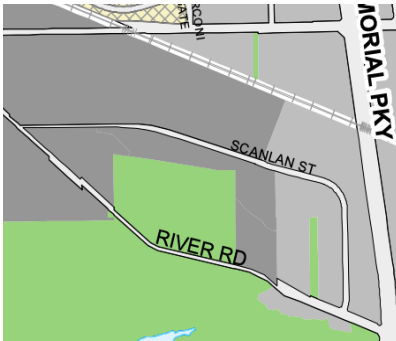


Re: Scanlan Street Connection  
July 16, 2022  
Dear Chair and CWC colleagues,

The residents in the River Road area have been promised services and improvements for decades. With development taking place in the area, I would like to make sure we remain mindful of the Scanlan Street connection illustrated in the London plan and the need for Storm water and sanitary services.

The London plan shows Scanlan Street skirting the green space section of River Road passing through the Heavy Industrial place type as neighbourhood connector over an unevaluated vegetation patch/wetland just above a valley land (slight depression) that collects water from the surrounding properties and drains into the Thames.

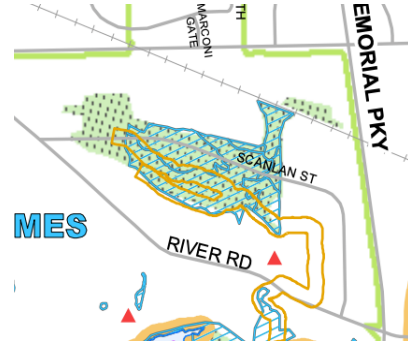
Map 1  
Place Types



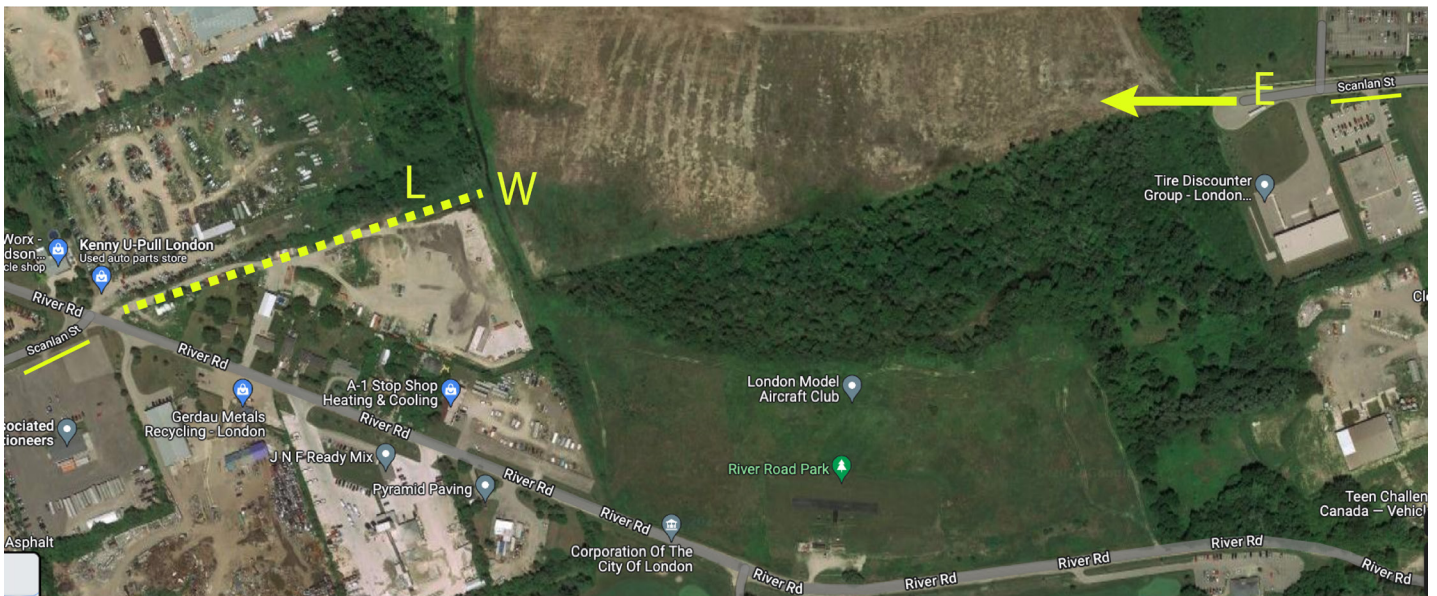
Map 3  
Street Classification



Map 5  
Natural Heritage



Today the two existing (underlined) ends of Scanlan Street are not yet connected. There is a gravel road (dotted) on the west end between two industrial properties that ends at a field owned by the city, while the east end is being extended into an industrial development.



Because River Road is in such poor shape and because not all of it is a truck route, property owners are interested in having the east end of Scanlan Street connect (now or in the future) to the west end. In addition, there is a need to drain waters that collect at a low point (L) and flood adjacent properties when the rain is heavy. There are industrial properties south of River Road that also need a storm water solution.

Property owners in the area feel neglected because they have been paying taxes for decades without receiving necessary upgrades and services. Ironically, they have helped pay to service new industrial lands while this existing industrial areas still lacks adequate roads and drainage.

One longstanding impasse seems to be caused by the fact that the vegetation patch, now owned by the city, has not been evaluated and at least as far back as 2014 staff have said they do not have the resources to perform the evaluation.

In this series of photos I am walking about 400m across the city's unevaluated vegetation patch from the end of the gravel road to approximately where Scanlan Street would connect on the construction site. What I saw was a field with no remarkable features.



Were we to spend the time and resources to evaluate this connection as a woodlot or a wetland as has been suggested, I believe it would be a waste of taxpayer dollars. My preference is that we delete the unevaluated designation along the route and move ahead with the plans we have to make the connection.

Finally what I hope for is an answer for the residents about their water services. I believe that there is an existing sanitary line at the east end of River Road that properties to the west could be connected to when the road is redone. Storm water seems to have a list of options :

- Connect the area to the storm water line on the west end of Scanlan Street.
- Pump the water back up to the Gore Road storm water line
- Create a storm water line flowing west down River Road
- Create a channel through the low part of the city property to the easterly drain
- Create another channel through the property
- Create a storm water pond on the city property

On behalf of the local residents and business owners I am looking for your support for the following motions:

- a) That staff BE DIRECTED to include the Scanlan Street connection in site plans created for that area.
- b) That staff BE DIRECTED to delete the unevaluated vegetation patch designation for the lands connecting the two ends of Scanlan Street.
- c) That staff BE DIRECTED to provide at least a verbal report to the CWC by September 13, 2022 with a description of how the storm water servicing decision will be made, which options will not be considered and when a connection could likely be expected.

Sincerely,

Michael van Holst  
Ward 1 Councillor