

## **Meadowlily Secondary Plan Description of Study**

### **Phase 1**

A visioning session will be held early on in the study process. This will be an opportunity for the community and stakeholders to learn about the study process and contribute to the overall vision for the study area. The visioning session will include a presentation of our initial understanding of the site and of the best practices in community design, followed by breakout sessions with visioning exercises. The exercises will focus on seeking community feedback on key planning and design considerations, such as place-making, healthy communities, and the many facets of sustainability.

### **Phase 2**

This second phase will focus on developing a complete technical understanding of the existing study area and regional context. Component studies will be prepared for transportation, natural heritage, land use needs and servicing. These studies will form the backbone for area planning in the Meadowlily area.

### **Natural Heritage Study**

The preparation of a Natural Heritage study for the Meadowlily Area will be based on the integration of the core components of the Natural Heritage System (vegetation, breeding bird and amphibian communities), the identified corridors and linkages and the development of environmental management recommendations. The requirements for protection and management of the natural heritage system components will include the development of ecological buffers based on specific requirements of the natural areas and the application of City guidelines.

### **Environmental Impact Study Requirements**

A specific component of the natural heritage strategy will be the provision of Environmental Impact Study (EIS) requirements. The study will provide identification of those areas, within the study area that will require Environmental Impact Studies prior to the approval of development or site alteration. The requirements for EISs will be consistent with the City's Official Plan policy and the document "Guidelines for the Preparation and Review of Environmental Impact Studies"

### **Land Use Allocation Study**

This study will be prepared using local successful examples of building typologies and density distributions required to support various components of community design and development. This will assist residents to visualize the form of future neighbouring development patterns, and to better understand the positive impact that additional density can have on neighbourhood services, the expansion of local parks, open spaces and trail systems and efficiency of public transit.

### **Cultural Heritage Study**

The cultural heritage component will include an archaeological and building heritage review. The Stage 1 Archaeological Assessment and background research will include review of relevant archaeological literature and assessment reports pertaining to the study area, consultation with individuals knowledgeable about the study areas and field reconnaissance. The built heritage review will involve similar tasks including document review, consultation and field reconnaissance.

The former Mill and the Meadowlily Bridge are located beyond the limits of the delineated study area. However, as part of the built heritage study, the cultural significance of these structures will be investigated to determine their role within the identity of the area, as well as their function in potential multi use pathway routing.

### **Water/Sanitary Servicing**

Our approach to addressing the water and sanitary servicing component of the study will take full advantage of recent Development Charge Update work, the related water and sewer system modeling, and prior water and sanitary servicing master planning. Effective and efficient water and sanitary servicing schemes will be developed for the different land use concepts and the preferred land use concept settled upon. This will include planning relative to costing, phasing and implementation strategies from a technical, land use and/or financing perspective.

### **Drainage and Stormwater Management**

The general approach taken by the stormwater component study is to clearly assess the function of the existing tributary with abandonment or diversion of flows in mind, and as a priority early in the study to review the findings and the diversion alternatives with the City, UTRCA, and MOE.

Assessment of alternate servicing approaches will involve coordination with the natural heritage study to examine environmental and ecological conditions, as well as assessing erosion/fluvial geomorphic functionality and opportunities for watercourse protection or enhancement.

The SWM component study will work towards defining the optimal stormwater management strategy and storm servicing works for the study area, consistent with the water resource management objectives defined during the course of the study. The review of stormwater management alternatives will be conducted as a Schedule Class EA study. The public participation aspects of the Class EA will be conducted concurrently with the Area Plan study, making use of public meeting times organized under the umbrella of the larger Area Plan.

### **Geotechnical Study**

The work for the geotechnical assessment will assess the anticipated subsurface soil and ground water conditions slope conditions and constraints on potential development. All available information including geological and topographic mapping; aerial photographs; waterwell records for the study area will be reviewed in addition to the results of previously completed geotechnical investigations and assessments for the study area.

The results of the information review will be compiled to assess the generally anticipated soil conditions throughout the area to identify any potential geotechnical constraints and opportunities for development as well as identify problematic areas of slope instability which may require more detailed investigation.

### **Hydrogeological Study**

To assess the hydrogeological conditions of the site compilation and review of available information on the local soil and ground water conditions will be undertaken to develop a conceptual level of understanding with respect to the hydrostratigraphy, groundwater flow conditions and potential groundwater recharge/discharge areas.

