

Ecological Community Advisory Committee

Report

The 1st Meeting of the Ecological Community Advisory Committee
June 16, 2022
Advisory Committee Virtual Meeting
Please check the City website for current details

Attendance PRESENT: S. Levin (Chair), P. Almost, P. Baker, T. Hain, S. Hall, B. Krichker, K. Lee, M. Lima, R. McGarry, S. Miklosi, K. Moser, G. Sankar, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)
 ABSENT: S. Evans
 ALSO PRESENT: G. Barrett, I. de Ceuster, K. Edwards, S. Butnari, J. MacKay and M. Shepley
 The meeting was called to order at 4:01 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair

That S. Levin and S. Hall BE ELECTED Chair and Vice Chair, respectively, for the term ending November 30, 2022.

2. Scheduled Items

2.1 Planning and Economic Development Orientation

That it BE NOTED that the attached presentation from G. Barrett, Director, Planning and Development, related to a Service Area Overview, was received.

2.2 Class 'C' Environmental Assessment - Western Road – Sarnia Road/Philip Aziz Avenue Intersection

That it BE NOTED that the presentation, as appended to the Added Agenda, from J. Pucchio, AECOM, related to the Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment, was received.

3. Consent

3.1 Notice of Public Meeting - 689 Oxford Street West

That it BE NOTED that the Public Meeting Notice, dated June 1, 2022, from T. Macbeth, Senior Planner, with respect to a Notice of Revised Application and Public Meeting related to the property located at 689 Oxford Street West, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Notice of Planning Application - 307 Sunningdale Road East

That a Working Group BE ESTABLISHED, consisting of S. Levin (lead), P. Almost, S. Hall and B. Krichker, relating to the property located at 307 Sunningdale Road East; it being noted that the Ecological Community Advisory Committee (ECAC) received a Notice of Planning Application for a Zoning By-law Amendment related to the property located at 307 Sunningdale Road East; it being further noted that the ECAC received the attached presentation from I. de Ceuster, Planner I, with respect to this matter.

5.2 Notice of Planning Application - 4452 Wellington Road South

That it BE NOTED that the Public Meeting Notice, dated May 11, 2022, from N. Pasato, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 4452 Wellington Road South, was received.

5.3 Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Wetland and Recommendations for the future - Draft 2

That, the Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Road Westland and Recommendations for the future - Draft 2 BE REFERRED to the Civic Administration for review.

5.4 Goldfish Brochure

That it BE NOTED that S. Hall will liaise with B. Samuels to update the proposed Goldfish brochure.

6. (ADDED) Deferred Matters/Additional Business

6.1 (ADDED) Notice of Planning Application - 2331 Kilally Road and 1588 Clarke Road

That it BE NOTED that the Public Meeting Notice, dated June 13, 2022, from L. Mottram Senior Planner, with respect to a revised Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 2331 Kilally Road and 1588 Clarke Road, was received.

6.2 (ADDED) Future Meeting Dates and Times

That the following actions be taken with respect to the future meeting dates and time of the Ecological Community Advisory Committee (ECAC):

- a) H. Lysynski, Committee Clerk, BE REQUESTED to include an item on the July 21, 2022 agenda relating to potential dates and times for future meetings; and,
- b) the next ECAC meeting be scheduled for Thursday, July 21, 2022 at 4:00 PM.

7. Adjournment

The meeting adjourned at 7:00 PM.



Ecological Community Advisory Committee Orientation Planning and Development

Gregg Barrett, AICP
Director, Planning and Development
June 16, 2022

Who are we?

Planning and Development Planning and Economic Development

- Long Range Planning, Research and Ecology
- Subdivisions and Development Inspections
- Current Planning
- Community Planning, Urban Design and Heritage

Why do we Plan?

- Establish priorities for growth and development
- Establish a “vision” for how we want to grow
- Establish policies for the long term protection of agricultural lands
- Establish policies for the long term protection of the natural heritage system
- Establish policies to support sustainable and resilient development
- Establish policies for how we will consider changes to our policies
- Establish policies for how we will consult with the Public

Competing Perspectives



We Have Limitations



Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
 - Allow for the subdivision of land
 - Regulate land uses
 - Regulate site planning & design (with limitations)

