APPENDIX 1

CONSULTATION MATERIAL

APPENDIX 1-1

Notices

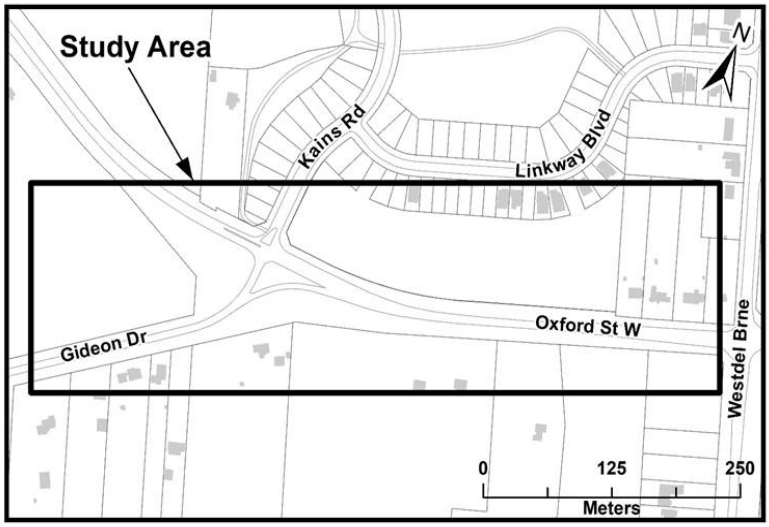
NOTICE OF STUDY COMMENCEMENT

OXFORD STREET WEST AND GIDEON DRIVE INTERSECTION IMPROVEMENTS CLASS ENVIRONMENTAL ASSESSMENT STUDY

The Study

In response to ongoing and future developments on the west side of the City, the recent extension of Kains Road, and associated increases in traffic volumes along Oxford Street West and Gideon Drive, the City of London has initiated a Municipal Class EA (Class EA) for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection. The Class EA will address the need for operational and safety improvements at the intersection in consideration of future development and associated traffic demands. In addition to addressing operational requirements, the study will include upgrades and replacement of underground services (watermain, storm and sanitary sewer) as required.

The Study Area includes up to 200 meters in each direction of the intersection as shown in the key plan.



Oxford Street West and Gideon Drive Intersection Improvements Class EA Study Area

The Process

The project is being completed as a **Schedule "B"** project in accordance with the Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015). In identifying the Oxford Street West and Gideon Drive Intersection improvements, the study will consider technical and aesthetic requirements; as well as socio-economic; cultural heritage, and natural environment factors.

Public Comments

Public and technical agency consultation will be fundamental in developing the study recommendations. A Public Information Centre will be held at a later date to share information and receive input from the public on the study. Details, including time and location, will be announced via a subsequent notice, and posted to the City's Project Webpage (london.ca/oxford-gideon).

Unless a request to remove this address from the study mailing list is received, your household will receive all future notices related to the study via mail. For any questions, comments or concerns related to the study, please contact:

City of London
Paul Yanchuk, EIT
Transportation Planning & Design
Tel: 519.661.(CITY)2489 x 2563
E-mail: pyanchuk@london.ca

R.V. Anderson Associates Limited
Henry Huotari, P.Eng.
Senior Project Manager
Tel: 519.681.9916 x 5027
E-mail: HHuotari@rvanderson.com

This notice was first issued February 23, 2021.

*Information collected will be used in accordance with the Freedom of Information and Protection Privacy Act. With the exception of personal information, all comments will become part of the public record

Connor MacIsaac

From:	Connor MacIsaac
Sent:	February 23, 2021 2:15 PM
To:	Connor MacIsaac
Cc:	Yanchuk, Paul; Tisha Doucette; Henry Huotari
Subject:	Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement
Attachments:	Notice of Commencement_Oxford and Gideon Intersection EA-Email.pdf

Dear Sir/Madam,

On behalf of The City of London, please find attached the Notice of Study Commencement for the Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA). The study will investigate alternative solutions for improvements to the Gideon Drive/Kains Road and Oxford Street West intersection, in order to develop an intersection arrangement that will accommodate the increasing amount of traffic and address the mobility concerns of pedestrians, cyclists and motorists.

A future Public Information Centre for this project is planned to present the preliminary findings of this study once the planning process has advanced further. We will provide you with the notification when scheduling for this PIC is known.

A webpage for this Environmental Assessment has been set up and all relevant documents will be uploaded including the Notice of Commencement. This webpage can be found at the following address: https://london.ca/oxford-gideon.

At this point in the study, we are requesting any relevant background information from you as it relates to the study area. Information that would be of interest includes:

- Contact information and the identification of individuals that represent your agency or group that we should include as a primary contact throughout the study process;
- Description of the existing conditions or sensitivities within the study area as they relate to your interests; and
- Specific issues, concerns and/or expectations that your agency or group may have.

