

**REVISED Draft Terms of Reference**  
**Riverbend South Secondary Plan**  
**Sifton Properties Limited**

*Prepared by:*  
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London, ON

*In Association With:*

Stantec Consulting  
AECOM  
Golder Associates  
Paradigm Transportation Solutions Limited

**May 30, 2013**

**REVISED TERMS OF REFERENCE  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

## **Table of Contents**

---

	PAGE
<b>1.0 INTRODUCTION</b>	<b>2</b>
1.1 Introduction	2
1.2 Background and Planning Context	2
1.4 Area Landowners	4
1.5 Scope of Secondary Plan	5
1.6 Project Team	6
<hr/>	
<b>2.0 COMPONENT STUDIES</b>	<b>7</b>
2.1 Community Vision	7
2.2 Natural Heritage Study	8
2.3 Land Needs Requirements	10
2.4 Sanitary Servicing Study	11
2.5 Municipal Water Servicing	12
2.6 Stormwater Management Study	12
2.7 Transportation Study	14
2.8 Archeological Investigation	15
2.9 Opportunities and Constraints Summary	16
2.10 Land Use Plan	17
2.11 Urban Design Guidelines / Recommendations	17
2.12 Financial Impact Study	18
2.13 Final Products	19
<hr/>	
<b>3.0 CONSULTATION</b>	<b>21</b>
3.1 Municipal and Agency Consultation	21
3.2 Public Consultation	21
<hr/>	
<b>4.0 PROPOSED SCHEDULE</b>	<b>23</b>
4.1 Project Schedule	23

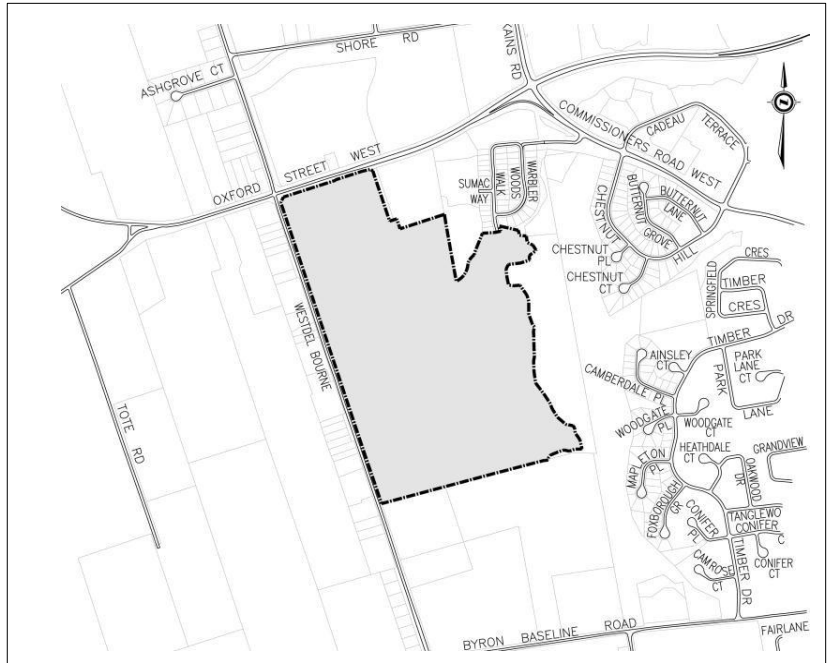
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**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

## 1.0 Introduction

### 1.1 INTRODUCTION

Sifton Properties Limited, in cooperation with other landowners and the City of London, is completing a Secondary Planning Study that was initiated in 2008 for the southern portion of the Riverbend Community Planning Area. This rectangular land area is generally bounded by Oxford Street West, Warbler Woods ESA and the limits of the City of London growth boundary to the west and south and is hereafter referred to as Riverbend South. The northern portion of the general Study Area was included with the Riverbend Community Plan, completed in 1998 with revisions adopted in June 2001. Land use designations put in place at that time are not expected to change. The limits of the general study area are illustrated in Figure 1.



**Figure 1 - Key Map for Secondary Plan Area**

### 1.2 BACKGROUND AND PLANNING CONTEXT

The overall study area is approximately 78 hectares. Approximately 15 hectares of the general Riverbend South study area already contains a range of residential and commercial designations, along the northern limits adjacent to Oxford Street West as shown in Figure 2. The Warbler Woods Environmentally Significant Area (ESA) along the easterly limits of the study area has also been identified and designated in the Official Plan as Open Space through previous planning processes. The area under consideration for the Riverbend South Secondary Plan is designated in the City of London Official Plan as Urban Reserve – Community Growth. This designation identifies these lands as being appropriate for future residential and associated development to meet the needs of projected population increases. Official Plan policies indicate that the preparation of Area / Secondary Studies or other guideline documents should be undertaken for more in-depth analysis and conceptual planning prior to the removal of the Urban Reserve designation