### **Transportation Study**

An assessment of the current transportation system will be undertaken and transportation opportunities for the study area will be identified based on previous area study land use plans, recommended infrastructure plans, and strategies to integrate more transit supportive land use planning approaches into the area. Transit nodes and corridors will be identified at a strategic level, along with opportunities for active transportation corridors linking existing and potential future destinations in the broader study area. Public feedback will provide direction to the subsequent transportation study tasks in terms of defining a high level urban design concept and community-based transportation planning principles that will guide the subsequent work.

### **Phase 3**

The consultant team will layer all the planning, design, and servicing inputs gained in the first two phases of the study to create the opportunities and constraints analysis. The result of this will be a clear delineation of the opportunities and constraints of each component on the future of the study area for forthcoming land use concepts.

A second public consultation will be held during this phase of the process to provide an overview of the component studies and the associated issues and opportunities. Round-table discussions will

be held in which participants will be asked to identify landuse concepts in response to the results of the opportunities and constraints analysis. These will provide input into the development of alternative land use and urban design concepts.

An urban design study will run concurrently with the land use plan development throughout Phases 3, 4 and 5. The Community Structure and Urban Design Concept Plan will explore the basic principles for design and development, the major opportunities and any clear alternatives that exist. It will include a city-wide urban structure review to determine how the study area will be integrated within the city as a whole.

The third public consultation will include a presentation of several land use and urban design concepts. Participants will be asked to evaluate the alternative concepts and discuss a preferred development scenario.

## **Phase 4**

To ensure development unfolds in a cost-effective and sustainable manner, a phasing strategy will be prepared. The phasing strategy will establish clear expectations for how development will progress, guide the coordination of servicing works and development approvals, and promote efficient and cost-effective investments in infrastructure.

A Financial Impact Analysis will also be carried out to assess various Development Charge impacts, related cash flow implications, increased assessment expected from the various area plan concepts to be assessed and the preferred concept agreed upon.

Building on the alternatives explored in Phase 3 and in conjunction with the development of a preferred land use concept, the Community Structure and Urban Design Concept Plan will be prepared. Through integrated text and graphics, it will graphically describe the structural elements – including roads, servicing options, public spaces and environmental features, and others – within which the study area's future neighbourhoods, mixed use corridors, and employment areas will evolve.

When a preferred concept has been selected, the consultant team will prepare design guidelines to ensure that new development is of the right scale, has the best functional relationships, demonstrates a design quality that enhances the character of the streets, and contributes positively to the public realm, in conjunction with the overall vision for the study area.

The fourth public consultation session will be held to bring the draft plan to the public for comment and feedback.

## **Phase 5**

The final phase of the study process will be a highly iterative one. It will commence with a compilation and formatting of the final components of the plan, including a summary of consultation outcomes, technical studies, economic analysis (including capital cost financing options for each service; development charge calculation and cash flow; existing benefit impact on operating and debt capacity capital budget impacts assessment; and development phasing strategy) a refined land use concept, all within the area plan document. This phase will also deliver the recommended Official Plan designations that will guide the future development of the Meadowlily area.

The final public meeting will be a presentation of the proposed Area Plan before Planning Committee.

## **Class EA Requirements**

The City of London has chosen to integrate the Secondary Planning process with the Class Environmental Assessment process for storm drainage and stormwater management. This will be a comprehensive approach to land use and infrastructure planning within the study area and the fulfillment of the Municipal Class Environmental Assessment requirements. The environmental assessment process will involve the recognition of problems and opportunities, an inventory of the natural, social and economic environments, identification and evaluation of alternative solutions, and the selection of a preferred solution for both sanitary servicing and stormwater management.

### **Stormwater Management and Sanitary Servicing Environmental Impact Study**

To aid in the evaluation of alternative stormwater management and sanitary servicing, Environmental Impact Studies will be completed. Natural heritage information collected as part of the Natural Heritage Study will be utilized. Potential impacts of the preferred alternative for each servicing component (sanitary servicing and stormwater management) will be assessed using a Net Effects Analysis approach whereby net environmental impacts are determined based on application of best available mitigation measures.

Concepts for mitigation and compensation will be articulated as part of the Environmental Management Plan (EMP) component of the EIS report. Any required approvals and permits will be identified including DFO's Fisheries Act approvals and the UTRCA's new Regulation permit requirements for any alternative within