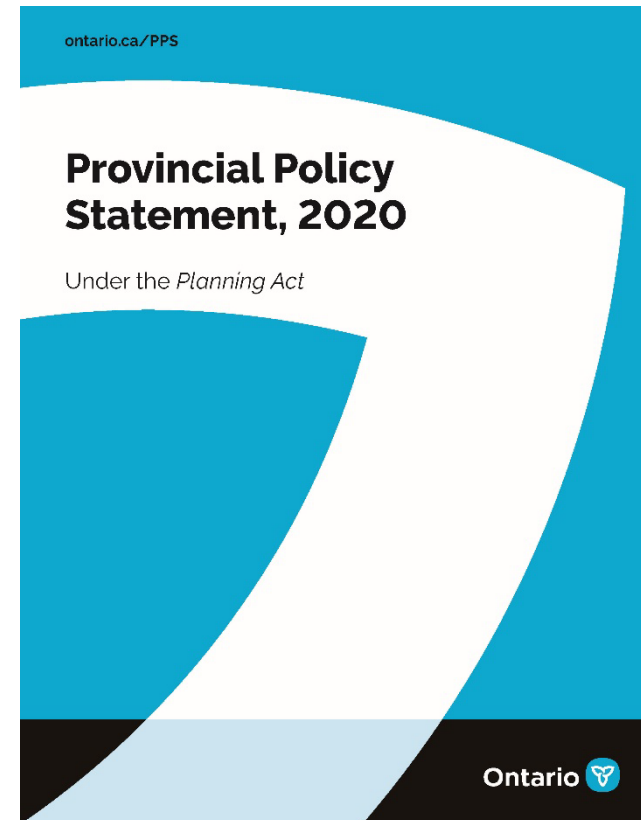


Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests

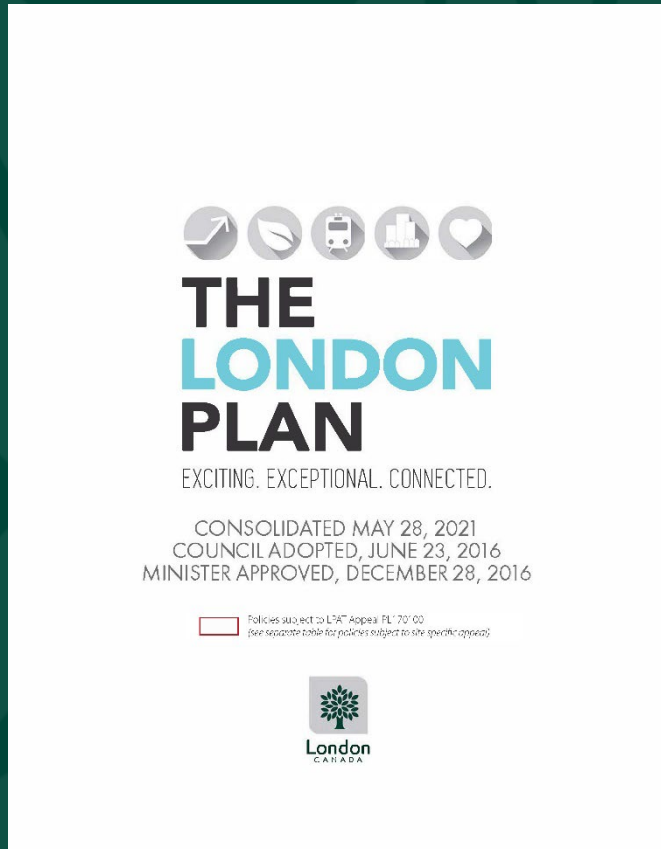


Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws

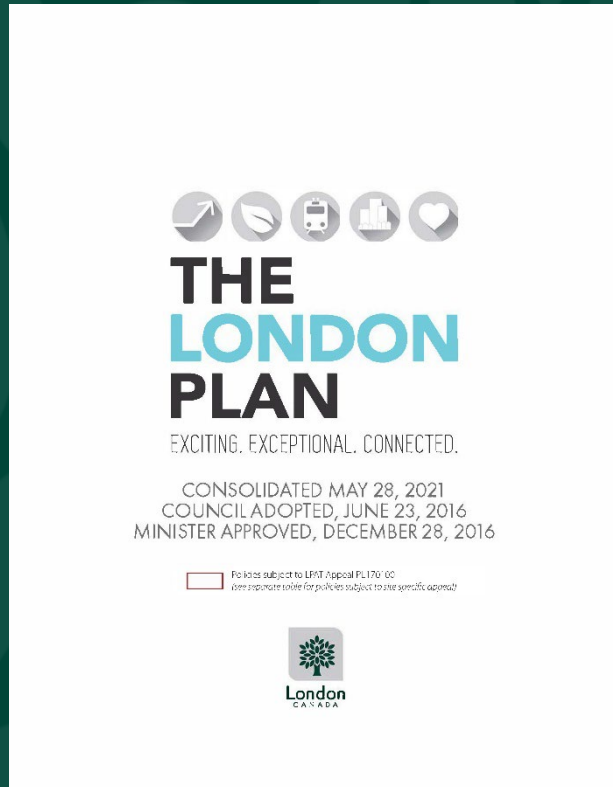


Official Plan



- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision

Official Plan



- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- **ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN**
- The Official Plan can be changed

Zoning By-law

- Regulates the use and development of lands
- Must be in conformity with the Place Types and policies of the Official Plan
- Applies zone boundaries and prescribes Regulations for each Zone, such as:
 - Permitted uses
 - Minimum setbacks
 - Maximum building height
 - Maximum building coverage
 - Landscape Open Space
 - Parking requirements

Changing the Zoning By-law

- Amendments to the Zoning By-law must be in conformity with the Official Plan
- Zoning By-law Amendments can be approved together with an Official Plan Amendment and/or a Plan of Subdivision
- All amendment applications include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)
- Final decision is made by Municipal Council, and Council's decision is subject to appeal to the Ontario Land Tribunal (OLT)

Plan of Subdivision

- Plans of subdivision regulate the division of land, and determine such things as lotting patterns, street layouts, and the installation of infrastructure
- Plans of subdivision are often submitted after a Secondary Plan has been adopted by Municipal Council
- Plans of Subdivision must be in conformity with the Place Types and policies of the Official Plan, and be consistent with any applicable Secondary Plan
- Applications for subdivision approval include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

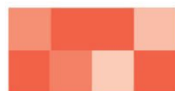


COVENT GARDEN
MARKET

OUTDOOR FARMERS MARKET
Thurs. 8-2 Sat. 8-1
INDOOR MARKET OPEN 7 DAYS/WEEK



STRUCTURE OF THE PLAN



OUR CHALLENGE



OUR STRATEGY



OUR CITY



CITY BUILDING POLICIES



PLACE TYPE POLICIES



ENVIRONMENTAL POLICIES



SECONDARY PLANS



OUR TOOLS



APPENDIX 1 - MAPS

STRUCTURE OF THE PLAN



**OUR
CHALLENGE**



**OUR
STRATEGY**



OUR CITY

THE LONDON PLAN APPROACH

BASED ON A VISION, VALUES & KEY DIRECTIONS

London 2035:

Exciting,
Exceptional,
Connected

VALUES

1. BE ACCOUNTABLE
2. BE COLLABORATIVE
3. DEMONSTRATE LEADERSHIP
4. BE INCLUSIVE
5. BE INNOVATIVE
6. THINK SUSTAINABLE



THE LONDON PLAN APPROACH

KEY DIRECTIONS

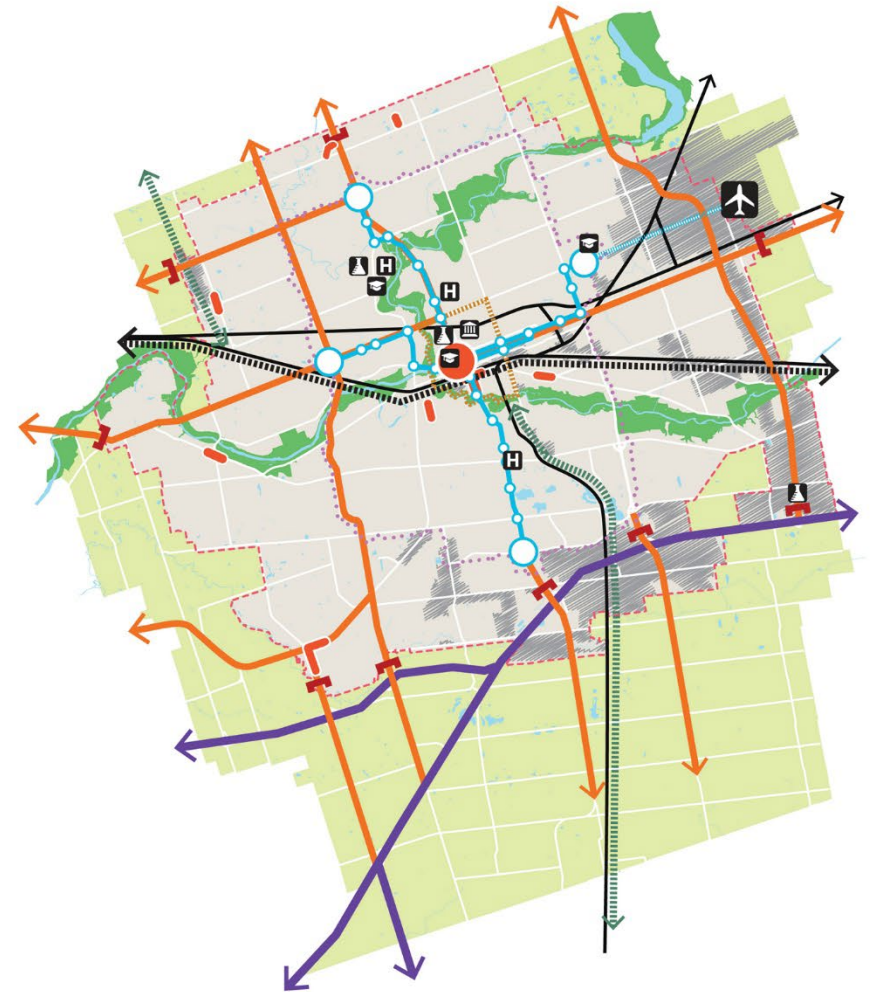
- #1** Plan strategically for a prosperous city
- #2** Connect London to the surrounding region
- #3** Celebrate and support London as a culturally rich, creative and diverse city
- #4** Become one of the greenest cities in Canada
- #5** Build a mixed-use compact city
- #6** Place a new emphasis on creating attractive mobility choices
- #7** Build strong, healthy and attractive neighbourhoods for everyone
- #8** Make wise planning decisions