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
INTRODUCTION

---

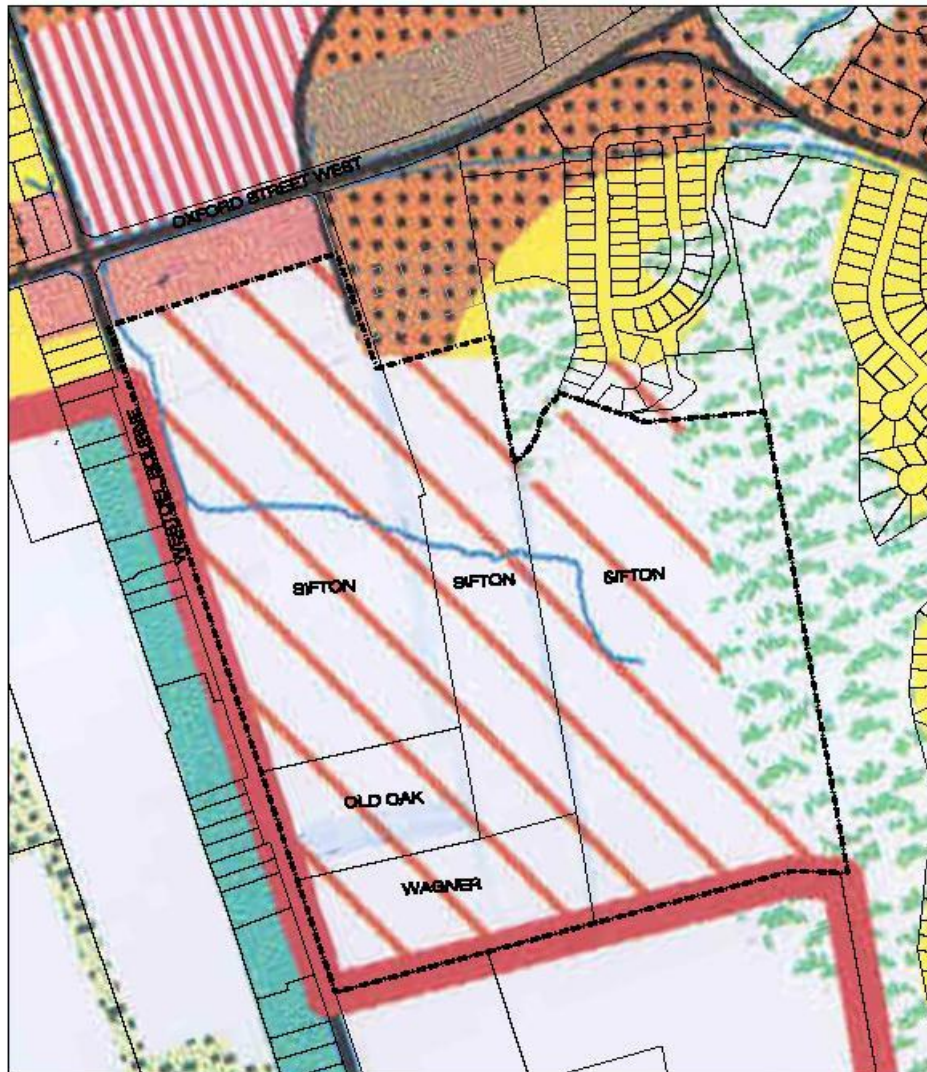


Figure 2 – Official Plan Designations and Ownership

The Riverbend South Secondary Plan is being undertaken in accordance with Section 19.2.1 of the Official Plan. It will identify land use designations and specific policies which provide direction for further detailed planning through plans of subdivision, zoning by-law amendments and/or site plans. It will also provide further detail, analysis and recommendations regarding the location of more specific land uses (i.e. – schools, parks, etc.) and infrastructure requirements (transportation, servicing, stormwater management, etc.). Public consultation has been and will continue to be a component of the Secondary Plan to obtain input from adjacent landowners and area residents. Should any Class EA requirements be identified as the Secondary Plan proceeds, the Terms of Reference will be amended and Class EA notification, consultation and

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

INTRODUCTION

reporting requirements will be integrated into the Secondary Plan process at the appropriate time.

The City of London will be responsible for reviewing and commenting on the component studies and preparation of the report and recommendations to Planning & Environment Committee and Council regarding the proposed amendment(s).

It should be noted that the Riverbend South Secondary Plan was initiated in January 2008, with the approval of Council. A substantial amount of study and analysis for all the component studies was completed, several public consultation sessions had been held, concept plans had been prepared and the study was nearing completion when it was put in abeyance due to the initiation of the Tributary C Class Environmental Assessment by the City of London. The Class EA was initially anticipated to take one year, but has taken substantially longer. As a result, these Terms of Reference are being updated at the request of the City given the passage of time to reflect updated information and policies. A chronology of the Secondary Plan process that has occurred up to this date has been appended to these revised Terms of Reference to provide additional background and clarification regarding the process and work completed to date.

**1.4 AREA LANDOWNERS**

There are four landowners in the Riverbend South planning area, the largest being Sifton Properties Limited as shown in the table below. Sifton also has authorization to act on behalf of the Wagner's for the purpose of all land use and servicing studies and applications. Of these properties, land use designations exist for the northern portion of the Sifton property with the remaining 'undesignated' (i.e. – Urban Reserve) areas also identified below.

<b>Landowners</b>	<b>Total Land Area</b>	<b>Land Area Not Designated or Approved for Development or Open Space (Approximate)</b>
Sifton Properties Limited	65.62 ha	52.5 ha
Wagner	6.07 ha	6.07 ha
Old Oak	4.05 ha	4.05 ha
City of London (woodlot)	2.08	0
<b>TOTAL</b>	<b>78.27</b>	<b>62.52</b>

Draft plan approval was obtained in the early 2000s for the northeast portion of the study area within previously approved residential designations and this area has been fully constructed (Warbler Woods West subdivision). Draft plan approval was also obtained for the area immediately west of this subdivision (to be extended from Sumac Way), however construction has not yet commenced pending resolution of a Part 2 order for the Tributary C Class Environmental Assessment for stormwater management. Consideration of the existing land use designations and approved plans will be required in developing land use concepts and road patterns for the remaining lands within the Study Area.

