

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON AUGUST 11, 2020
FROM:	KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL & ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	KILALLY SOUTH, EAST BASIN MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT: NOTICE OF COMPLETION

RECOMMENDATION

That, on the recommendation of the Managing Director Environmental & Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the Kilally South, East Basin Municipal Class Environmental Assessment:

- (a) The Kilally South, East Basin Municipal Class Assessment Executive Summary attached as Appendix 'A', **BE ACCEPTED**;
- (b) A Notice of Completion **BE FILED** with the Municipal Clerk; and,
- (c) The Project File for the Kilally South, East Basin Municipal Class Environmental Assessment **BE PLACED** on public record for a 30-day review period.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

CWC – September 25, 2018 Appointment of Consulting Services for Municipal Class Environmental Assessment, Kilally South, East Basin (ESSWM-KILSE)

SPPC – May 8, 2018 - Growth Management Implementation Strategy (GMIS): 2019 Annual Review & Update

CWC – May 24, 2016 – Kilally South Stormwater Management Study Municipal Class Environmental Assessment Addendum

Environment Transportation Committee (ETC) - February 9, 2004. Municipal Class Environmental Assessment Schedule B Environmental Screening Report: Recommendation for Proposed Stormwater Management Servicing Work Kilally South Community Area Plan

2019 – 2023 STRATEGIC PLAN

This report supports the Strategic Plan in the following areas:

- Building a Sustainable City: Improve London's resiliency to respond to potential future challenges; Build infrastructure to support future development and protect the environment; Maintain or increase current levels of service; manage the infrastructure gap for all assets.
- Leading in Public Service: Increase opportunities for residents to be informed and participate in local government; improve public accountability and transparency in decision making.

BACKGROUND

Purpose

The purpose of this report is to identify the preferred alternative for the Kilally South, East Basin Municipal Class Assessment, and recommend filing the Notice of Completion for the study to initiate the statutory 30-day public review period.

Context

In 2003, an EA study titled “Kilally South Storm Water Management Study” identified potential locations and associated drainage area for two SWM Facilities including the Kilally South, East Basin. This 2003 study stated that the precise location and overall configuration of the future SWM facilities would be determined as part of subdivision draft plans. The 2003 Kilally South EA expired in 2013. Given the size of the Kilally South, East Basin catchment and number of property owners within the catchment, a subdivision draft plan process would not be an appropriate mechanism for the SWM Facility planning. The Kilally South, East Basin EA was to be completed in accordance with the timing of the Growth Management Implementation Strategy.

In May 2018, the 2019 Growth Management Implementation Strategy (GMIS) accelerated the timing of construction for the Kilally South, East Basin SWM facility from 2024 to 2022 to increase the serviced lot supply and recommended the EA process commence in 2018.

DISCUSSION

In 2018, the City of London appointed Ecosystem Recovery Inc. to complete a Schedule B Municipal Class Environmental Assessment for the Kilally South, East Basin drainage area. Based on the results of a comprehensive hydrogeology field program, in conjunction with other background studies, the recommended stormwater management strategy includes Low Impact Development (LID) stormwater controls and dry/infiltration detention stormwater management facilities to maintain existing infiltration rates and provide quantity control.

The purpose of the Kilally South, East Basin EA is to ensure that a holistic stormwater management approach is developed to service a future neighbourhood development area of approximately 95 hectares. The EA followed a comprehensive, environmentally sound planning process to develop a preferred stormwater mitigation approach for the benefit of the natural environment, the downstream Thames River, and residents alike.

The additional benefits of this strategy includes consideration of the natural habitat within the study area. The combination of infiltration to maintain existing water balance as well as a single outlet along Clarke Road, will best protect existing natural conditions of the Thames River Valley. Additionally, the three proposed dry/infiltration facilities with a single outlet will facilitate coordination of stormwater works to be constructed in coordination with the timing of proposed development and in accordance with the City’s Just-in-Time process.

The operational benefits of the preferred alternative are that the proposed pretreatment systems (i.e third pipe LID systems and oil-girt separators) collect and prevent sediment from entering the dry facility and can be maintained in parallel with the regular sewer system. As dry pond/infiltration facilities do not collect sediment they are significantly less costly to maintain than wet ponds and therefore, an incremental increase to overall long-term maintenance costs would be anticipated.

Public/Stakeholder Consultation

Public Meetings

As part of the study, one Public Information Centre (PIC) was held on October 10, 2019 at the London Public Library Beacock Branch. Notification of the meeting was published in the two weeks preceding the PIC as well as on the City's webpage. The PIC was an open-house format with display boards for the public to review and staff available to answer questions. Comment sheets were available for the public to submit comments to the project team. The PIC was attended by approximately 15 members of the public.

Notifications

Notifications of the project were also sent to applicable federal, provincial, and municipal stakeholders and local First Nations communities.

First Nations Engagement

The City distributed all EA notices, including Notice of Commencement and PIC invitation to all area First Nations communities.

The City met with First Nation representatives from the Chippewa of the Thames First Nation (COTTFN) on one occasion during the study. The meeting was held on August 21, 2019 to review Stormwater Engineering led projects and processes as well as to go over the scope of the Kilally project and proposed works.

Financial Implications

As these capital works provide growth-related servicing, the associated costs are funded from Development Charge fees. The estimated capital costs to implement the recommended strategy are slightly less in comparison to the previously contemplated budget to service these lands identified in the 2021 Development Charges background study. The Environmental Assessment provides an updated cost estimate of \$12.6M, including 20% engineering and 20% contingency versus the Development Charges background study estimate of \$13.7M. The updated project costs will be incorporated into future budgets.

Next Steps

The following steps will be taken to finalize the Kilally South, East Basin EA:

- Upon Acceptance by Council, publish a "Notice of Completion" and commence the 30-day review period.
- Stakeholders 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.
- The Preliminary Design for stormwater infrastructure to support new development will be initiated in 2020 upon finalization of the EA and in accordance with the Just-in-Time process.
- Update the City's budgets to reflect the revised strategy.

CONCLUSIONS

The Kilally South, East Basin Municipal Class Environmental Assessment was undertaken to identify a stormwater management strategy with consideration for new approaches to stormwater management (including LID controls) and consideration with an approach to best support the natural heritage system.

The EA followed a comprehensive, environmentally sound planning process with public and stakeholder participation to balance the requirements of stormwater servicing relative to the natural and built environment. The preferred alternative provides a strong technical solution that supports future neighbourhood development. Staff recommends that the preferred servicing alternative identified in the EA be posted for the 30-day public review period.

SUBMITTED BY:	REVIEWED AND CONCURRED BY:
SHAWNA CHAMBERS, P. ENG., DPA DIVISION MANAGER STORMWATER ENGINEERING	SCOTT MATHERS, MPA, P. ENG. DIRECTOR, WATER AND WASTEWATER
RECOMMENDED BY:	
KELLY SCHERR, P. ENG., FEC MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER	

July 28, 2020

Attach: Appendix 'A' – Executive Summary

Cc. Dave Maunder, Aquafor Beech
Paul Yeoman, City of London
Gregg Barrett, City of London
Alan Dunbar, City of London
Jason Davies, City of London