THE LONDON PLAN APPROACH

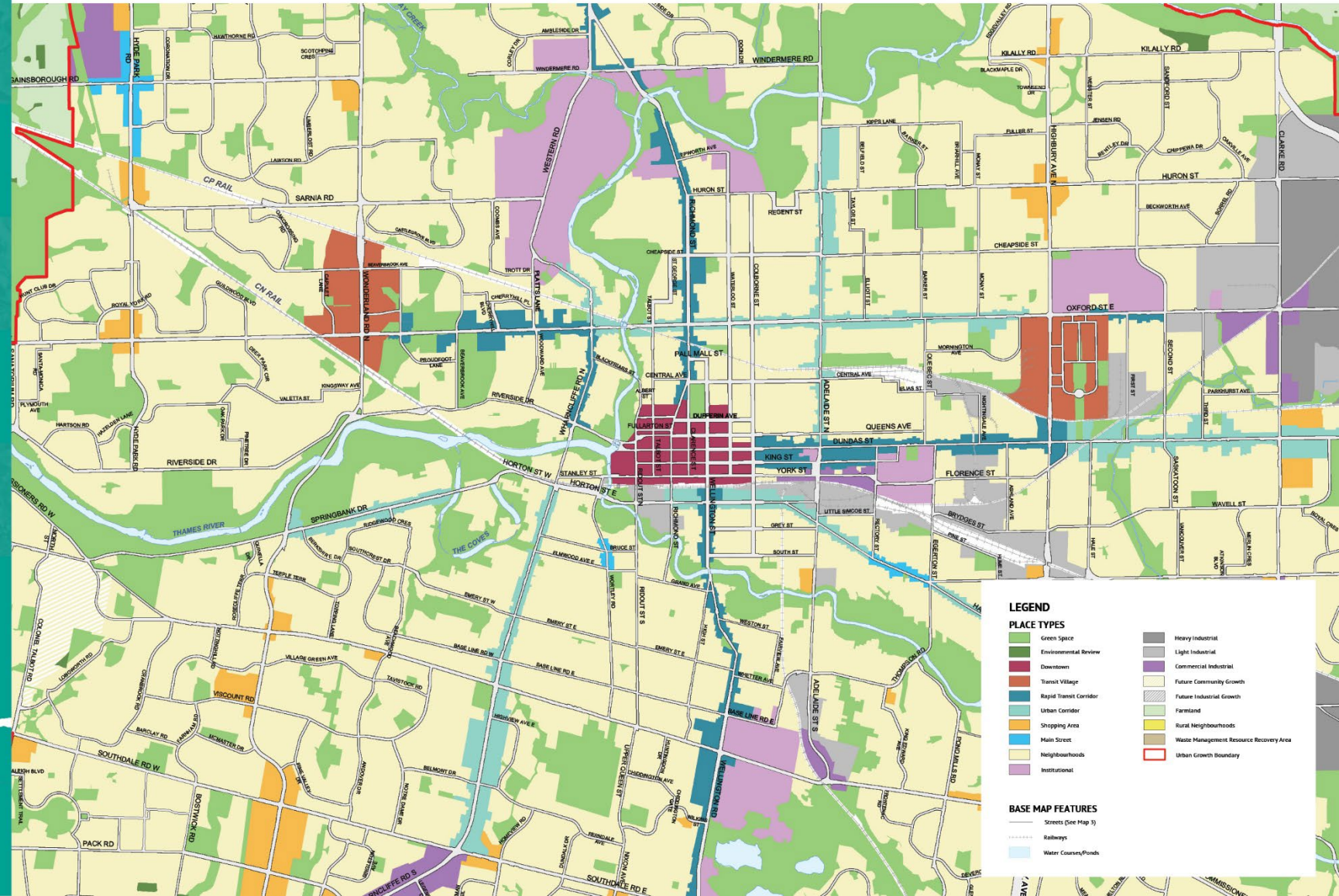
GROUNDED IN A CITY STRUCTURE CONCEPT

- #1 The growth framework
- #2 The green framework
- #3 The mobility framework
- #4 The economic framework
- #5 The community framework



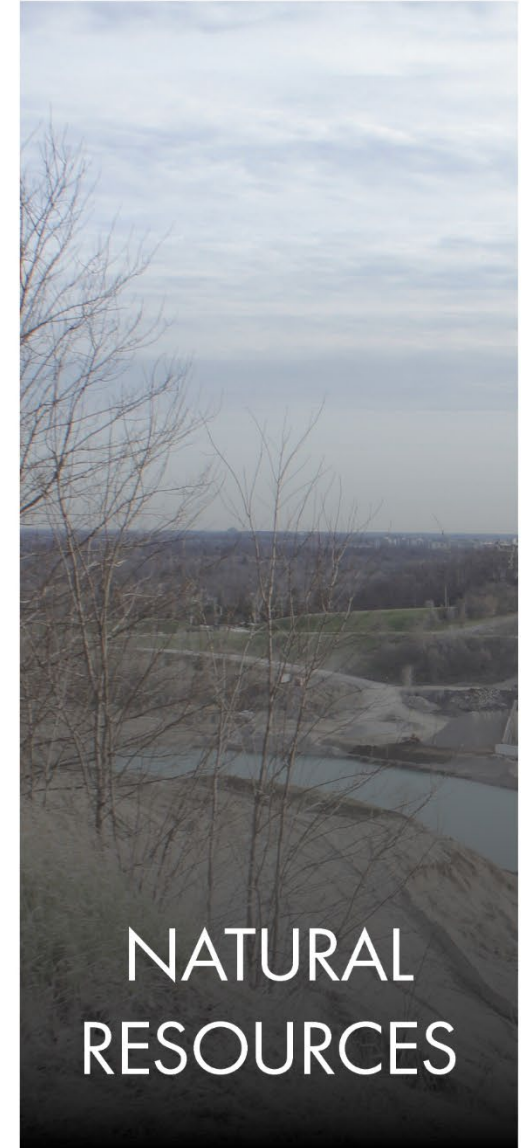
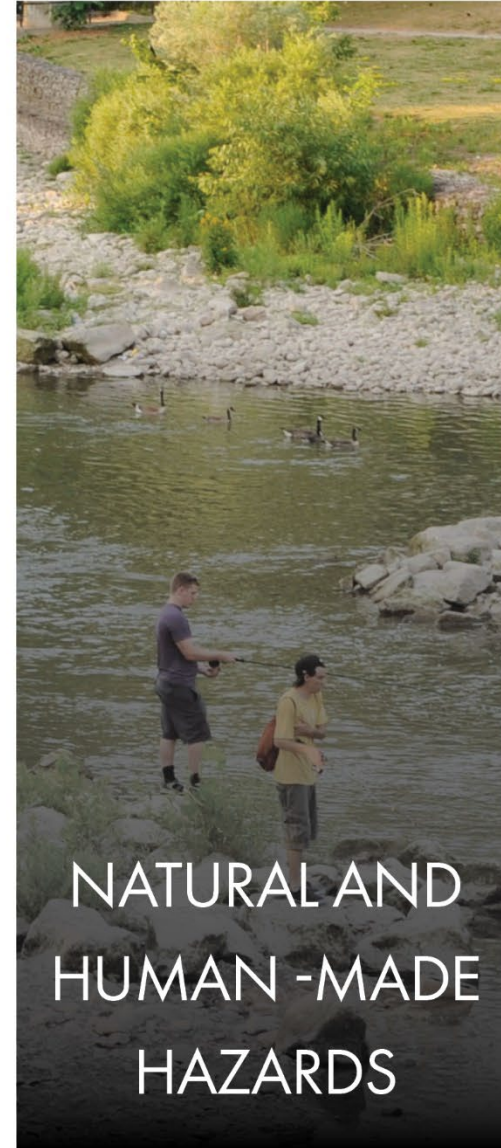
STRUCTURE OF THE PLAN

PLACE TYPE POLICIES



STRUCTURE OF THE PLAN

ENVIRONMENTAL
POLICIES



Approach

- Natural Heritage and Natural Hazards policies found in 3 parts of *The London Plan*:
 - Natural Heritage;
 - Natural and Human-Made Hazards;
 - Natural Resources.
- Natural Heritage System is a Landscape, Features, and Functions Approach.
- Policies mirror language of PPS.

Natural Heritage System

- What Are We Trying to Achieve?
 - Ensure NHS is protected, conserved, enhanced, and managed for present and future generations:
 - Healthy terrestrial and aquatic ecosystems in subwatersheds.
 - Identification, protection, rehabilitation, and management of features and ecological functions.
 - Groundwater quality and quantity.
 - Connectivity and linkages.
 - Biodiversity.
 - Maintenance and enhancement.
 - Monitoring climate change and NHS resiliency.
 - Appropriate recreation based on ecological sensitivity.

