

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.4 PUBLIC PARTICIPATION MEETING – Meadowlily Environmentally Significant Area – Conservation Master Plan

- Councillor Cassidy: I'll go to staff to give us an introduction on the Conservation Master Plan. I usually write their names down but I didn't have it down here.
- Craig Smith, Senior Planner: Hello Madam Chair. Craig Smith, Senior Planner, City of London.
- Councillor Cassidy: Thank you Mr. Smith. Go ahead.
- Craig Smith, Senior Planner: Yes first piece of business I'd like to talk to is we have submitted, staff submitted seven new revised maps that we wish to be introduced. They would replace the maps on page 350, 351 and 352 as well pages 357, 358, 359 and the final map would be 362, which is the zoning amendment map.
- Councillor Cassidy: Okay so everybody has that. We have some map, replacements of the maps and I think we did get an e-mail advising us that we would have these revisions. So if Mr. Smith you'd like to go ahead and give us a brief introduction for this. Thank you. Are there any technical questions for Mr. Smith? Okay. I'm going to go to the public then to see if there are any members of the public who are present and who would like to address the Committee. I see that Mr. Levin has his hand up in Committee Room 4. If you want to come to the microphone sir, you have 5 minutes.
- Sandy Levin: Thank you Madam Chair. Nice to be recognized despite the mask. I want to reinforce Mr. Smith's comments and congratulate staff for moving as quickly after Council adopted the Conservation Master Plan back in July. It's been a long process and I want to reinforce the point about the areas on the west side of Meadowlily Road South that are included in the ESA boundary. My submission on the last page has some extra comments on the Conservation Master Plan. I think it would've been simpler if the consultants had simply said that the area there is to be included in the ESA based on the Council's adopted Environmental Management Guidelines or boundary delineation. It clearly meets Guideline 7 which is that cultural savannahs and woodlands and oil fields must be included within the ESA boundary if they minimize negative edge effects impacts, strengthen internal linkages, connect a patch to a permanent natural water course, connect two or more patches. It fits the boundary guideline without all the other information that was included in that particular paragraph. And it's also as I mentioned in my statements, the proponents are going through an environmental impact study that will as Mr. Smith said, define where the boundary is, where the buffer are, where the setbacks. The process is you do the Conservation Master Plan at 30,000 feet and then you do the EIS. Thank you Madam Chair and the Committee for taking the time to hear the comments.
- Councillor Cassidy: Thank you Mr. Levin. Are there any other members of the public who would like to address the Committee? Okay, come sir to the microphone, say your name and you have 5 minutes.
- Harold Ford: Thank you to City Council and the Madam Chair. I love London and I love the green space in London and I love hiking. My concern is, I understand that the plan for 89 units that will have a pumping station that will pump sewage up Meadowlily Road. My concern is, is there a back-up pump and is there is some kind of a generator should electricity fail for one day or perhaps even a week. Would there be a provision to pump the sewage or would it then overflow into the culverts on either side of Meadowlily and in fact cause potential pollution to Meadowlily and Thames Talbot Trust as well as the Thames River. My other concern would be that that road is very narrow it has no sidewalks, it has no bike

lanes and I'm wondering if the City is planning on widening the road at some point in time to accommodate this further development and I guess my third comment would be that this is going to open the door to all further development on Meadowlily and I would be greatly opposed to the extent of this development of 89 units and any further large development on Meadowlily. Thank you.

