

FRIENDS OF MEADOWLILY WOODS COMMUNITY ASSOCIATION

25 Meadowlily Rd South, London, ON N6M 1C3

January 4, 2022

Chair and Members
Planning and Environment Committee
City of London
300 Dufferin Avenue 6th Floor
London ON PO Box 5035 N6A 4L9

Dear Councillor Hopkins and Committee Members

RE: Secondary Plan for the Meadowlily Road Area

Friends of Meadowlily Woods Community Association is a non-profit organization with the mandate to protect and enhance the Meadowlily Woods Environmentally Significant Area and ensure appropriate area development in accordance with sound land use planning practice. In consultation with our experts, the Board has reviewed the City's planning policies and is requesting a City-led Secondary Plan for any development within the Council approved Meadowlily Road Area Environmental Assessment and Servicing Study boundary (Map 1 attached). Therefore, Friends of Meadowlily Woods Community Association respectfully submits the following draft resolution for consideration by the City of London:

*The Civic Administration **BE REQUESTED** to initiate a City-led Secondary Plan for all lands within the Study Area for the Meadowlily Road Area Environmental Assessment and Servicing Study, generally located east of Highbury Avenue, north of Commissioners Road East and surrounding Meadowlily Road South, including the area north of the Thames River and to report back at a future meeting of the Planning and Environment Committee with a terms of reference and public consultation process.*

The London Plan *Chapter 7 Secondary Plans*, sets out the need for Secondary Plans where it is important to co-ordinate the development of multiple properties (London Plan 1556_). In the Meadowlily Road Area there are 33 properties with an area of approximately 120 ha. Development potential may be available on approximately 23 parcels within the Meadowlily Road Environmental Assessment and Servicing Study. Municipal services including water, storm water and sanitary services are most efficient, cost effective and safest where a co-ordinated approach is taken across

multiple private owners. Therefore a Secondary Plan is needed to co-ordinate development and the opportunity to provide more detailed policy guidance for this unique area in London.

Planning Studies Background in the Meadowlily Road South Area and Meadowlily Woods ESA

Council has undertaken and approved various studies in the Meadowlily Road Area. These studies establish the framework for future protection of the ESA and development but are not sufficient on their own to proceed with new development. The following comparison is made between the planning completed to date and Secondary Plan Content from the London Plan.

Firstly, the Meadowlily Road Area Environmental Assessment and Servicing Study was recommended to the Civic Works Committee November 2, 2021 and approved by Council. The purpose is to develop a strategy and details of achieving an ultimate servicing solution through a Municipal Class EA for a sanitary pumping station and through a municipal servicing study to assess water, wastewater and storm water services. This study is initiated in response to Council approval for development of 87 townhouses at 101 Meadowlily Road South on private servicing. This study including public participation will take several years to complete.

Secondly, the Conservation Master Plan for Meadowlily Woods Environmentally Significant Area was initiated in 2013 and received by the Planning and Environment Committee in July 13, 2020. In October 2020 Council adopted Official Plan and Zoning By-law amendments to establish boundary changes for the ESA. The boundary for a private property is appealed to the Ontario Land Tribunal. This boundary is the basis for environmentally protected lands and lands with development potential.

Thirdly, Meadowlily Road bridge is designated under Part IV of the Heritage Act in 2009, prior to the 100th anniversary of construction. The bridge has been reconstructed and restricted to pedestrian and bicycle access, providing an important active transportation link through the Thames Valley Parkway and Meadowlily Woods ESA. It has not been designed to accommodate vehicles crossing the Thames River.

Finally, in 2009 the Meadowlily Area Plan was initiated in response to development pressure on Meadowlily Road S. and Commissioners Road. The purpose of the Area Plan was to identify environmental features, apply specific land use designations, identify collector road alignments and provide for a co-ordinated approach to municipal servicing among multiple land owners. At that time all development applications were deemed premature pending the completion of the Area Plan. The Meadowlily Study Area was 95 hectares in area. While the Area Plan was not completed it initiated studies for the Meadowlily Woods ESA.