Natural Heritage System

- How Are We Going to Achieve This?
 - Public ownership and acquisition
 - Stewardship, management and rehabilitation
 - Ecological Buffers
 - Environmental Studies
 - Subwatershed Plans
 - Watershed Report Cards
 - Policies and Mapping

Natural Heritage System

- Components of the NH System
 - In Green Space Place Type:
 - Fish Habitat
 - Habitat of Endangered Species and Threatened Species
 - Provincially Significant Wetlands and Wetlands
 - Significant Woodlands and Woodlands
 - Significant Valleylands
 - Significant Wildlife Habitat
 - Areas of Natural and Scientific Interest
 - Water Resource Systems
 - Environmentally Significant Areas
 - Upland Corridors
 - Naturalization Areas
 - Other lands as identified through an environmental study

Natural Heritage System

- Components of the NH System
 - In Environmental Review Place Type:
 - Unevaluated Wetlands
 - Unevaluated Vegetation Patches (≥ 0.5 ha)
 - Valleylands
 - Potential Environmentally Significant Areas

Natural Heritage System

- Permitted Uses and Activities
 - No negative impact on ecol. features/functions
 - Conservation, mitigation, rehabilitation
 - Forestry management, limited infrastructure
 - Public ownership/acquisition
 - Passive recreation
- How Will We Protect the NHS?
 - Stewardship
 - Ecological Buffers
 - Conservation Master Plans
 - Environmental Management Guidelines
 - Subject Lands Status Reports
 - Environmental Impact Studies
 - Environmental Assessment
- Specific Policies for the Place Type

EIS Trigger Distance

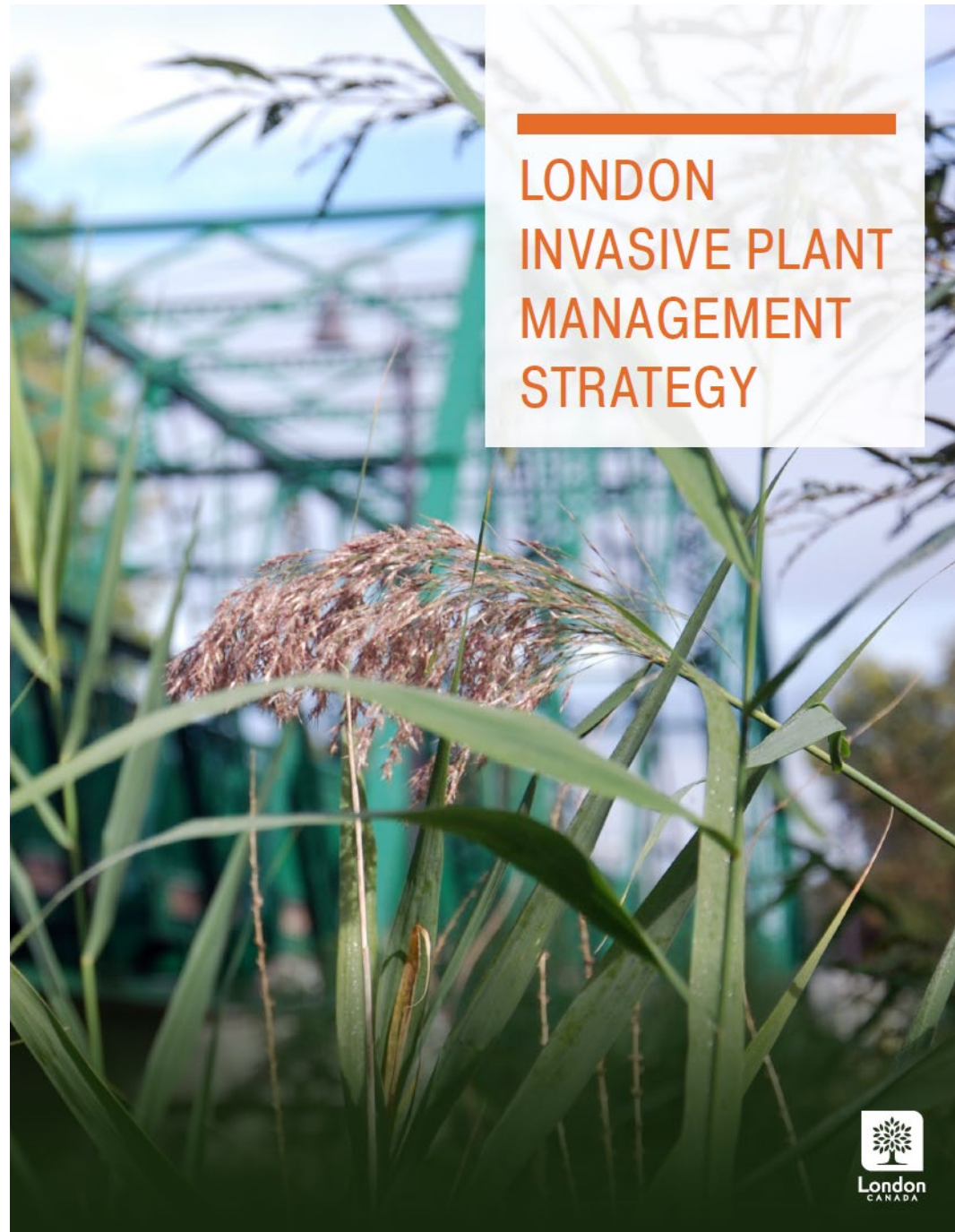
TABLE 13 - AREAS REQUIRING ENVIRONMENTAL STUDY

Component of Natural Heritage System	Trigger Distance Requiring Environmental Study and Area of Adjacent Lands
<ul style="list-style-type: none"> • Fish Habitat • Habitat of Endangered Species and Threatened Species • Locations of Endangered Species and Threatened Species • Provincially Significant Wetlands • Unevaluated Wetlands • Significant Woodlands • Significant Valleylands and Valleylands • Significant Wildlife Habitat • Areas of Natural and Scientific Interest • Environmentally Significant Areas 	120m
<ul style="list-style-type: none"> • Woodlands • Significant groundwater recharge areas, wellhead protection areas and highly vulnerable aquifers • Upland Corridors • Wetlands 	30m
<ul style="list-style-type: none"> • Environmental Review lands 	As appropriate

Natural Heritage Conservation and Stewardship



Invasive Species Management



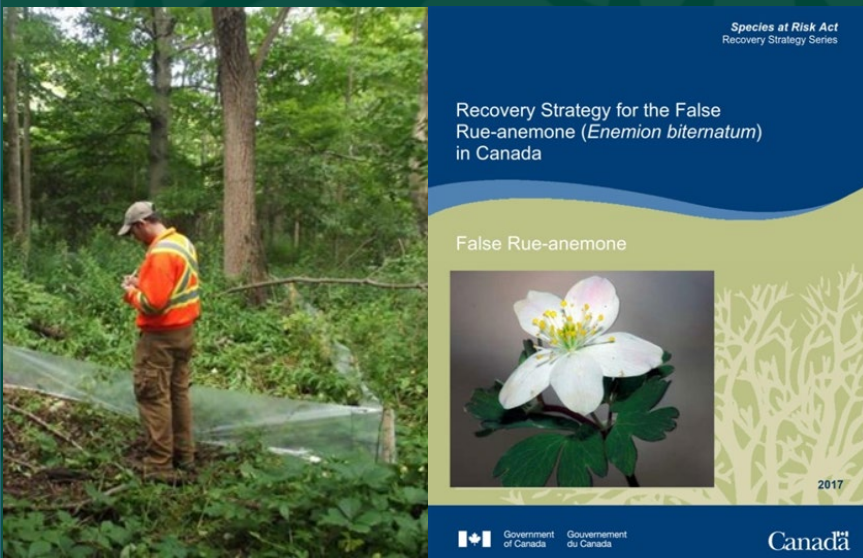
LONDON INVASIVE PLANT MANAGEMENT STRATEGY

Phragmites Management and Monitoring

- Phragmites reporting/mapping tool on [Service London](#) site
- City Environmentally Significant Areas (735 hectares of land) by City funded ESA team ongoing since 2014
- 30 kilometers of City roadways in Lower Thames Valley Subwatershed partnership with LTVCA/City Roadside Ops
- Thames River at Fanshawe Dam working downstream
- Storm Water Management Ponds Phragmites control by Sewer Operations Section
- EA/EIS recommendations for Phragmites control in Development Agreements, Subdivision Agreements and EA recommendations
- Ongoing - Parks Operations, Urban Forestry Park and Woodland invasive species management projects
- Private Lands (90% City) provide a list of contractors

Species at Risk (SAR) Recovery

- City is recognized for innovative work, SAR habitat protection, contributions to [Federal Recovery Strategy for the False Rue-anemone \(*Enemion biternatum*\) in Canada](#)
- **Ontario Nature Award 2016** for City's leadership, exceptional ESA and SAR habitat protection.
- **Service to the Environment Award 2017** from Ontario Association of Landscape Architects for City's [Guidelines for Management Zones and Trails in ESAs](#) – providing protection for SAR.
- Ontario Invasive Plant Council identifies **City of London as a provincial leader in Invasive Species Management – key to protection of SAR.**
- City contributes funding for **recovery work for reptile SAR in City owned ESAs.**



