

<b>TO:</b>	<b>CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>D. AILLES, P. ENG. MANAGING DIRECTOR – DEVELOPMENT APPROVALS BUSINESS UNIT  A. MACPHERSON MANAGER, PARKS PLANNING &amp; DESIGN</b>
<b>SUBJECT:</b>	<b>DEVELOPMENT AND ECONOMIC PLANS IN THE BOLER MOUNTAIN AREA NOVEMBER 28, 2011</b>

**RECOMMENDATION**

That, the Civic Administration **BE DIRECTED** to explore the concept of joint shared use of Boler Mountain and City open space lands, subject to any limitations set by environmental constraints and the establishment of a main access to the Boler Mountain from Wickerson Road as shown in the attached Appendix "A", and also subject to the completion of agreements between private land owners.

**BACKGROUND**

**Introduction**

This report is to provide information and to seek Council approval in principle in regard to the progression of land development and regional economic initiatives in the Boler Mountain vicinity. The approval in principle acknowledges specific plans to provide a more certain forward direction.

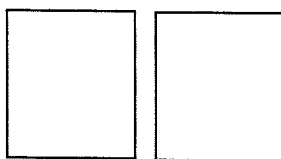
**Background**

In 2002 and 2009, Council approved draft plans 39T-08507, (Meddaoui) and 39T-00519, (Prtnjaca) with successive extensions and both plans currently expire in July, 2012. At the time there was not a definitive conclusion for either sanitary servicing or stormwater management for the properties, and draft plan conditions allowed for a temporary stormwater management solution.

Subsequently, an Environmental Assessment for the stormwater management was progressed and concluded in 2007. In parallel, the property owners have continued to explore sanitary servicing alternatives including progression of servicing through the Boler Mountain lands. Boler is a non-profit organization and has implemented a major upgrade of its operations. The Boler strategic plan includes other expansion in the southerly portion of its property north of Southdale Road that would expand its role as a regional multi-experience facility. The attached Appendix "B" is an information brief from Boler Mountain highlighting their current programs and initiatives and next stages.

As conditions for sanitary servicing between Boler and the landowners progressed, the City has been involved in regard to the concepts for servicing from a technical side and pathway planning side, but also in regard to the City-owned natural open space lands adjacent to the south property limit of Boler, in regard to the stormwater management facility timing and access, and in regard to environmentally significant features that may exist on Boler Mountain lands, City property and adjacent lands.

City staff have been clear with the developer that diligence must be done to explore a permanent solution as identified in the Environmental Assessment for stormwater before any temporary solution would be accepted. The SWM was included in the GMIS and currently is proposed to be constructed in 2014 on lands owned by others. The Prtnjaca land interests have



been progressed and included successful negotiations for the pond lands to be acquired for stormwater management use. To service the southern expansion of their facilities, Boler has also proposed an alternate entrance from Wickerson Road instead of the existing entrance from Southdale Road, and have requested that conditions be established to locate this road adjacent to the SWM facility for mutual benefit. The current entrance from Southdale Road is located at the bottom of a significant dip in the road and increased use of this entrance in both summer and winter would be hazardous.

As part of on-going discussions with staff, developers and Boler the focus also included the long-term plan for Boler for both winter and summer recreational services as a regional facility and for economic opportunity. Boler has spent considerable resources in implementing a major facility improvement. Boler has indicated that their expanded winter program be a more intense use on their lands. The summer program would also include a more intense and wider use of the Boler lands. As part of this, Boler has agreed to allow The City use of its lands to extend the City's multi-use pathway system. The Board of Boler have asked staff as to the opportunity to have some use of City-owned adjacent space for uses such as mountain biking and other outdoor activities. Boler recognizes that they are providing a unique regional experience and are interested in progressing services that would serve London and Southwestern Ontario. The City is undertaking an environmental review to identify any environmental sensitivity of City-owned open space, Boler and the SWM lands, with financial participation from Boler. This full three-season review will identify the existence, the potential constraints on lands including woodlands that are not currently part of the ESA in the area. The review will also confirm the limits of the ESA in regard to future SWM use and in regard to the location of the proposed access road.