- Councillor Cassidy: Thank you Sir. I just want to, Mr. Ford I just want to make sure you understand what we're, what we have before us here tonight is not a development application, that was our previous meeting. This is the Conservation Master Plan for the Environmentally Significant Area of Meadowlily Woods and as Mr. Smith pointed out, as part of what staff are recommending for this Environmentally Significant Area is actually to increase, from the 178 hectares have, or up to 178 hectares which represents a 50 hectare increase so what you are, what you are addressing was a development application that was referred back at the last meeting so it will come again to this Committee but it's just not being heard tonight. This is only about the Environmentally Significant Area and a Conservation Master Plan for that area. But there will be another public meeting about that development application and if you will make sure that the clerk knows your name then we'll make sure that the planner gives you all future communications for when the next meeting will be scheduled okay.
- Harold Ford: Thank you very much. I apologize for speaking out of turn.
- Councillor Cassidy: That's fine. No apology necessary. Thank you. So are there any other members of the public who would like to speak to the Committee about the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area? Sir I believe you have to keep your mask on under the regulations that are enforced right now. Thank you Sir. If you would like to state your name you'll have 5 minutes.
- Gary Struckett, 68 Meadowlily Road North: My question and kind of the follow up to the last gentleman's question is I'm looking at the map as I see it now and I'm looking at Meadowlily Road I see that big area along Meadowlily Road that has been excluded from this Environmentally Sensitive Area and I want to know why that was done because if we identify that as an Environmentally Sensitive Area that strip that goes down Meadowlily Road then the whole issue of the development wouldn't be a possibility as I see it. So if someone could explain to me why that that little strip is there when right from Highbury over to the far east would be one, make that one whole large area. Thank you.
- Councillor Cassidy: Thank you Mr. Struckett and we will get an answer to that question on why that area was excluded or why the boundaries were decided upon for this Environmentally Significant Area in the way that they were, that was the way the boundaries were set up. Before I go to staff though I will check to see if there are any other members of the public who would like to address the Committee about the Meadowlily Woods Environmentally Significant Area. Come to the microphone Ma'am just state your name and you'll have five minutes.
- Kelley McKeating, ACO London: I also have a question so I guess my timing is good. This has to do with the heritage designated house, park farm at 120 Meadowlily Road South and also the mill ruins on the north side of the river. I am, I don't quite understand why there wasn't any reference made to them in the Conservation Master Plan and I'm hoping to understand how a house in the middle of an ESA works like is are the people, the City of London of course owns that house and I believe that they rented out and it's lived in by a tenant. Are they going to be able to mow their lawn, are they going to be allowed to have a vegetable garden. How does that work? And I guess that's my only question.
- Councillor Cassidy: Thank you Ms. McKeating. Are there any other members of the public would like to address the Committee about the Meadowlily matter?

- AnnaMaria Valastro: An expansion of 50 hectares actually isn't very big and there's a lot of science that talks about how these protected areas if they become an island they lose their ecological function and my guess is that if you actually had a big conversation with Londoners they probably would prefer their money spent on expropriating private lands to expand these sensitive areas to ensure their viability than expropriating people's homes to widen roads. So while any expansion is, is great it really needs to be based on ecological integrity and I'm not really sure if there's conversations at that scope even though there's a lot of science that that that talks about this in there really should be a science based master plan and not just by a consultants' report but there is a wealth of science on that talks about this. This is an issue that a lot of cities have to confront. So it needs to be a science based approach not just an arbitrary 50 hectare increase if that 50 hectare increase maintains ecological integrity of that space that's great but my guess is that it's still an island and if you're planning on developing nearby the pressures of development well beyond sewage there's lighting issues that would impact if things are lit up it impacts the integrity of how those spaces work so it's just I'm sorry it's just not enough. Thank you.
- Councillor Cassidy: Thank you Ms. Valastro. Are there any other members of the public who would like to address the Committee?
- Resident: I'm having a hard time isolating this master plan from the rezoning application because they're neighboring and everything is affected and interconnected so I'm, I'm going to take this five minutes to just like talk about a few points that I think needs to be under consideration. Mr. Levin acknowledged that the west side boundary should be included in the ESA so why not the area in between why stop at 50 acres. I agree with that sentiment. In addition there's been an increase in the intensity of heavy precipitation in addition to the global warming we're recognizing this problem locally in London it's a challenge presented when the city's sewage ends up in the Thames due to flooding. Global warming is here folks it's happening right here in our backyards already. This is not something in the future for future people to worry about this isn't this isn't planet earth this is saving people's lives because planet earth is going to live on whether people are here or not. So I'll try to stick to the ecological stuff because I have a lot of points I wanted to talk about but in respect for your time I just want to quote the IPCC special report states, changes in land conditions can affect temperatures and rainfall in regions as far as hundreds of kilometers away also changes in forest cover for example from afforestation, reforestation and deforestation directly affect regional surface temperatures through exchanges of water and energy. Now this is a report that provides critical and timely information for planners, policymakers and politicians that's all of you lovely people to make strategic decisions about how to tackle climate change. The science is out I mean the list goes on. The City declared a climate emergency on April 23rd and so now they have their website indicating ways that the citizens can get involved so we have to lead by example. The new proposed zoning designation is requesting to build on land which is currently part of the ecosystem existing on the same road as Meadowlily Woods Environmentally Significant Area. This wooded area has been establishing itself for many years it doesn't recognize that we poured asphalt in between those two wooded areas. If you put in parking lots, light, litter, delivery trucks, visitors, trail users, existing residents it will hurt the footbridge there, that heritage location. It's not even an automobile bridge it's only for pedestrians and also heritage designation I believe. I won't talk too much about the condo but how can we not. If there's 89 units okay a dual car household will have 178 vehicles okay the road will be necessary we will have to widen that road right next door to an environmentally significant area and in addition to that road. I'm trying not to talk too much but they're talking about a road in the development leading to what you guys are making a master plan on. It's highly under it is highly unsustainable to put this immense pressure on this charged area already supporting an abundance of human and native life. It'll be catastrophic to all the plant and animal life and the largest culprits of greenhouse gas emissions are homes and vehicles with the increase in both infrastructure and vehicle traffic, this once pristine land will have added constraints with air