Habitat Protection



Westminster Ponds ESA
Pollinator Habitat and Trail

- Policies and Programs that Protect & Enhance Habitat:
 - [Urban Agriculture Strategy](#)
 - [London Community Gardens](#) -17 Community Gardens
 - [Adopt a Park](#) program and [Adopt a Street](#) Program
 - [By-laws](#) permit naturalizations, perennial gardens and wildflower gardens on private property including planting of pollinator species such as milkweed.
 - [Urban Forest Strategy, Tree Planting Strategy](#)
 - [London Plan](#) *Promote London as a pollinator sanctuary, considering how we can create and support environments that are conducive to pollinators in all of the planning and public works we are involved with, recognizing the important role that pollinators play in our long-term food security.*
 - [London Invasive Plant Management Strategy](#)
 - [The Growing Naturally Program](#)
 - [City of London Pollinator Update 2019](#)

ECAC Mandate

Provide advice on the following matters:

- Natural areas, environmental features and applicable policies which may be suitable for identification and/or recognition in the Official Plan;
- Management and enhancement of the Natural Heritage System, including Official Plan Policy, Environmental Management Guidelines and other policies and practices;
- To provide advice as part of the development of Conservation Master Plans for London's ESAs and in Subwatershed Studies;
- Reports, projects and processes that may impact the NHS, including Secondary Plans, natural heritage studies, EIS, Subject Land Status reports, Environmental Assessments, etc.;
- Projects (including City-led) occurring within the Official Plan trigger distance for an EIS;
- Technical advice, at the request of Municipal Council, its Committees or the Civic Administration on environmental matters which are relevant to the City's Official Plan or NHS;
- Any matter which may be referred to the Committee by Municipal Council, its Committees or Civic Administration

Concluding Points

- Protection and conservation of the natural heritage system key element of The London Plan
- Green and Healthy City policies address matters of sustainability and resiliency
- Official Plan policies provide the framework for London's future growth and development
- ECAC has a role in providing advice on matters related to the protection and conservation of the City's Natural Heritage System



Questions?



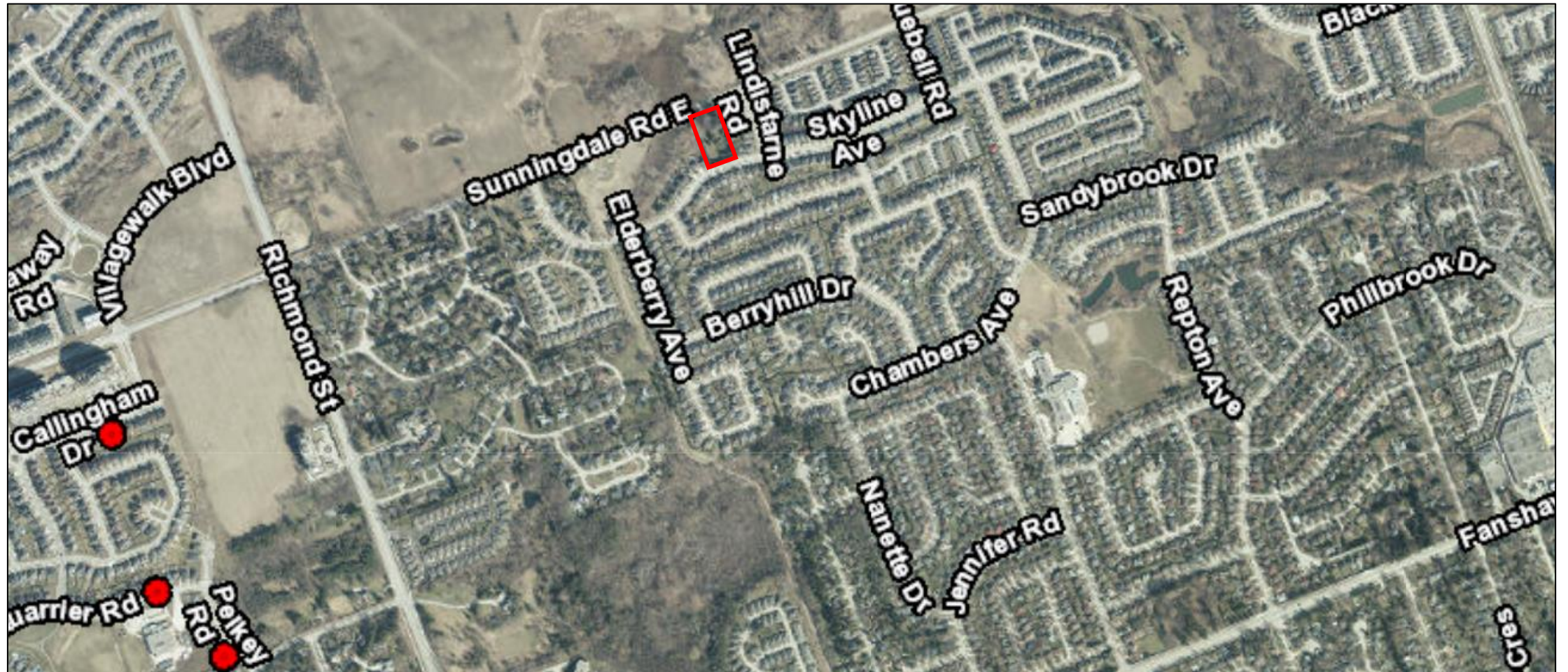
Zoning Application- Z-9498



307 Sunningdale Road East

Ecological Community Advisory Committee – June 16, 2022

Context

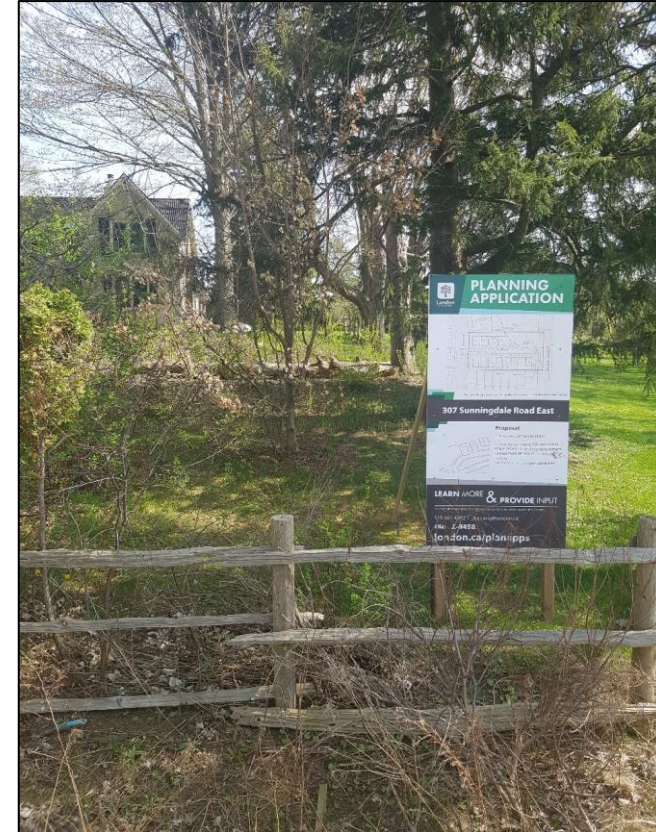


Property at a Glance



- **Municipal Addresses**
307 Sunningdale Road East
- **Area**
0.6 hectares (1.7 acres)
- **Frontage**
60.3 m (198.00 ft)
- **Use**
Single Detached Dwelling

Property at a Glance



Subject Site, looking south from Sunningdale Road East.

Property at a Glance



Subject Site, looking north from Skyline Avenue.

Surrounding Uses



Heron Haven Park.