To date discussions have been successful between all parties for the opportunity for shared services, shared recreational objectives and to accommodate development.

## **Discussion**

As described above, there are several initiatives underway in consideration of development in this area that being addressed in this report.

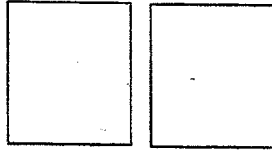
### Sanitary Servicing

After considerable explanation and discussion by the Prtjaca development interests an agreement in principle has been reached between Boler and the developer to provide an easement for the sanitary sewer to be located on the north side of the property as shown in Appendix "A". The private agreement also includes conditions to facilitate Boler and the City has confirmed the capacity exists for all interests on Ski View Road. The exact limits served by the sanitary sewer would be addressed at the design study stage but regardless the sewer is a local initiative that would not require any development charges funding. Along the alignment of the sanitary line, the developer and the City plan to install a recreational pathway to link neighbouring parks to Boler Mountain, and to complete broader pathway connections.

### SWM Servicing

The location for the pond has not changed and is identified in the 2007 Environmental Assessment (EA). Adjacent to the environmentally significant area, the pond is located outside the Urban Growth Boundary (UGB) and is the only other SWM anticipated outside the UGB other than the nearby Wickerson facility currently serving development to the north. Developers have inquired about means to progress the pond in advance of 2014 in light of their development interests and the Boler regional recreation plans. Staff have not brought to Council any proposal at this point while the City has considered the Municipal Servicing Financing Agreement intended for such purposes.

The access to the pond is proposed off of Wickerson Road and would sensibly be on the same proposed Boler access. Only a very short section of maintenance road would be required for the pond.



In keeping with typical practices for the establishment of SWM facilities, staff are evaluating in advance the natural environmental features of the open space lands adjacent to the proposed facility.

#### Wickerson Access to Boler

Boler requested early in discussions between themselves, the City and developers that permanent access from Wickerson Road would provide greater flexibility to Boler's future plans, would reduce disruption to the existing community in the Griffith Street and Ski View area, and would provide a means to not have any future public access to Boler's facilities from Southdale Road. This is a benefit as staff have been concerned about sight distances from Southdale Road. The exact location of the road is yet to be determined subject to the environmental review but staff are recommending that the access be established and that Council approve it in principle to assist in the progression of Boler's plans. Staff are asking that Council approve this entrance in principle.

#### Water Servicing and Wickerson Road Upgrades

Water servicing and the upgrade of Wickerson Road along the frontage of the developments are a developer cost that is currently reflected in their draft plans.

#### Open Space Lands

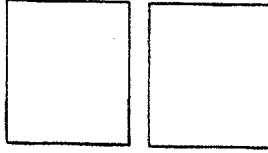
Figure 1 of Appendix "A" shows the location of the City open space south and East of Boler's open space lands. Boler has proposed that they will be expanding their use of their wooded area and that the City consider providing some limited access for the recreational programs being offered. Boler is investing in a strategic plan for their short and long-term operations, and is considering a regional winter and summer experience that includes potentially installing aerial and other facilities. Boler expects that their expanded programs and further facility upgrades and expansions on their lands will find success and provide an experience that Londoners and beyond cannot find elsewhere regionally. Parks staff are interested in establishing conditions that allows flexibility and integration with the Boler network in the future with the City's multi-purpose pathway system. The environmental study will provide information to help direct pathway layout across Boler's lands.


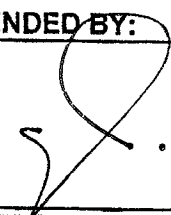

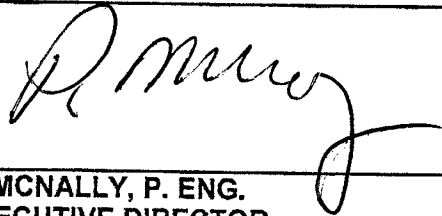
Parks and recreation staff are excited by Boler's strategy and are open to consideration of proposals. This report is requesting that Council provide approval in principle for staff to explore options with Boler and to recommend a direction to proceed. Staff have initiated a full environmental review including a three-season inventory, such that Boler and the City will be aware of any significant features on the subject open space lands.