The project team values the participation of all stakeholders and wishes to ensure that the community's interests and concerns are taken into consideration. Please contact the project team members listed on the attached notice for further information on this project.

Regards,

RVA IS GROWING!
Our NEW Halton and Halifax offices are now open.

Connor MacIsaac, EPT
Junior Environmental Planner, EA & Approvals

P: (905) 685-5049
C: (905) 933-5709

R.V. Anderson Associates Limited
43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

Public Notices & BIDDING OPPORTUNITIES



London CANADA

NOTICE OF APPLICATION

The following applications have been received by the City of London. The Planning and Environment Committee will be considering these applications at a future public meeting, the date and time of which will be published in the Londoner. If you have any questions or would like to provide comment, please see "Providing Comment" below.

349 Southdale Road East; located on the south side of Southdale Road East; approximately 0.318 hectares – The purpose and effect of this application is to approve a Draft Plan of Vacant Land Condominium consisting of 20 residential units with a private access driveway, private internal services and a common element to be registered as one Condominium Corporation. Consideration of a possible amendment to the Zoning By-law to change the zoning from a Residential R3 (R3-3) Zone to a Residential R6 (R6-5) Zone to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings. File: 39CD-21501/Z-9308 Planner: S. Meksula ext. 5349

PROVIDING COMMENT

Your comments on these matters are important. You may comment by phone, mail or emailing the planner assigned to the file you are interested in. Mail should be directed to: The City of London, Development Services or City Planning, P.O. Box 5035, 300 Dufferin Ave., London, ON, N6A 4L9.

***Please note:** Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2489 ext. 4937.*

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of London or of the Approval Authority to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the application is adopted or approved, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted or approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION

Opportunities to view any file materials in-person can be arranged through the file Planner. For more information about these matters, including information about appeal rights, contact Development Services at developmentservices@london.ca and/or (519) 930-3500.

***Please ensure you reference the File Number or address in all communications.**

COMMUNITY INFORMATION MEETINGS – NON-STATUTORY

This meeting is a non-statutory community information meeting which the City's Planning Department at times convenes when, in the opinion of the Managing Director, Planning and City Planner, that the community should have a further opportunity to obtain information regarding a planning application. There will be a future statutory public participation meeting required under the *Planning Act*, held at the Planning and Environment Committee, which will provide the public with another opportunity to comment on the planning application. Notification of this Public Meeting will be published in the Londoner at a future date.

MINOR VARIANCES

The **Committee of Adjustment** for the City of London will meet on **Thursday March 18, 2021,** commencing at 1:30 p.m., for the purpose of hearing the following applications for Minor Variance to Zoning By-law Z.-1. Due to the COVID-19 emergency in the Province of Ontario, public hearings before the committee will be held virtually. Those who wish to attend the public hearing, or to provide written submissions regarding the matter should contact the Secretary - Treasurer, London Committee of Adjustment at 519-661-2489 ext. 4988 by 4:30 p.m. the day before the committee meeting. Additional information regarding the matter being considered by the committee is available to the public for inspection by contacting the Secretary-Treasurer, London Committee of Adjustment.

1:30 p.m. – A.010/21 - 1286 Silverfox Drive, PLAN 33M729 LOT 93, west side of Silverfox Drive, north of Medway Park Drive. To construct a single detached dwelling. To permit a lot coverage of 42%, whereas 40% is the maximum permitted. To permit a building height of 10.5m, whereas 9.0m is the maximum permitted

1:50 p.m. – A.011/21 - 14 Lundy Lane, PLAN 343 BLK G PT LOT 12 S/S DUCHESS PT LOT 12 N/S TECUMSEH, west side of Lundy Lane, north of Tecumseh Avenue East. To permit an addition. To permit a rear yard setback of 0.9m, whereas 7.0m is the minimum required. To permit an interior yard setback of 0.3m, whereas 1.2m is the minimum required. To permit a building depth of 87.6%, whereas 60% is the maximum permitted. To permit an unenclosed porch located 0.1m from a lot line, whereas the maximum projection is to be no closer than 1.2m.

2:10 p.m. – A.097/20 - 745 Waterloo Street, PLAN 211 LOT 7 REG, west side of Waterloo Street, south of Oxford Street East. To permit a medical/dental office. To permit a medical/dental office and clinic on the second floor of the existing building, whereas medical/dental offices and clinics are only permitted on the first floor

2:30 p.m. - A.008/21 - 1450 Sprucedale Avenue, PLAN 599 PT LOT 7 RP 33R12867 PARTS 1,2, east side of Sprucedale Avenue, north of Willowdale Avenue. To expand a non-conforming semi-detached dwelling. **REQUESTS:** To permit a north interior side yard setback of 0.8m. To permit a front yard setback for an attached garage of 9.8m.