Combined these studies and approvals establish Council's and the Community commitment to land use planning for this important area. There are many other Secondary Plan issues which have not been considered by Council.

London Plan Secondary Plan Content (1561_)

The following is an excerpt from the London Plan setting out Secondary Plan Contents. Items shown in ***bold italics*** have been considered or initiated by Council.

1. The vision for the secondary planning area, addressing the City Design and relevant Place Type policies of this Plan.
2. A community structure plan and design concept and associated policies – conveyed in text and/or illustrations.
3. ***A plan for protecting and sustaining natural heritage areas.***
4. A cultural heritage conservation and mitigation plan.
5. The planned mobility network, including the street layout and design, and pedestrian, cycling, and transit routes and infrastructure and amenities.
6. A plan for land use mix, development form, and development intensity.
7. A parks, open space, and public facilities plan.
8. Tree conservation and tree planting plan to implement the Urban Forest Strategy.
9. A development staging plan, forecasting the timing for build-out of the lands based on projected city-wide residential and non-residential construction.
10. ***A civic infrastructure plan, including a phasing and financial plan relating to these services in accordance with asset management best practices.***
11. An affordable housing strategy for the secondary planning area, in conformity with the Homelessness Prevention and Housing policies of this Plan.

From the eleven items identified in the Secondary Plan Content, two are addressed through previous studies leaving nine outstanding items. Most importantly, the Secondary Plan needs to create a vision for the area. How will residential development, municipal servicing and mobility networks integrate with the surrounding Meadowlily Woods Environmentally Significant Area? A vision is necessary to guide the form, intensity and impact of new development on this ESA.

Secondly, the Secondary Plan needs to address item No. 5 mobility network. Meadowlily Road South is a rural cross section road largely without sidewalks, curbs and gutter or sufficient parking to access the ESA. There is a significant grade change travelling south towards the Thames River which may become dangerous and blocked during certain weather events. Meadowlily Road South is an 800 metre long dead end road. This single road access for residential and recreational development may be unsafe for emergency vehicle access (police, fire and ambulance) should the road become impassible. The mobility network should address safe and convenient pedestrian, cycling and alternative emergency service vehicle access.

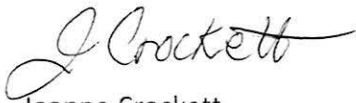
Thirdly, the Secondary Plan needs to address item No. 6, a plan for land use mix, development form, and intensity. This information is needed to determine the volume of water service, the volume of waste water and size of storm water management for the area. The results of this plan will provide detailed information to the Meadowlily Road Area Environmental Assessment and Servicing Study to accurately determine the costs and size of services providing an efficient and cost effective servicing approach.

All other content items are also important for a Secondary Plan and will contribute to a strong neighbourhood.

Summary:

Council has invested in the protection of the ESA, the reconstruction of the Meadowlily Road bridge and has authorized a municipal EA and servicing study. A secondary plan is needed to ensure the coordinated approach to municipal servicing which is efficient and cost effective. There are nine Secondary Plan content items which are needed to inform sound planning of new development in the area. A recommendation from the Planning and Environment Committee and Council resolution to proceed with a Meadowlily Road Area Secondary Plan is timely and in the public interest. The Friends of Meadowlily Woods Community Association and myself are available to answer any questions and are available to be a delegation at a future Planning and Environment Committee meeting as needed.

Thank you in advance for considering this request.