# REVISED TERMS OF REFERENCE: RIVERBEND SOUTH SECONDARY PLANNING STUDY

## INTRODUCTION

---

### 1.5 SCOPE OF SECONDARY PLAN

The Riverbend South Secondary Plan is expected to result in primarily residential designations, with the main issues to be addressed as follows:

- Identifying a 'community vision' and key placemaking principles for the overall area;
- Assessment of natural heritage / environmental review features to determine their need for preservation, protection or opportunities for integration into the overall community concept;
- Identification of servicing (sanitary, water, stormwater management) requirements, opportunities and constraints and the best means of providing those services;
- Identification and assessment of transportation requirements, alternatives and impacts, collector road patterns and intersection locations;
- Determination of school, parkland and community facility needs and appropriate locations;
- Preparation of land use concepts that illustrate alternative means of providing a range of housing choices and associated uses that best address the natural heritage, servicing and transportation opportunities / impacts identified;
- Establish a framework for future development which identifies a community focus, key placemaking principles and elements, and puts in place a means of implementing affordable housing.
- Consideration of compatibility and interface issues with existing development to the west and north.
- Identification at a gross level of detail the financial impact of development on the Urban Works Reserve Fund, Development Charges and the City's Capital Works Program based on proposed timing and phasing of development.

Consultation and communication with key stakeholders / agencies will continue to be important.

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

INTRODUCTION

---

**1.6 PROJECT TEAM**

The Project Team for the Secondary Plan is as follows:

- Project Management and Coordination – Sifton Properties Limited (Maureen Zunti and Phil Masschelein)
- Planning – Maureen Zunti, MCIP, RPP (Sifton Properties Limited)
- Natural Heritage Study – AECOM
- Sanitary Servicing Study – Stantec Consulting
- Water Servicing Study – Stantec Consulting
- Stormwater Management Study – AECOM
- Geotechnical / Hydrogeological component of SWM study – Golder Associates
- Transportation Study – IBI Group (Phase 1), Paradigm Consulting (Final Report)
- Archeological Assessment – Archaeologix (now Golder Associates)
- Financial Impact Analysis – Stantec Consulting

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

## **2.0 Component Studies**

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The Riverbend South Secondary Plan requires a number of related studies / tasks to address specific components of the overall study. Some information is available as a result of previous work completed for the Riverbend Community Plan process. In addition, studies (e.g. – natural heritage study, servicing investigation) and concept plans undertaken as part of the Sifton / Sydenham Investments subdivision plans located at the northeast quadrant of the overall Study Area also provide background documentation that can be refined and built upon. A significant amount of information is also available as a result of the Phase 1 studies completed for the Riverbend South Secondary Plan when initiated in 2008. However, updating and potentially additional data collection and analysis will be required to complement and expand on available background information.

The following Work Plan outlines the component studies and tasks to be completed for the Riverbend South Secondary Plan. A number of these will be updated concurrently so that the results can be synthesized and integrated into a preferred land use concepts to be presented to the public and agencies for review and comment prior to preparing / refining a recommended land use plan and associated policy recommendations. This land use plan will provide the basis for Official Plan Amendments to Schedules A, B and C.

### **2.1 COMMUNITY VISION**

A community ‘vision’ was identified during a visioning session held with landowners, the public, and City staff during the initial process in 2008 as follows:

*RiverBend South will encourage an active, healthy lifestyle for residents and visitors where they can live, work, shop and play at all stages of their lives through its provision of a range of housing and commercial development, the protection of significant natural features and the integration and connectivity of diverse parks and open space areas.*

It provides a framework for land use plans and the location of specific uses. As the Study Area is relatively small, and is already bounded by existing land use designations and development along its northerly boundary, it is anticipated that the ultimate Secondary Plan will largely consist of residential land uses, community facilities (i.e. – school and park uses) and natural amenities associated with the Warbler Woods ESA along the eastern boundary of the study area and other on-site wooded areas.

Confirmation of the vision, along with goals and objectives relating to the community vision, will occur as part of the reactivation and finalization of the Secondary Plan process to provide a framework for development of the land use plan and any associated policies, along with potential placemaking principles and elements.



**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
COMPONENT STUDIES**

---

## **2.2 NATURAL HERITAGE STUDY**

The Riverbend South Study Area contains within and immediately adjacent to it three Natural Heritage Features as identified on Schedule 'B-1' of the Official Plan. These include the Hickory Woods Significant Woodland, an "Unevaluated Vegetation Patch" contiguous with Hickory Woods, and Warbler Woods Environmentally Significant Area (ESA) along the eastern limits of the Study Area. The Unevaluated Vegetation Patch is also identified as Patch # 0704. Schedule "B-1" also conceptually identifies a portion of the Carolinian Canada Big Picture Concept Meta-Corridors within the eastern portion of the Study Area. While Schedule "A" of the Official Plan indicates a small tributary crossing the Study Area from the southeast to north west, there are no watercourses, floodplains, or wetlands within or immediately adjacent to the Study Area. Hickory Woods Significant Woodland and Warbler Woods ESA are identified on Schedule "A" of the Official Plan as Open Space and the Unevaluated Vegetation Patch is identified as Environmental Review Lands.

According to City of London Official Plan policies (Section 15.4.13), the Schedule "B-1" Unevaluated Vegetation Patch, coincident with the Schedule "A" Environmental Review Lands, requires the confirmation of significance as a natural heritage feature through an environmental study ecological inventory and evaluation study. Such a study maybe part of an Area Study, Environmental Impact Study or Subject Lands Status Report study. Furthermore, the proximity of the Study Area to the Hickory Woods Significant Woodland and the Warbler Woods ESA requires the completion of an Environmental Impact Study (EIS) (Section 15.5.5) for the proposed development area.