*If you wish to be notified of a decision of the Committee of Adjustment, you must appear in person or by Counsel at the hearing **and** file a written request with the Secretary-Treasurer of the Committee of Adjustment. An appeal from a decision of the Committee of Adjustment to the Local Planning Appeal Tribunal (LPAT) shall be filed within 20 days of making the decision. Any appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 6th Floor, City Hall, 300 Dufferin Ave., London, ON, or Mail to City of London, P.O. Box 5035, ON N6A 4L9. 519-661-2489 ext. 4988*

CONSENTS

The **London Consent Authority** will be considering the following application for consent no earlier than **Comments Due By March 11, 2021**

B.007/21 – 3427 Paulpeel Avenue & 1160 Wharncliffe Road South – Request to create 7 totalling approximately 406m^2 (Lot 1), approximately, 372m^2 (Lot 2) approximately 372m^2 (Lot 3), approximately 373m^2 (Lot 4), approximately 374m^2 (Lot 5), approximately 375m^2 (Lot 6), and approximately 386m^2 (Lot 7) for future residential uses. **Planner: D. Hahn**

If a person or public body that files an appeal of a decision of the City of London Consent Authority in respect of the proposed consent does not make written submissions to the Consent Authority, before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal. If you wish to be notified of the decision of the Consent Authority in respect of the proposed consent you must make a written submission to the City of London Consent Authority, 300 Dufferin Avenue, 6th Floor, London, Ontario, N6A 4L9. Additional information on these applications is available at the Consent Authority Office, Development and Compliance Services, Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, London, Ontario 519-930-3500.

NOTICES

Notice to Owners of Heritage Designated Properties – Owners of properties designated under the Ontario Heritage Act (individually designated properties and properties located within a Heritage Conservation District) who are considering alterations to their property may require Heritage Alteration Permit approval. Please contact the Heritage Planners' office prior to undertaking any alterations to determine if a Heritage Alteration Permit is required. There is no fee for a Heritage Alteration Permit. Please contact one of the City's Heritage Planners: heritage@london.ca, 519-661-4980.

London Endowment for Heritage – The London Endowment for Heritage, administered by the London Community Foundation, is accepting applications for grants for heritage conservation projects. Grants are available for Archaeological Heritage, Architectural Heritage, Cultural Landscapes, Movable Heritage, and Natural Heritage. The grant application deadline is April 6, 2021. Applications are available through the London Community Foundation website: www.lcf.on.ca.

Notice of Study Commencement – Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment Study

The City of London has initiated a Municipal Class EA (Class EA) for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection.

The purpose of the study is to address the need for operational and safety improvements at the intersection, in consideration of future development and associated traffic demands. In identifying improvements to the intersection, the study will consider technical and aesthetic requirements; as well as socio-economic, cultural heritage and natural environment factors.

The project is being completed as a **Schedule "B"** project in accordance with the *Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015).*

A Public Information Centre will be held at a later date to share information and receive input from the public on the study. Details, including time and location, will be announced via a subsequent notice, and posted to the City's Project Webpage (london.ca/oxford-gideon).

To be added to the project mailing list, and for any questions, comments or concerns, please contact:

City of London
Paul Yanchuk, EIT
Tel: 519-661-CITY (2489) x 2563
Email: pyanchuk@london.ca
R.V. Anderson Associates Limited
Henry Huotari, P.Eng.Senior Project Manager
Tel: 519.681.9916 x 5027
E-mail: HHuotari@rvanderson.com

Public Notices & BIDDING OPPORTUNITIES



NOTICE OF APPLICATION

The following applications have been received by the City of London. The Planning and Environment Committee will be considering these applications at a future public meeting, the date and time of which will be published in the Londoner. If you have any questions or would like to provide comment, please see "Providing Comment" below.

192-196 Central Avenue, 193-197 Central Avenue, & 200 Albert Street – The purpose and effect of this zoning change is to is to permit the continued operation of the existing surface commercial parking lots for an additional three (3) years. Possible change to Zoning By-law Z.-1 **BY AMENDING** the temporary use provisions of the existing Residential R10/Office Residential/Temporary (R10-4*H26/OR5*D303*H26/T-70) Zone at 192-196 Central Avenue, Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone at 193-197 Central Avenue, and Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70) Zone at 200 Albert Street **TO EXTEND** the temporary surface commercial parking lot use for an additional three (3) years. File: TZ-9316 Planner: C. Maton ext.5074

1146-1156 Byron Baseline Road – Consideration of a Site Plan Control application to permit the construction of one townhouse block and one stacked townhouse block with a total of 28 residential units. The current zoning was approved as Holding Residential R5 Special Provision (h*5*h-183*R5-7(12)) which permits cluster townhouse and cluster stacked townhouse dwellings. The zoning on this site includes the holding provisions to require a public site plan meeting before the Planning and Environment Committee. The proposed site plan will be presented at a future meeting of the Planning and Environment Committee for the purpose of receiving comments for the Site Plan Approval Authority. You will receive another notice inviting you to attend this meeting. File: SPA21-009 - Site Development Planner: M.Vivian ext.7547

PROVIDING COMMENT

Your comments on these matters are important. You may comment by phone, mail or emailing the planner assigned to the file you are interested in. Mail should be directed to: The City of London, Development Services or City Planning, P.O. Box 5035, 300 Dufferin Ave., London, ON, N6A 4L9.