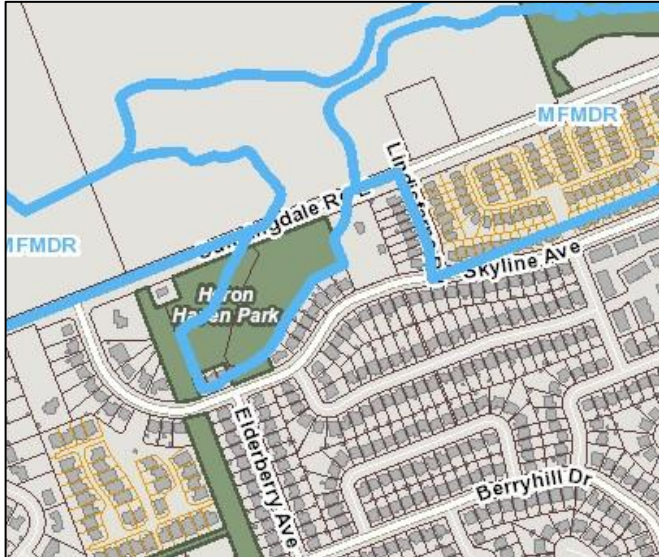


Low rise dwellings.



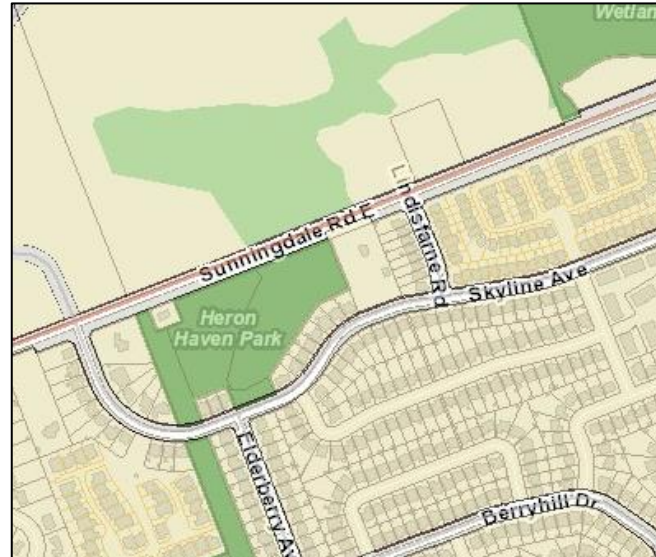
Drewlo's holdings.

Property at a Glance



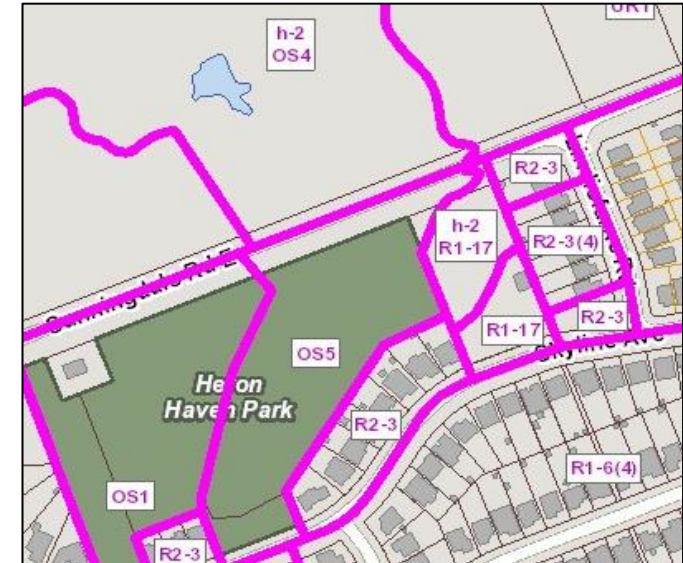
Low Density Residential & Open Space

- Single detached, semi-detached, and duplex dwellings; multiple-attached dwellings, such as row houses or cluster houses subject to the LDR and residential intensification policies.
- Residential density of 30 UPH (3.2.2.(i)); 75 UPH via residential intensification (3.2.3.2.).
- OS lands include public open spaces, flood plain lands, natural hazards lands, evaluated Natural Heritage System recognized by Council as being of city-wide, regional or provincial significance, and lands that contribute to important ecological functions (8A.2.1.).



Neighbourhoods (Neighbourhood Connector)

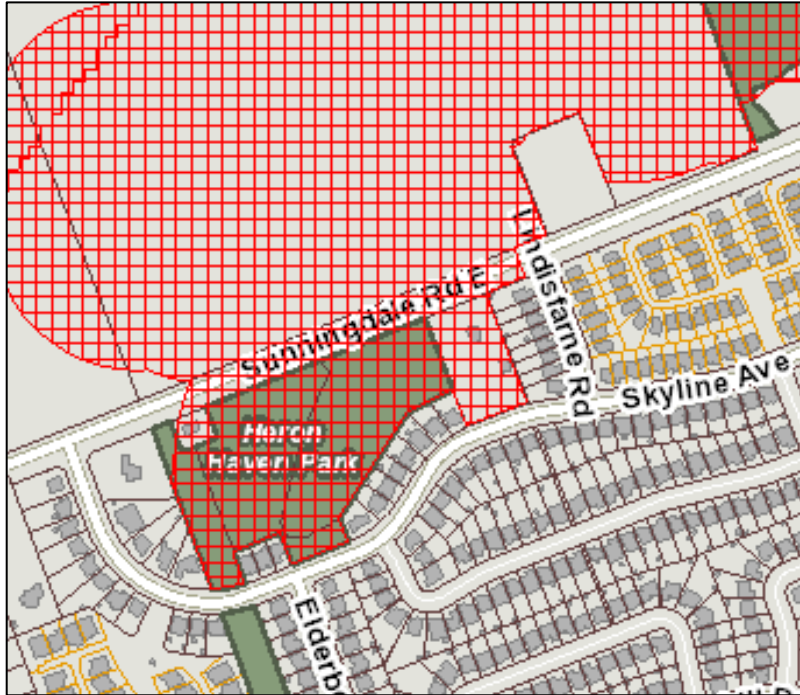
- Broadest range of uses, including single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, group homes, triplexes, small-scale community facilities (Table 10).
- Intensity between 1 and 2.5 storeys (Table 11).
- Use and intensity for lots that have frontage on two or more streets of different classifications but not located at an intersection established by the lower-order street (*920_6.a.).



Open Space/Holding Residential R1 (OS5/h-2 - R1-17/R1-17)

- OS5 – restrictive zone permitting conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots (z-1-051390)
- H-2 – "... an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London..."
- R1-7 - applied to large existing lots in these rural areas.

Property at a Glance



UTRCA Regulated Area

- Conservation Authorities Act (Section 28) allows the UTRCA to ensure that proposed development have regard for natural hazard features.
- UTRCA implements the regulation by issuing permits for works near watercourses, valleys, wetlands or shorelines where required.
- Property owner must obtain permission before beginning any construction, reconstruction, altering use or size etc. in a regulated area.