Given that the proposed Riverbend South Secondary Plan area and future Plan of Subdivision area will be overlapping, it is proposed that the environmental study ecological inventory and evaluation study and environmental impact study requirements be fulfilled through the completion of a two part combined Natural Heritage & Environmental Impact Study Report. The intent of the report is to:

### Part A

- Conduct the required ecological and environmental investigations required to confirm and assess the significance of features with respect to City of London Environmental policies;
- Confirm the significance of the Unevaluated Vegetation Feature (also identified as Environmental Review Lands) and determine whether the feature, or any part of the feature, should be identified and delineated as a component of the City of London's Natural Heritage System;
- Confirm and delineate the boundaries of the previously identified Hickory Woods Significant Woodland and Warbler Woods ESA;

### Upon acceptance of the Part A study by Planning staff,

- Conduct an environmental impact assessment including a net effects analysis for

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
COMPONENT STUDIES**

---

the proposed development plan as it relates to potential for negative impacts on natural heritage features and functions.

- Identify required mitigation and or compensation measures, as required to address potential development derived environmental impacts;

Environmental Impact Studies were conducted for the Sifton and Sydenham subdivision application in the northeast quadrant of the Study Area, and at that time (2008), additional work was undertaken on behalf of Sifton Properties to define a proposed boundary of the Warbler Woods ESA along with specific buffer recommendations for the development application and proposed widths for future subdivision applications. As a result, a substantial amount of natural heritage study that would be required as part of the Riverbend South Area Plan has already been completed. ~~and~~ It is anticipated that only a brief amount of fieldwork will be required to add to the data for the ESA area in the southern portion of the property. Environmental and Parks Planning staff recommend a minimum of two seasons confirmatory inventory as most of the data is more than five years old. Furthermore, in March 2010 Sifton submitted a Natural Heritage & Environmental Impact Study Report to the City of London that outlined investigations and assessments undertaken for the Study Area from 2006 to 2010. Since that submission, Sifton Properties has provided responses to comments issued by the city, met with the city to discuss issues and concerns, and has conducted a site visit with City of London staff. To date there has been no agreement on the boundary of the ESA with respect to inclusion of portions of the adjacent plantation vegetation community.

In consideration of the previously completed investigations for the Study Area, the Natural Heritage Study component of the Riverbend South Secondary Plan will include:

- Review of relevant background documentation for any natural features and ecological functions on the site. This information will include data and/or documentation available from the Ministry of Natural Resources (MNR), the Upper Thames River Conservation Authority (UTRCA), the City of London and previous consultants (i.e. – for work completed for the Riverbend Community Plan, Sifton/Sydenham applications, the 2010 Natural Heritage & Environmental Impact Study, etc.);
- Two seasonal site visits and fieldwork to prepare / update the ecological resources inventory and analysis of terrestrial features and functions within the planning area. Given that the majority of the site exists as active agricultural lands with no watercourses, the focus will be on the wooded areas within the study area boundaries and any old field habitats previously documented as supporting breeding birds of conservation concern. The terrestrial environment will be described according to the MNR's Ecological Land Classification (ELC) system and will include: identification of the presence of rare, endangered or threatened species and habitat as per provincial and federal legislation; significant wildlife habitat; floristic quality assessment by community; regional and local rare species and species of conservation concern; the hydrological catchment on the significant moraine geological feature recognized as regional ANSI;

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
COMPONENT STUDIES**

---

- Delineate / confirm and provide justification for appropriate boundaries, buffers and development limits of natural heritage features that require protection and/or preservation, including the headwaters of a tributary to the Dingman Creek at the southern limit of the study area; core habitat and critical function zones as per recent Beacon Environmental report on buffers;
- Complete a spring melt/spring flood event field investigation to confirm the presence/absence of that there are no intermittent watercourses and vernal pools in the study area;
- Determine and justify the most appropriate location for feasibility of a wildlife corridor / human trail between the Warbler Woods ESA and significant woodlot, and if appropriate, identify recommended width, location and general design criteria and implementation/compensation options (e.g. – parkland dedication, acquisition by City, etc.). The justification should include efficacy and which species will benefit from the recommended corridor and the impact on future trail planning. If a corridor is not recommended, include compensation options;
- Conduct a Net Effects Analysis of a recommended land use concept plan. Make recommendations for plan modifications and environmental management measures;
- Develop an Environmental Management Strategy & Plan for the Recommended Land Use Plan that appropriately addresses the features and functions identified during the course of the Natural Heritage Study. The EMS&P must include timing of each part of the plan, who is responsible for carrying out each part of the plan, who pays for each part, as well as the monitoring period and responsibility for monitoring. The EMS&P should include recommendations for siting of trails/pathways and homeowner education that would minimize encroachment into Natural Heritage features;
- Communication and coordination with the UTRCA, City of London and MNR will also be an integral part of the Natural Heritage Study.

The above investigations and assessments will be documented in a two part Natural Heritage Inventory and Evaluation & Environmental Impact Study Report.

The Natural Heritage Inventory and Evaluation & Environmental Impact Study Report noted herein is intended to up-date and replace the 2010 Natural Heritage & Environmental Impact Study Report.

## **2.3 LAND NEEDS REQUIREMENTS**

The Land Needs Requirements component will identify the land area requirements primarily associated with residential use, given the Community Growth – Urban Reserve designation. This study will determine suitable locations and areas for a range of housing types, with the intent to achieve general conformity with City of London expectations regarding housing mix and density. In addition, the Land Needs Requirements study will identify the following:

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
COMPONENT STUDIES

---

- Projected dwelling unit and population estimates based on the City's accepted density and person per household assumptions;
- Determination of school, community facility, fire and protective services and institutional requirements based on the population and housing mix projections;
- Parkland / open space requirements for the projected population.