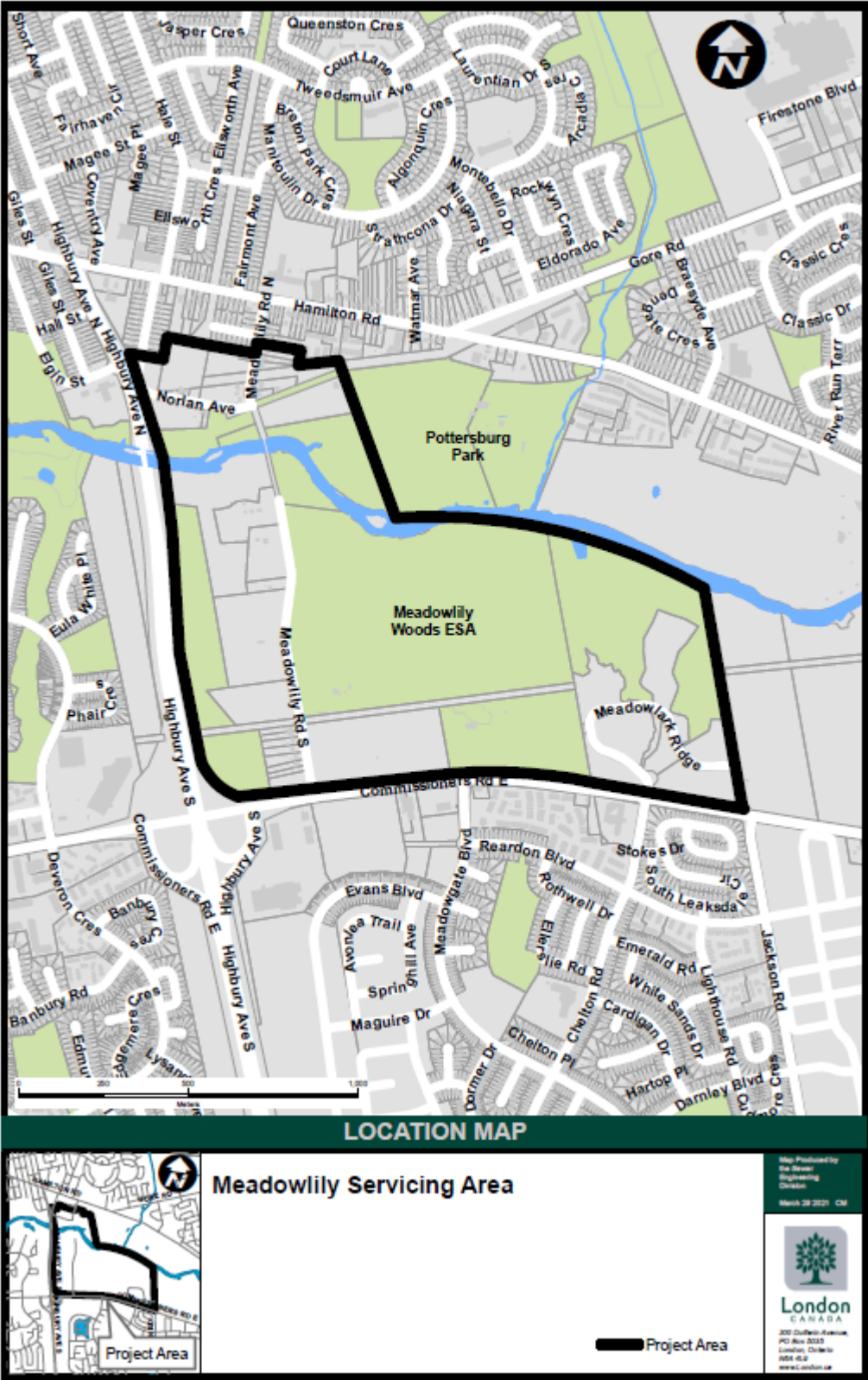
Joanne Crockett

President, Friends of Meadowlily Woods Community Association

- cc. Kelly Scherr, P.Eng., MBA, FEC Deputy City Manager, Environmental and Infrastructure and City Engineer
Gregg Barrett, AICP Director, City Planning and City Planner

Attachment: Map 1 Meadowlily Road Area Environmental Assessment and Servicing Study

Map 1 - Meadowlily Road Area Environmental Assessment and Servicing Study



Source: City of London Report to Civic Works November 2, 2021