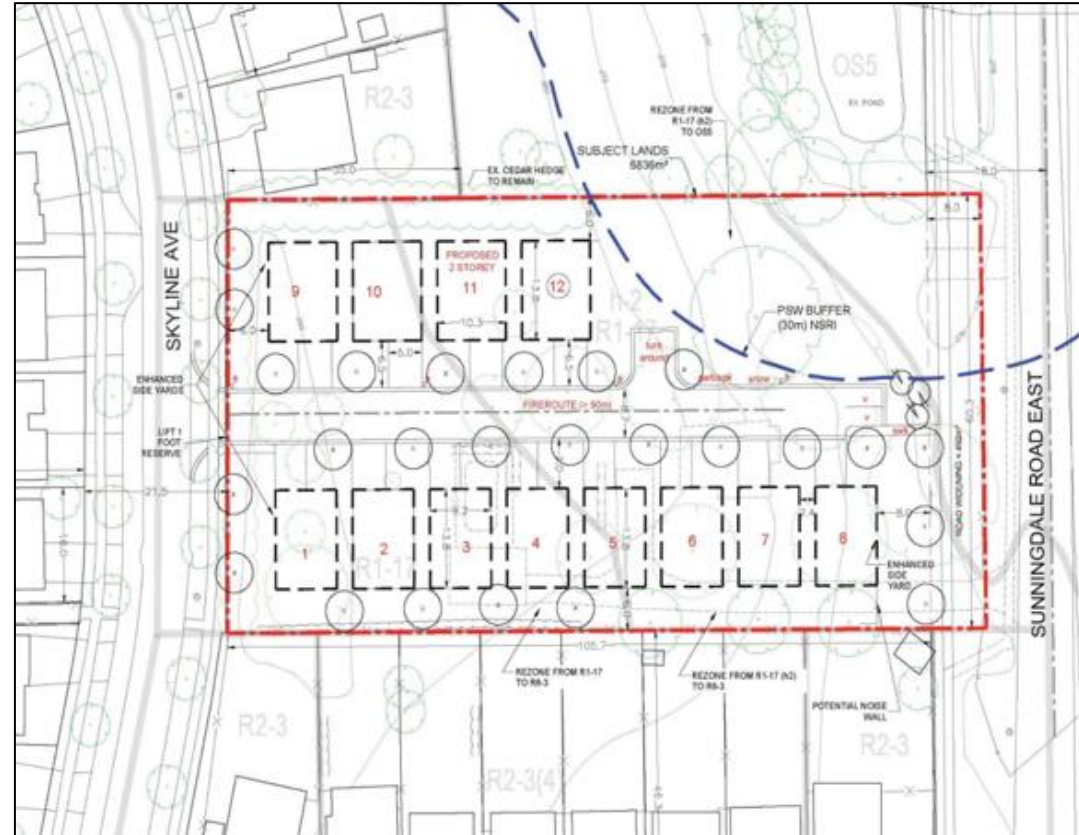


Map 5 – Natural Heritage, the London Plan

- Map 5 of the London Plan shows an 'Unevaluated Vegetation Patch' cutting across the northwest corner of the subject lands.
- Provincially Significant Wetlands and Significant Valleylands are located within the adjacent Heron Haven Park to the west, forming part of a network extending north across Sunningdale Road and then southeast towards Adelaide Street North.

Development Proposal

- Facilitate the development of single-detached, semi-detached, and duplex dwellings with a density of 25 units per hectare.
- 12 single detached dwellings.
 - All 2 storeys.
 - Building footprints ranging from 127 m² to 142 m².
 - Proposed dwellings oriented towards the internal driveway.
- Private internal driveway accessed from Skyline Drive.
- Pedestrian access through to Sunningdale Road East.

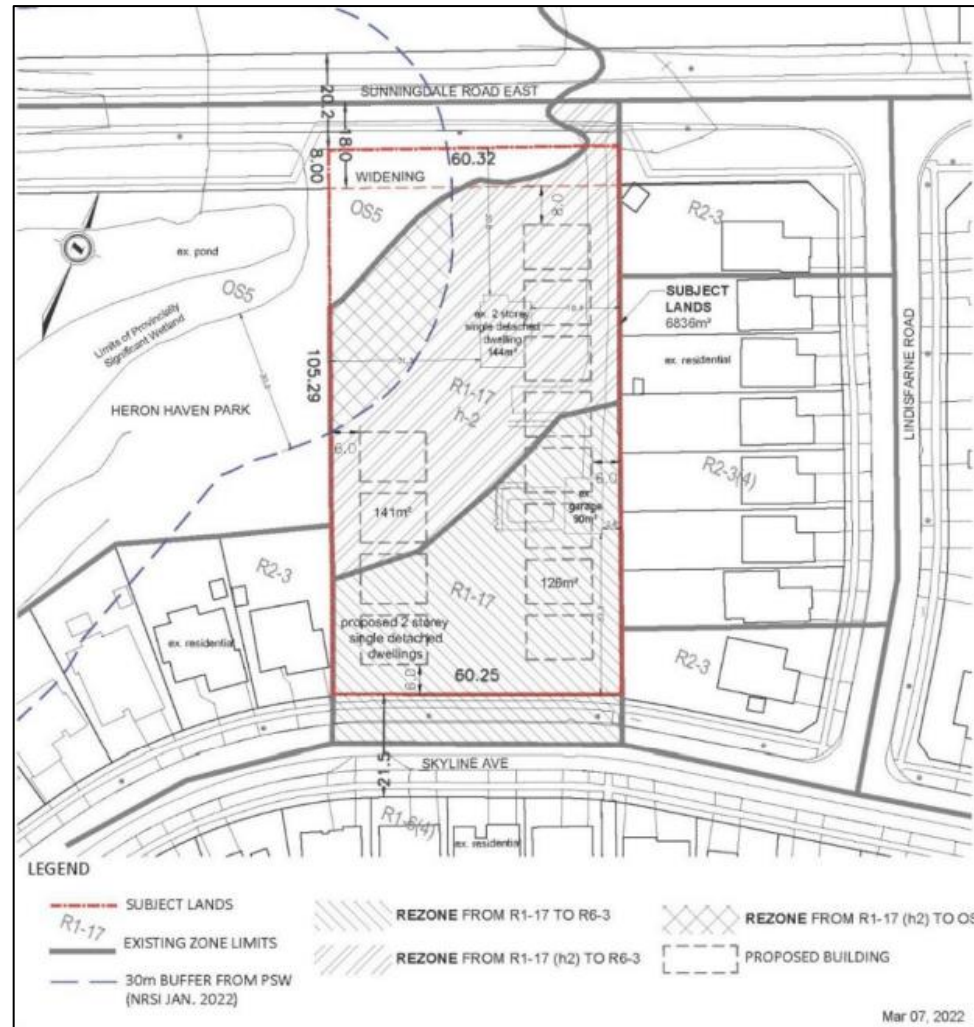


Proposed Zoning Amendment

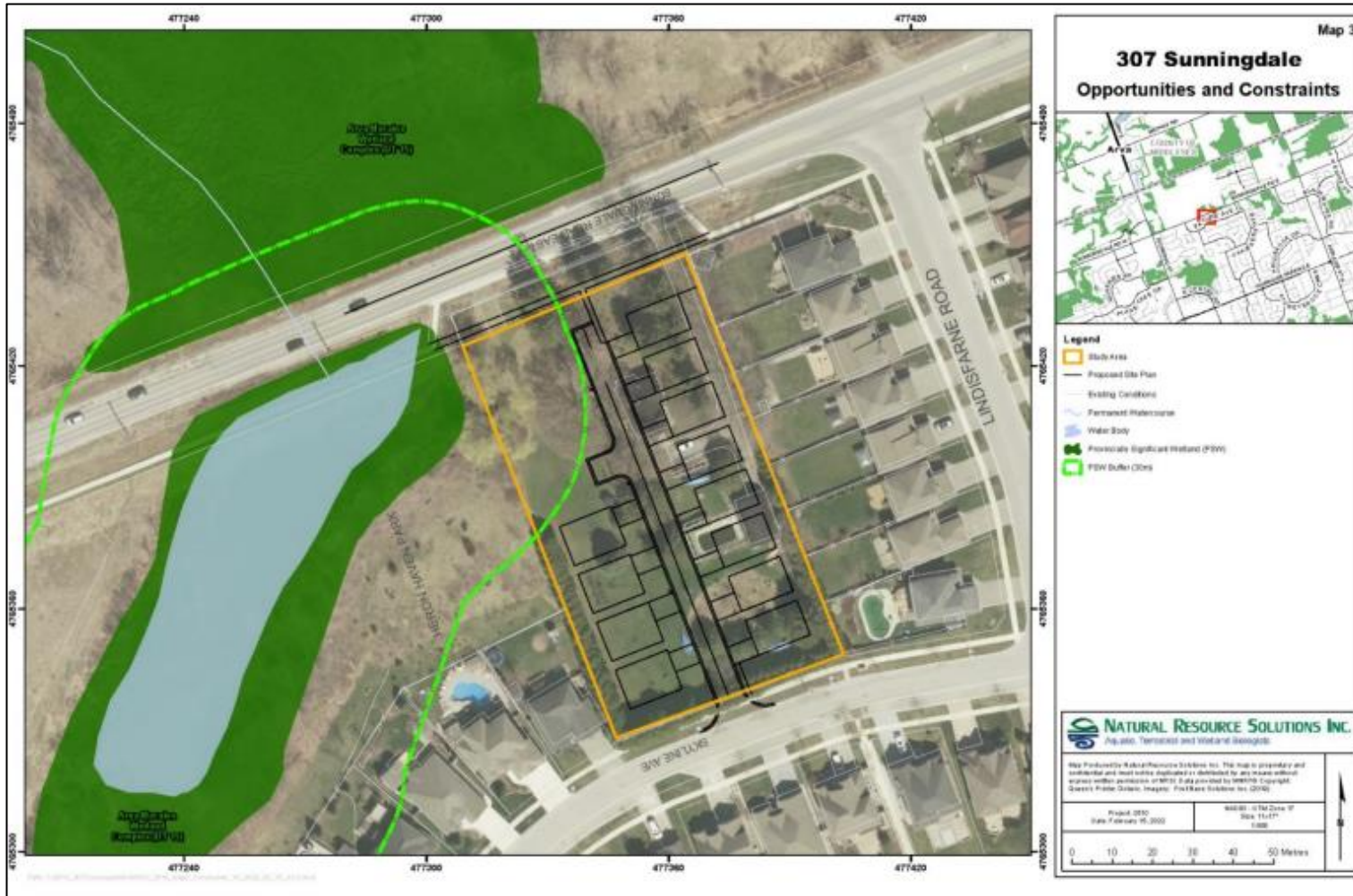
Requested Amendment:

FROM a OS5/R1-17 TO a R6-2/OS1 with a maximum residential density of 19 UPH.

The h-2 holding provision is proposed to be removed from the northern portion of the site through the completion of the required EIS.



Buffer Provincially Significant Wetland



30-metre Buffer PSW



Departmental Comments

Heritage:

- No heritage/archaeological issues.

Tree Preservation:

- There are numerous city owned trees in adjacent road allowances of Sunningdale Road East and Skyline Avenue, the site abuts a Tree Protection Area/Park and there are numerous trees on the site.
- Tree Preservation Plan not accepted

Transportation (TBC):

- Widening to 18m from centre line, Sunningdale Road Improvements anticipated in 2025

Parks Planning & Design:

- The City requires parkland dedication in the form of land as defined in By-law CP-9
- The proposed development area reflects a parkland dedication of 0.04 ha of table land (calculated at 1ha per 300 units). Following the completion of the required Environmental Impact Study PP&D Section may wish to acquire all natural heritage lands at hazard rate 1:27. Balance of the dedication to be taken as Cash in Lieu.

UTRCA:

- The northwesterly portion of the parcel falls within Conservation Authority Regulated Area and any development will require a permit or Letter of Clearance from the Upper Thames River Conservation Authority.



Public Comments

Five public comments received during

Tree Loss:

- Loss of mature trees.
- Cedar Hedgerow trees on east, south and west border → habitat for bird species

Vehicular Access, Parking & Traffic:

- Concern about proposed private road onto Skyline Avenue, preference entrance onto Sunningdale Road E.
- Potential loss of on-street parking south side of Skyline Avenue
- Increased traffic, more dangerous for children.

Heritage:

- Consider heritage designation for farmhouse → repurpose old house by splitting in apartments

Stormwater management:

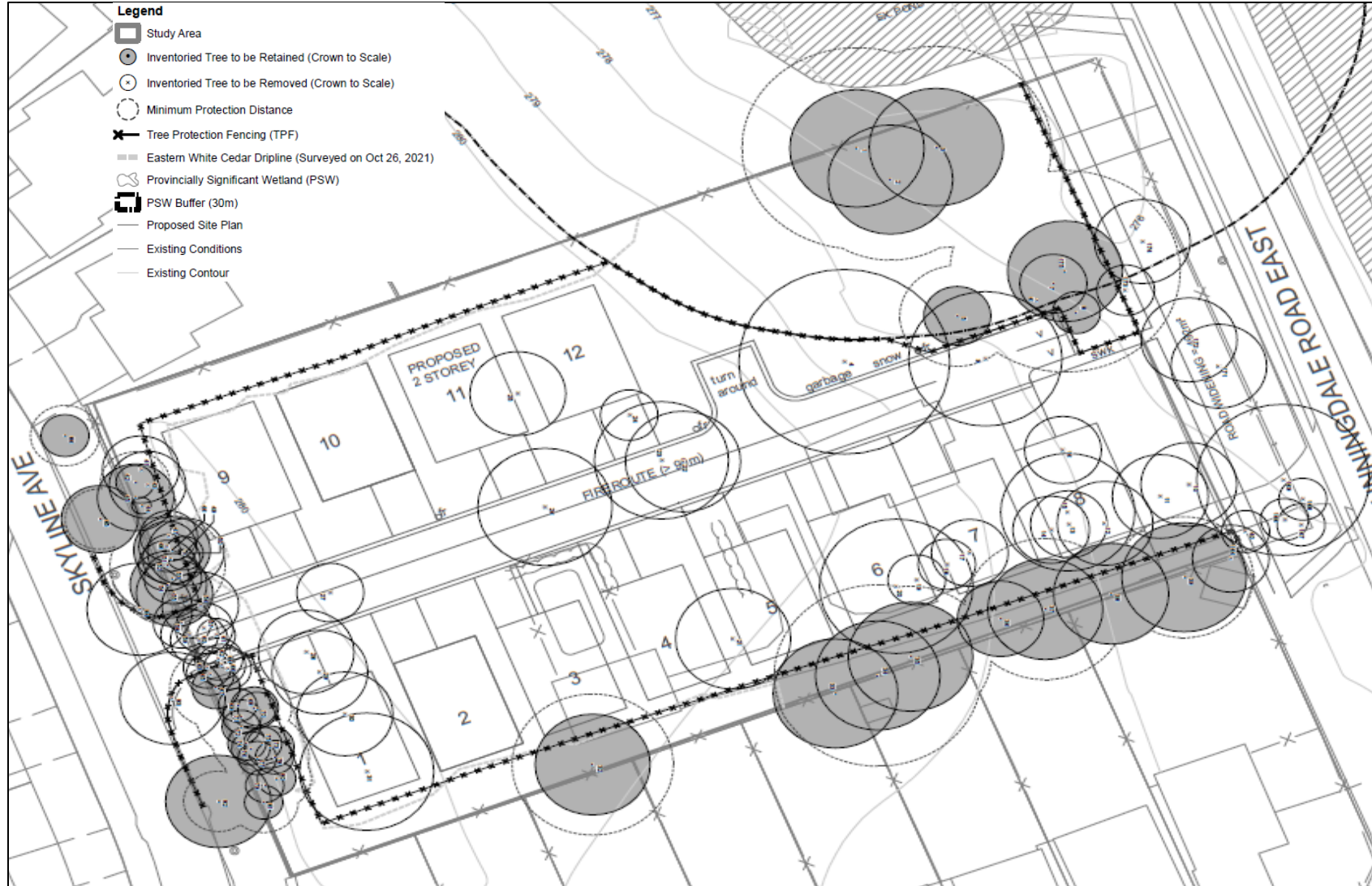
- Concern how stormwater management is addressed in relation to PSW



Issues & Discussion

- No major policy concerns with the proposed use, intensity or form.
- Natural Heritage Considerations → Tree Preservation Plan not accepted:
 - Minimum Protection Distances (critical root zones) of 8 boundary trees will sustain damage from proposed development.
 - Cedar trees on east & west property line need to be further assessed.
 - Consent from owner of off-site tree/ consent from co-owner boundary trees required.
 - Proposed removal of City trees on Skyline Ave & Sunningdale Rd.
- Revision Conceptual Grading Plan required:
 - Roof runoff should be directed to controlled areas of property, to prevent surface water issues on City owned lands.
 - Ensure that stormwater flows are self-contained on site. through the northeast corner of site onto adjacent exist. Private residential property.
- Imperial Oil pipeline in vicinity recommends 20m. setback

Tree Preservation Plan



Conclusion

- Working through issues with applicant:
 - Revised Tree Preservation Plan
 - Revised Conceptual Grading Plan
- Outstanding Comments
- Targeting PEC August 22, 2022 (Subject to change)