As designations already exist at the northwest corner for commercial uses, as well as in the Riverbend Community on the north side of Oxford Street, it is not anticipated that there will be a need for significant amounts of additional commercial or office uses within the Study Area. However, commercial land allocation will be reviewed in context with the Riverbend Heights plan that is also underway on the north side of Oxford Street.

Communication and coordination with relevant groups / agencies, such as the public and separate school boards, library services, emergency / protective services, etc. will be undertaken to ensure that needs and locational requirements for community facilities and institutional uses are appropriately considered. In addition, the City's Recreation Master Plan will be reviewed to identify any specific recreational needs for this area of the city.

The Land Needs Study will address Provincial Policy Statement issues related to the promotion of efficient, cost-effective development and land use patterns.

## **2.4 SANITARY SERVICING STUDY**

The Sanitary Servicing Study for the Riverbend South Secondary Plan will review servicing requirements and options for the study area in context with the City's master servicing studies and previous work undertaken for other development applications within and near the subject site. Servicing options will be developed in conjunction with the preparation of land use concepts and will ultimately make recommendations regarding the best means of servicing the area in context with the recommended land use plan.

Key tasks to be undertaken as part of the Sanitary Servicing Study component of the Secondary Plan are outlined as follows:

- Background data collection including review of the Sanitary Sewer Master Plan, Riverbend Community Plan, relevant drainage area plans for the Riverbend subdivision, as-constructed drawings and OBM topographic mapping.
- Review available capacity at the Riverbend Pumping Station and Oxford Pollution Control Plant and impacts of development on these facilities. The Oxford Pollution Control Plant review would be based on information provided by the City. The Riverbend Pumping Station Review would involve an examination of the existing flows, committed flows and overall potential flows from the catchment area.
- Provide a determination of the trunk sanitary sewer locations based on topography and adjusted to recognize property boundaries, natural heritage features and any other

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
COMPONENT STUDIES**

---

practical considerations.

- Delineation of the sanitary sub-catchment areas as required. Complete a calculation of flows from the sub-catchment areas to reflect the proposed land uses and densities, clearly indicating the design criteria used, sub-catchment areas, external area allowances (if any), and delineation of environmentally sensitive areas, open spaces, or other constraints.
- Identification of phasing expectations and/or requirements relating to sanitary sewer system.
- Preparation of the Riverbend South Secondary Plan Sanitary Servicing Study to document all above noted study work and the Preferred Alternative.

## **2.5 MUNICIPAL WATER SERVICING**

Previous study work in this area has determined that the area will be serviced by the City's high level water system via the Wickerson Road pumping station. The Wickerson Pumping Station is scheduled for upgraded pumps when development in the Study Area dictates the need for an increased hydraulic grade line. The hydraulic grade line of the upgraded system will be 335m in accordance with previous analyses and reports submitted to the City of London. The trunk watermain from the Wickerson Pumping Station to the limits of the Study Area was designed and installed under a City contract in 2011. The Water Servicing Study will build upon the prior study work and include the following tasks in order to make recommendations regarding the most appropriate strategy to address water servicing requirements for the Study Area:

- Review of the City of London's Water Master Plan, capital works budget allocations, previously submitted modeling, as-constructed drawings and other relevant data/studies.
- Update water system hydraulic modeling including determination of preliminary watermain sizing.
- Connections to the existing watermain on Sumac Way and the proposed Hopedale watermain to the Wickerson Water Pumping Station will also be identified, along with recommendations to the City of London on changing over the existing low pressure water services on Westdel Bourne to the new high pressure watermain serviced from the Wickerson Water Pumping Station, including the identification of sources of funding and timing for such works.
- Identification of phasing expectations and/or requirements relating to the water distribution system.
- Preparation of the Riverbend South Secondary Plan Water Servicing Study to document all above noted study work and the Preferred Alternative.

## **2.6 STORMWATER MANAGEMENT STUDY**

The receiving watercourse for stormwater from the Riverbend South area is the Thames River.  
30 May 2013

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
COMPONENT STUDIES

---

As such, this area has been considered in the Riverbend Community Plan and the Storm/Drainage & Stormwater Management, Transportation & Sanitary Trunk Servicing Works for Tributary C Municipal Class Environmental Assessment (Tributary C SWM Class EA), and the study work for the stormwater management facilities located within the Riverbend area. This component study will further review the locations and sizing of these facilities in the context of the study area and the land uses proposed.

Key tasks to be undertaken as part of the Stormwater Management Study are as follows:

- Background data collection including review of the Riverbend Community Plan, Tributary C SWM Class EA, Functional Stormwater Management Studies for the Riverbend Mews Stormwater facility, as-constructed drawings and OBM topographic mapping.
- Review of servicing area based on pre-development drainage areas and above noted information for review and input by City staff. This will consider pre-existing conditions and/or deficiencies in existing development.
- Review of proposed land uses against the provisions in the previous study work in order to determine compliance with the discharge criteria.
- Identification of any municipal drains that require redesignation / removal under the Drainage Act.
- Determination of trunk sewer alignments, preliminary sizing and delineation of sub-catchment areas;
- Meet the SWM criteria and environmental targets for the Downstream Thames River Subwatershed Study and Tributary C SWM Class EA;
- Review the existing servicing strategy identified in the applicable and relevant studies completed for the study area and develop servicing strategy for storm/drainage and SWM servicing for the subject lands;
- Identify problems/opportunities that will provide the proposed servicing options for post-development conditions, as well as enhance the water resources management conditions on the subject land and implement water resources/SWM measures that will maintain and enhance the ecological conditions of this system;
- Review of Protection of natural heritage systems in relation to the drainage catchment for the ESA and significant woodland, and the proposed servicing strategy as per Section 15.3.3;
- Prepare geotechnical report/summary of soil conditions including slope stability inventory, aggregate resources (if any) and soil types;
- Hydrogeological conditions record (record of water wells, groundwater conditions, including any potential groundwater recharge areas, Conservation Act floodlines and groundwater seepages) and the preliminary evaluation of the Water Balance for post

