are made upon request by submitting a customer accommodation request form.

Next Steps & Opportunities to Participate

September 19, 2019

- Deadline to provide comments of Draft Terms of Reference.
- Deadline to provide comments on the current version of the EMG (Round 1 of 3). These comments will help guide the production Initial Draft of the EMGs.

Written comments on the current Environmental Management Guidelines (2007) would be provided in the following format.

Environmental Management Guidelines Update : Comment Tracking						
External Resource and First Nation Comments						
Reviewer Affiliation	Reviewer (F. Lastname)	Comment #	EMG Section	Page #	Type of Comment 1 - Policy 2 - Format 3 - Science 4 - Process	Comment and Suggested Action
E.g. EEPAC	T. River	1	1.0	29-34	2	The EIS Checklist is not user friendly. Digitize checklist.

EMG Comment Spreadsheet



Summary



- The City of London is initiating an update to the Environmental Management Guideline Document (2007).
- The Pre-consultation Phase commenced on August 8th with the invitation to this presentation.
- All external resource groups and First Nation feedback will be considered throughout the process, however, all comments may not be incorporated in the final draft recommended to Council.

Your engagement and participation throughout this process is welcomed and encouraged.



Questions or Comments?