#### **Conclusion**

Over the last year City staff have been involved in discussions with Boler Mountain and land developers in regard to mutual interests in the Boler area. At this point, a servicing strategy that has for a long time been a constraint to these lands has been reached and that assists Boler in their expansion and the City with its pathway network.

As Boler is in the implementation stages of its long term strategy and looks to serve through expanded summer and winter programs in a regional sense staff are requesting that Council approve in principle exploration of mutual interests on their respective lands.



<b>RECOMMENDED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>D. AILLES, P. ENG. MANAGING DIRECTOR – DEVELOPMENT APPROVALS BUSINESS UNIT</b>	<b>A. MACPHERSON MANAGER, PARKS PLANNING &amp; DESIGN</b>
<b>CONCURRED IN BY:</b>	<b>CONCURRED IN BY:</b>
	
<b>J. M. FLEMING DIRECTOR – LAND USE PLANNING &amp; CITY PLANNER</b>	<b>P. MCNALLY, P. ENG. EXECUTIVE DIRECTOR PLANNING, ENVIRONMENTAL &amp; ENGINEERING SERVICES</b>

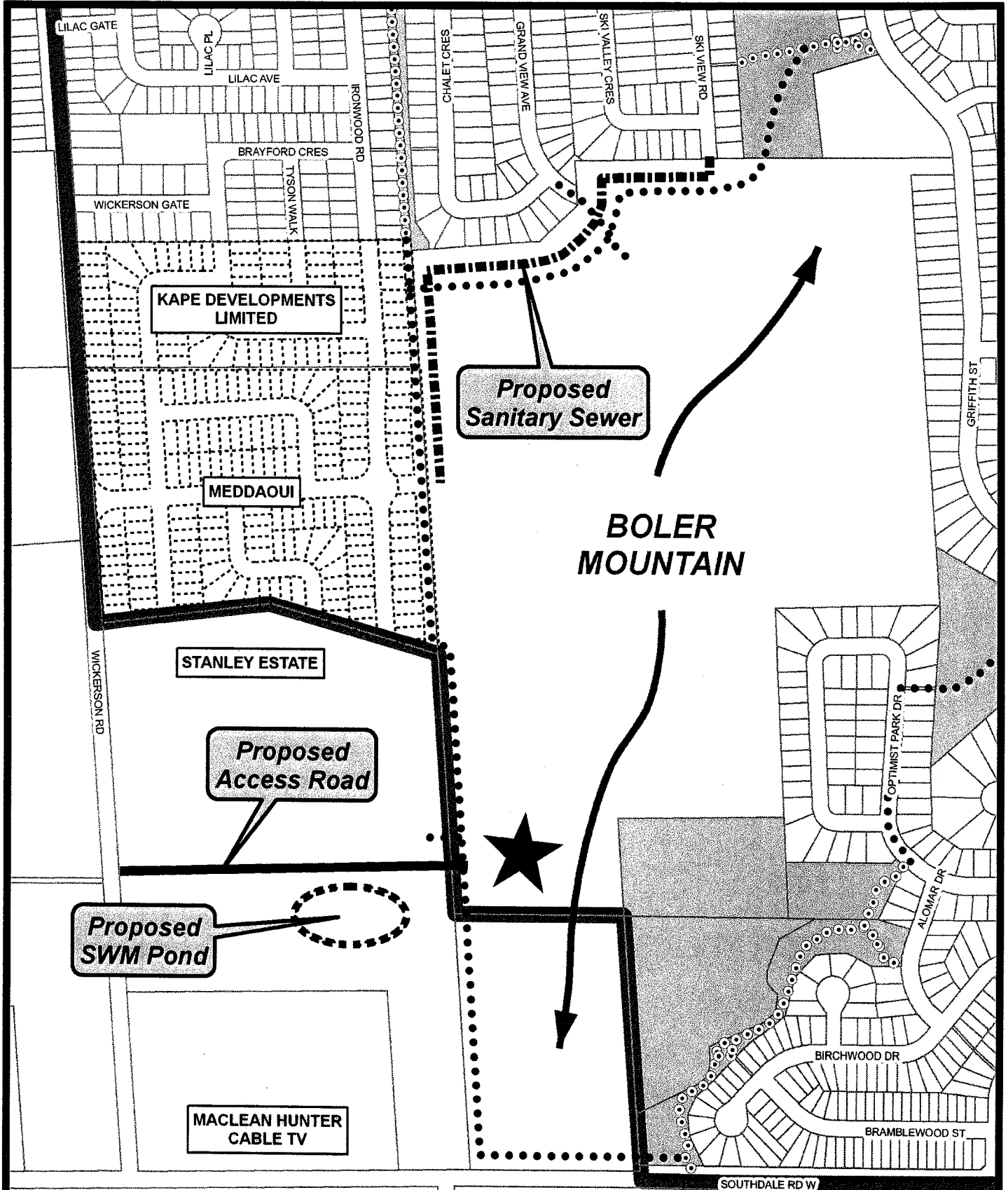
November 16, 2011  
DA/lf

Attach.

- cc. R. Standish, Director Wastewater and Treatment  
J. Lucas, Acting Director, Roads and Transportation  
B. Henry – Manager, Development Planning

APPENDIX "A"

Figure 1  
BOLER AREA



**Legend**

- ○ ○ ○ EXISTING PATHWAY
- ● ● PROPOSED PATHWAY
- - - - DRAFT APPROVED SUBDIVISIONS
- ASSESSMENT LAND PARCELS
- ▬ URBAN GROWTH BOUNDARY
- CITY PARKS

0 50 100 200  
Meters

PREPARED BY: Development Resources & Policy (DABU)  
 CREATION DATE: November 15, 2011  
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## APPENDIX "B"



### BOLER MOUNTAIN

#### **\$6 Million Snow Centre Upgrade to be a SWO sport tourism draw for London**

On December 31<sup>st</sup>, 2011 Boler Mountain will hold its official opening for its new ski hill, which will more than double the vertical height of its existing terrain and add a third quad lift to its facility. The project has involved the placement and shaping of 1.4 million cubic yards of earth to create what is likely the highest point in London, as well as a new operations centre to provide state of the art snowmaking for the current and the new terrain. Boler Mountain has been receiving approximately 120,000 user visits annually; the Snow Centre upgrade is expected to generate a more significant draw from within the SWO region.