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
COMPONENT STUDIES**

---

and predevelopment conditions and identify mitigation measures (if any);

- Provide reasonable range of applicable alternatives (systematic evaluation of these options and clear documentation / traceable decision making) including systems that take into account the unique topographic features of the site: for example, low impact stormwater management solutions (permeable pavement, soakaways, infiltration trenches, and bioswales) as described in the supplement to the Ministry of the Environment's 2003 Stormwater Management Planning and Design Manual entitled Low Impact Development Stormwater Management Planning and Design Guide.
- Optimize water resources management of the proposed storm/drainage and SWM servicing works to ensure consideration of potential effects of all aspects of environment / healthy ecosystem;
- Identification of phasing expectations and/or requirements, if any, relating to the construction of storm/drainage conveyance and/or the stormwater management system;
- Provide a preliminary design of all components of the proposed works;
- Preparation of the Riverbend South Secondary Plan Stormwater Management Study to document all above noted study work and the Preferred Alternative.

## **2.7 TRANSPORTATION STUDY**

The Riverbend South study area is bounded by arterial roads on the north and west (Oxford Street West and Westdel Bourne). A secondary collector intersection with Oxford Street has also been identified at the northern limits of the study area as a result of the Riverbend Community Plan, and a recently draft approved subdivision plan has further fixed that location. The Transportation Study will consider the impacts of future development in the study area on the arterial road system and further define the internal collector road system requirements and general alignment alternatives within the Study Area.

The Transportation Study will include the following tasks:

- Integration of the results of the previous traffic impact study complete for the Riverbend South Planning Area in 2010;
- Review of boundary arterial road network and existing intersection conditions including current and projected traffic volumes (up to 2027 based on development phasing).
- Based on an understanding of the existing and planned transportation network in the study area, define transportation-related constraints, opportunities and collector road alternatives that will assist with the development of the land-use concepts.
- Identification of the daily traffic volumes on the collector roads at the arterial road intersections to define their function and associated geometrics.
- Consideration of public transit requirements to facilitate routing, access and transit

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
COMPONENT STUDIES

---

coverage.

- Calculation of trip generation and projection of traffic volumes (up to 2027 based on development phasing) within the study area, based on the “status quo” and on the assumptions contained in the recently updated Transportation Master Plan respecting assumed reductions in auto use.
- Provision of recommendations for improvements to boundary arterial roads and existing intersections based on current and projected traffic volumes (up to 2027 based on development phasing) based on background conditions and forecast conditions with Riverbend South development. Include need for auxiliary lanes on the arterial roads at intersections and recommend storage lane lengths.
- Review of the need for traffic calming on the internal road network to control traffic infiltration and speeds, including consideration for the type of traffic control needed at collector/collector intersections (two-way or four-way stop control or roundabout).
- Estimation of the cost of implementing transportation improvements required to support the Riverbend South planning area development, including allocations of responsibility, i.e. – background traffic growth, other study area development-related traffic, site traffic.
- Consideration of opportunities for non-vehicular (cycling and pedestrian) and public transit routes and options to provide alternative means of transportation. Cycling routes and infrastructure in the study area will be based on the Bicycle Master Plan (recreational and commuter systems).
- Identification of phasing expectations and/or requirements relating to the construction of the transportation system.
- Preparation of the Riverbend South Secondary Plan Traffic Study to document all above noted study work and the Preferred Alternative.

Background traffic projections will be based on traffic impact studies recently completed near the study area. For the arterial roadway impacts, both the AM and PM weekday peak hours will be analyzed. However, only Average Annual Daily Traffic (AADT) forecasts will be developed for the internal streets to determine their function, classification and right-of-way requirements. All data and analysis files will be provided in electronic format. These tasks are intended to meet the requirements on the City of London’s Transportation Impact Study Guidelines, a copy of which is provided in Appendix B.

## **2.8 ARCHEOLOGICAL INVESTIGATION**

The majority of the Riverbend South Planning Area is identified as having archeological potential according to the City of London’s Archaeological Master Plan. For the areas identified, a Stage 1 archeological assessment was undertaken to determine the extent, location and significance of archaeological resources and the need for future archeological assessment / mitigation at more detailed planning stages (i.e. – plan of subdivision, site plan, etc.). The



**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
COMPONENT STUDIES

---

archaeological investigation was undertaken in accordance with City of London and Ministry requirements regarding the investigation and protection of archeological features and included:

- A review of the land history, including pertinent historic maps;
- An examination of the National Site Registration Database to determine the presence of known archaeological sites in and around the project area;
- A review of all past archaeological assessments conducted within the study area;
- A review of the City of London Archaeological Master plan and related documents;
- A review of all built heritage structures within the study area listed on the City of London inventory.

It should be noted that the archaeological assessment was conducted by Archaeologix Inc. (now Golder Associates), along with subsequent Stage 2 and 3 investigations on lands owned by Sifton.

## **2.9 OPPORTUNITIES AND CONSTRAINTS SUMMARY**

The results of the foregoing component studies / tasks will be integrated into an Opportunities and Constraints Summary to assist in preparing and refining land use concepts and associated policies. Specific opportunities and constraints that will be considered include, but are not limited to, the following:

- Compatibility and context with adjacent land use designations and expectations;
- Interface and connections between existing / proposed development along Oxford Street West and Westdel Bourne;
- Servicing options, phasing, costs and financial responsibility;
- Transportation corridors / requirements, including non-vehicular modes;
- ~~Environmental~~ Ecological features, functions and corridors for protection and their potential ~~integration~~ interface with adjacent ~~into~~ parkland / open space systems, trail and pathway linkages, stormwater management facilities, etc.;
- Union Gas pipeline and TV Ontario communications tower issues and/or restrictions, including impact on future servicing / transportation improvements on Westdel Bourne;
- Minimum distance separation / agricultural impacts.