quality thus contributing to the cause of greenhouse gases. It's unacceptable for a city that wants its reputation to be the forest city. It's just not a viable option. The hydrologic cycle of water through the atmosphere, the evaporation process is driven by water with photosynthesis the water travels above and below the surface. If there's a development in between two areas that deserve protection. Think about that. I know my five minutes is almost up I don't want to miss anything. They're advertising that there will be a buffer and will be creating trails which indicates they will be altering the landscape that already exist and much more.

- Councillor Cassidy: You have about 25 seconds.
- Resident: Natural habitats are going to flay, habitants, the few forested areas we have left have to stay protected for the climate crisis perhaps you guys can consider regulations on preventing homeowners from cutting mature trees down. Large building development is good anywhere in the city but the small pocket of rural life. It's the duty of our city to extend rigorous protection to our limited remote natural areas. Economics. Real wealth is health.
- Councillor Cassidy: You're beyond your 5 minutes now Ma'am.
- Resident: I'm sorry I have a lot more to share if you guys are interested. Please ring me up.
- Councillor Cassidy: If you have written comments, you can give them to the clerk and they will be submitted into the public record.
- Resident: I think communication sometimes is more effective.
- Councillor Cassidy: Thank you. Are there any other members of the public who would like to address the Committee? Go ahead.
- Harry Frossious, Zelinka Priamo Limited: I'm here tonight on behalf of Ashanti Development, Damas Development and CHAM Limited regarding the lands at 129 and 179 Meadowlily Road South. I also submitted a memo late Friday afternoon which hopefully the members have received in addition I'd sent it to Mr. Smith as well. Our clients' lands that are affected by the proposed ESA boundary revision are currently in the neighbourhoods place type in the London Plan. Both of these properties are subject to forthcoming applications for future development of the respective parcels consistent with the neighbourhoods place type and either have completed or are in the process of completing background reports including environmental impact studies as required through the pre-consultation process. Our request this evening is to defer consideration of just these lands as it relates to the proposed Official Plan and zoning amendment for the revised ESA boundary. Pending completion of the EIS processes for both of these properties. It should be noted that we're not requesting council to defer consideration on the bounds of the revisions to the ESA boundary, we have no issues with that proceeding. The process of allowing the EIS to inform the location of the ESA boundary is supported in section 4.5 of the staff report and we believe that that's the process should be followed as well and a similar process has been undertaken for the lands of 101 Meadowlily Road as you are aware. However we do not support any the amendment to the Official Plan and Zoning By-law that would alter the ESA boundary for these lands at this point time as it would prejudice our clients' ability to provide more detailed information through the formal application process. We're simply asking for the opportunity to confirm if the proposed ESA boundaries correct or whether adjustments need to be made through the, as a result of the EIS recommendations. Rather than have to come back at a later date to formally amend the Official Plan and the zoning boundary, which we also have to consider the fact that there is a 2-year moratorium on amendments once they have been approved. Alternatively our clients reserve the right to appeal the Official Plan and Zoning By-law amendments. We believe our request to defer consideration of these lands at this

point in time will result in a more cooperative and collaborative approach with the City rather than be on opposing ends through an appeal process which would be an inefficient use of time and resources. In response to some of Mr. Levin's comments that he submitted previously, we would like to point out that the groundwater seepage at 179 Meadowlily is actually on the City-owned lands and with respect to the Eastern Wood Peewee habitat within 129 Meadowlily, I am advised by our ecologist MTE that this is a common species within Southern Ontario with no real difficulties for its survival at this stage and as such we do wish to investigate the significance and sensitivity of this habitat further. I am advised by MTE that there is no risk to the species by not altering the ESA boundary at this point in time. So we look forward to your consideration of our request for deferral for these two properties as it relates to the Official Plan and zoning amendment and certainly we're able to answer any questions that you may have. Thank you.

- Councillor Cassidy: Thank you. Are there any other members of the public who would like to speak to this Committee? I'm looking in all, I have three committee rooms on my screen. Any members of the public interested in speaking to the Planning Committee about the Meadowlily Environmentally Significant Area Conservation Master Plan? Alright. I see none.
- Catharine Saunders reading Nancy Tausky's communication. (See attached communication.)
- Catharine Saunders reading Gary Smith's communication. (See attached communication.)