#### **Background**

Boler Mountain is a self sustaining not-for-profit community recreational facility and a registered charity established in 1946 which owns a 122 acre site in Byron. It has facilities for downhill skiing, snowboarding, tubing as well as mountain bike trails. There are five separate buildings on the property - the main chalet which houses a cafeteria, meeting rooms, change/storage facilities and administrative offices, the rental and service shop, the operations centre built in 2009, a chalet devoted to participants of the London Track 3 program and to the volunteer members of the Canadian Ski Patrol System and another building which is used as a meeting room, change facility and equipment storage for the London Ski Club Racing programs.

Boler Mountain provides numerous community programs:

- We have over 100 instructors certified by the C.S.I.A. to provide instruction in skiing and snowboarding.
- We are home to the London Track 3 program, which provides a six-week skiing experience to 120 physically and developmentally challenged individuals through the efforts of 200 volunteer instructors.
- Our School Group Program offers an opportunity for elementary and secondary schools to introduce over 7,000 students annually to a new winter activity at a reduced rate.
- We offer free weekly programs for STEP, which provides an opportunity for new immigrants to discover skiing for the first time.
- We partner with Canadian Tire's Jumpstart and have developed a subsidized weekly program for students in the surrounding community.
- We have hosted City of London Parks and Recreation programs at a highly subsidized rate.

Boler Mountain employs over 250 people seasonally, many of whom are youth, and has annual gross revenues of \$3 million.

#### **Next Stage**

We are undertaking a ten year strategic plan for the Byron site, looking to further develop its economic and destination potential while at the same time providing for careful stewardship of the environmental resources. As a first step, Boler is undertaking with the City an environmental impact study and will be working with Parks and Recreation to link up with London's community bike trail system.

Boler Mountain is also working with its neighbours to the west, who are in the process of undertaking new residential development, in order to provide an overall plan for the Southdale / Wickerson area..