## **2.10 LAND USE PLAN**

All of the previous factors and requirements will be compiled and analyzed to determine the overall requirements for various land uses and the best means to accommodate the identified opportunities and constraints. During the initial stages of the Secondary Plan process in 2008-2009, three concept plans were prepared to illustrate alternative land use designations, park / open space and school locations, and street patterns for the planning area. These options were presented to the City, agencies and public for review and comment prior to selection and refinement of a recommended option, and a Preferred Land Use plan was then prepared and presented to the public. However, it was shortly after this stage that the planning process was put on hold due to the ongoing Tributary C Class EA. As a result, it is proposed that a revised preferred land use concept be prepared based on previous comments and concerns expressed, along with updated information resulting from the reactivation of the Secondary Plan. This plan will be presented to the public for review and comment prior to completion and submission of the final Secondary Plan document.

The concept will also be assessed against a number of criteria, including:

- Ability to meet housing mix and type objectives and provide reasonable choice, flexibility and distribution;
- Impact on adjacent land uses;
- Servicing and infrastructure requirements, costs and phasing;
- Transportation implications / costs;
- Potential impact to natural heritage features and opportunities for enhancement;
- City, agency and public feedback.

The Project Team will also consult with the City and agencies to determine the preferred land use option. Recommendations will be made regarding associated policies and Official Plan Amendments and the final Riverbend South Secondary Plan will be completed and submitted to the City of London.

## **2.11 URBAN DESIGN GUIDELINES / RECOMMENDATIONS**

In recent Area and Secondary Plans, the City has requested or required that some emphasis also be placed on incorporating urban design opportunities and recommendations. As well, the City has adopted Placemaking Design Guidelines since the Riverbend South Secondary Plan was put on hold. As a result, the Riverbend South Secondary Plan will include a section on urban design, and will include recommendations pertaining to:

- Creation of community identity and focal points (placemaking elements);
- Incorporating topography, views and vistas, and natural heritage features into the community design;

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
COMPONENT STUDIES

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- Building orientation / guidelines for residential development adjacent to arterial roads;
- Incorporation of pedestrian linkages;
- Improvements in the public right-of-way (boulevard plantings, street furnishings, gateways, etc.).

## **2.12 FINANCIAL IMPACT STUDY**

The Financial Impact Study will be undertaken to determine the impact of development of the Study Area on the City of London's Development Charges and Urban Works Reserve Funds. It is the policy of the City of London to require that each area that develops demonstrate that it does not place an undue burden on the City's financial resources.

Key tasks to be undertaken as part of this study are outlined as follows:

- Review of the land uses and projected housing units and projected square footage of any non-residential uses.
- Calculation of Development Charge revenue projections based on maximum allowable density for projected land uses or as otherwise determined during the course of the study.
- Review of trunk sanitary and storm sewers and stormwater management facilities and preparation of cost estimates for those works that are recoverable from Development Charges.
- Review of the recommended transportation infrastructure improvements and preparation of cost estimates for those works which are recoverable from Development Charges.
- Review of the existing and proposed centreline profile of Westel Bourne based on previous design work and determining the impact and cost of these works on the existing Union Gas pipeline.
- Consideration of servicing needs for existing development on the west side of Westdel Bourne and an evaluation of potential associated costs, including an estimate of capital works costs to complete this conversion.
- Review the implications of development on the City's Capital Expenditures Program with respect to budget and timing and determine if there is any need or opportunity to shift capital expenditures.
- Identify the scope of works relative to each area of claim.
- Review of the Growth Management Implementation Strategy (GMIS) update to report the timing of identified works relevant to the Study Area and the anticipated costs associated with such works.

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
COMPONENT STUDIES**

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- Review of the Development Charges Background Study, and the anticipated update as required, to incorporate the latest information into the Financial Impact Study.
- Comparison of development charge revenues and expenditures and preparation of the Financial Impact Study to summarize findings.
- Review 2014 Development Charges Study growth allocations and note similarities and discrepancies with the Secondary Plan's unit, non-residential space, population and employment yields for both the amount of development projected and the anticipated timing of build-out.

### **2.13 FINAL PRODUCTS**

The final product will be the Riverbend South Secondary Plan. It will include the following:

- Background studies including the following:
  - Riverbend South Secondary Plan Natural Heritage Study
  - Riverbend South Secondary Plan Land Needs Requirements Study
  - Riverbend South Secondary Plan Sanitary Servicing Study
  - Riverbend South Secondary Plan Water Servicing Study
  - Riverbend South Secondary Plan Stormwater Management Study
  - Riverbend South Secondary Plan Collector Roads Study
  - Riverbend South Secondary Plan Archaeological Investigation
- Mapping, description and assessment of land use concepts;
- Recommended Land Use Concept;
- Rationale for recommended land use concept;
- Proposed Official Plan Amendment and map schedules;
- Recommended policies;
- Summary of public and agency input;
- Supporting maps, graphics, charts, etc. as necessary to illustrate findings;
- A proposed transit service strategy for the area;

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**  
COMPONENT STUDIES

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- The Secondary Plan may also include, if appropriate, implementation guidelines related to phasing, urban design and zoning.

Individual reports / summary documents will be updated and incorporated into the final document either as a section of the report or as appendices, as appropriate. The City of London will prepare the Planning Report and recommendation to Planning & Environment Committee for the proposed Official Plan amendment and that the Riverbend South Secondary Plan will be used as the basis for that amendment. All efforts will be made by Sifton and the consulting team to prepare the Final Secondary Plan Report in a format that can be easily used by the City for their report and recommendations to Planning & Environment Committee to minimize duplication of effort and to help streamline the process.

All submissions of component studies, graphics, charts and maps will be submitted to the City in multiple hard copy, digital (various formats) and as pdf files.

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

## **3.0 Consultation**

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### **3.1 MUNICIPAL AND AGENCY CONSULTATION**

The Project Team will continue to consult with the City of London, UTRCA and relevant agencies / boards (i.e. – public and separate school boards, Protective Services, Public Library, etc.) through completion of the project.

### **3.2 PUBLIC CONSULTATION**

A significant amount of public consultation has already occurred during the initial stages of the Area / Secondary Plan process, including the following events:

#### ***Public Consultation Session #1***

An initial public consultation meeting to review the draft Terms of Reference and identify any public issues was held at the outset of the project (September 11, 2006). This meeting introduced the Riverbend South Secondary Plan Terms of Reference scope and process and provided participants with an opportunity to identify specific issues. Revisions to the Terms of reference were made in August 2007, with a report to Planning Committee in January 2008. Apparently, the revised Terms of Reference were not formally adopted at that time, hence the need for these updated and revised Terms of Reference.

#### ***Public Consultation Session #2***

A public visioning session was held on February 12, 2008 to identify potential goals and objectives, and a community vision to provide a framework for development of the land use plan and any associated policies.

#### ***Public Consultation Session #3***

Three preliminary land use concepts were presented to the public on July 23, 2008 for their review and feedback. A summary of the Phase 1 background studies / tasks was also presented at this time to provide the public with an overview of the background information, opportunities and constraints that provides the rationale for the various concepts.

This session included an informal open house as well as a formal presentation of the plans and background information. Input received from the public was used to assist in the evaluation, selection and refinement of a recommended concept.

Notice of this meeting was sent to relevant property owners and published in the London Free Press (done by the City) at least 2 weeks in advance of the public meeting.

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY  
CONSULTATION**

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***Public Consultation Session #4***

A recommended land use plan was presented at a public meeting on May 28, 2009 to provide citizens with an opportunity to view and comment on the recommended plan prior to its expected presentation to Planning Committee and Council. Based on feedback, minor refinements or modifications to the land use plan and associated policies were to be made prior to presenting the recommended Secondary Plan and associated Official Plan Amendments to Planning Committee and Council.

Notice of this meeting was also sent to relevant property owners and published in the London Free Press (done by the City) at least 2 weeks in advance of the public meeting.

However, the Secondary Plan process was put on hold prior to the Secondary Plan being completed and taken to Planning Committee for the statutory public meeting.

***Public Consultation Session #5***

Due to the passage of time, a new recommended land use plan will be prepared based on the updated studies and any additional information and comments received as a result of continuation of the Secondary Plan. This plan will be presented at a future public meeting to provide citizens with another opportunity to view and comment on the revised recommended plan prior to completion and submission of the final Secondary Plan along with any refinements or modifications to the land use plan as a result of public and agency input.

***Public Consultation Session #6***

This will be the statutory public meeting before Planning & Environment Committee when the recommended Riverbend South Secondary Plan is presented.

**REVISED TERMS OF REFERENCE:  
RIVERBEND SOUTH SECONDARY PLANNING STUDY**

## **4.0 Proposed Schedule**

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### **4.1 PROJECT SCHEDULE**

Following is a summary of key tasks already completed (in red or bold) and a proposed schedule for the reactivation of the Riverbend South Secondary Plan and associated components / tasks.

<b>Component Study / Task</b>	<b>Start</b>	<b>Completion</b>
<b>Public Consultation Session #1 (Planning Committee)</b>	<b>Sept/06</b>	<b>Complete</b>
<b>Phase 1 Component Studies</b>	<b>Nov/07</b>	<b>Mar/08</b>
<b>Consultation Session #2 - Community Visioning Session</b>	<b>February 12/08</b>	
<b>Opportunities and Constraints Summary</b>	<b>Mar/08</b>	<b>Apr/08</b>
<b>Preliminary Land Use Concepts</b>	<b>Mar/08</b>	<b>Apr/08</b>
<b>Submission of Phase 1 Reports</b>	<b>July 3/08</b>	
<b>Public Consultation Session #3</b>	<b>July 23/08</b>	
<b>Staff Circulation and Review</b>	<b>July/08</b>	<b>May/09</b>
<b>Public Consultation Session #4</b>	<b>May 28/09</b>	
<b>Phase 2 Reports / Address Staff Comments</b>	<b>June/09</b>	<b>Mar/09</b>
<b>Recommended Land Use Concept</b>	<b>June/09</b>	<b>Mar/09</b>
<b>Submission of Phase 2 Reports</b>	<b>March 19/10</b>	
<b>PROJECT PUT ON HOLD DUE TO TRIBUTARY C CLASS EA</b>		
Project Reactivation	June 2013	
Revised Terms of Reference Public Meeting	July 2013	
Revise / Update Background Studies	July/13	Sept/13
Public Consultation Session #5 – Preferred Land Use Concept	Late Sept/13	
Submission of Secondary Plan	October /13	
Staff Circulation and Review	Oct/13	Dec/13
Public Consultation Session #6 (Planning & Environment Committee)	After Class EA Resolution	

**Note:** Reports are to be submitted as a comprehensive package for review. If sufficient copies of a comprehensive package including all required reports are not received by the City, the circulation and review process will not commence. Further, should the comprehensive packages be received after the scheduled date, the remainder of the project schedule will be adjusted accordingly.