***Please note:** Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2489 ext. 4937.*

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of London or of the Approval Authority to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the application is adopted or approved, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted or approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION

Opportunities to view any file materials in-person can be arranged through the file Planner. For more information about these matters, including information about appeal rights, contact Development Services at developmentservices@london.ca and/or 519-930-3500. ***Please ensure you reference the File Number or address in all communications.***

MINOR VARIANCES

The **Committee of Adjustment** for the City of London will meet on **Thursday March 25, 2021,** commencing at 1:30 p.m., for the purpose of hearing the following applications for Minor Variance to Zoning By-law Z.-1. Due to the COVID-19 emergency in the Province of Ontario, public hearings before the committee will be held virtually. Those who wish to attend the public hearing, or to provide written submissions regarding the matter should contact the Secretary - Treasurer, London Committee of Adjustment at 519-661-2489 ext. 4988 by 4:30 p.m. the day before the committee meeting. Additional information regarding the matter being considered by the committee is available to the public for inspection by contacting the Secretary-Treasurer, London Committee of Adjustment.

1:30 p.m. – A.012/21 - 1886 Oxford Street West, PLAN 33M711 BLK 95 IRREG SF 435.89FR D, south side of Oxford Street West, east of Westdel Bourne. To increase the gross floor area of an office use.To permit a total gross floor area for office uses as a proportion of total gross floor area of 25%, whereas 22% is the maximum permitted.

1:50 p.m. – A.013/21 - 1061 Colborne Street, PLAN NIL PT LOTS 44 AND 45 REG AC 37.25FR D, west side of Colborne Street, south of Huron Street. To construct an accessory structure. To permit an accessory structure with a north interior side yard setback of 0.6m, whereas 2.4m is minimum required. To permit an accessory structure with a rear yard setback of 0.6m, whereas 2.4m is the minimum required.

2:10 p.m. – A.014/21 - 325 Victoria Street, PLAN 245 PT LOTS 29,30 E/S RENWICK ONTARIO HERITAGE ACT REG 9862.50SF 75.00FR 131.50D, south side of Victoria Street, east of Renwick Avenue. To construct an addition. To permit two parking spaces, whereas five parking spaces is the minimum required. To permit a Gross Floor Area of 404m$_2$, whereas 275m$_2$ is the maximum permitted. To permit a Floor Area Ratio of 44%, whereas 35% is the maximum permitted.

2:30 p.m. - A.016/21 - 2551 Bridgehaven Drive, PLAN 33M767 LOT 81 REG 0.12AC 50.00FR 108.27D, south side of Bridgehaven Drive, east of Medway Park Drive. To construct a single detached dwelling. To permit a lot coverage of 45%, whereas 40% is the maximum permitted.

If you wish to be notified of a decision of the Committee of Adjustment, you must appear in person or by Counsel at the hearing ***and*** *file a written request with the Secretary-Treasurer of the Committee of Adjustment. An appeal from a decision of the Committee of Adjustment to the Local Planning Appeal Tribunal (LPAT) shall be filed within 20 days of making the decision. Any appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 6th Floor, City Hall, 300 Dufferin Ave., London, ON, or Mail to City of London, P.O. Box 5035, ON N6A 4L9. 519-661-2489 ext. 4988.*

CONSENTS

The **London Consent Authority** will be considering the following application for consent. **Comments Due By March 18, 2021.**

B.002/21 – 1341-1343 Webster Street – Request to sever approximately 1,008m^2 (1343 Webster Street) and retain approximately 1,004m^2 (1341 Webster Street) to establish two separate lots for the purpose of existing residential uses. Planner: E. Ling ext. 2786

B.009/21 – 1140 Sunningdale Road East – Request to sever approximately 234.4m^2 (Part 7) to be consolidated with Part 8, resulting in a residential lot of approximately 428.9m^2, and retain approximately 3,321m^2 for future commercial uses. Planner: D. Hahn ext. 3833

B.010/21 – 1247-1249 Sorrel Rd Request to sever approximately 348m^2 (1249 Sorrel Rd) for the purpose of one unit of a Semi-detached dwelling and to retain 347m^2 (1247 Sorrel Rd) for the purpose of one unit of a Semi-detached dwelling to establish two separate lots. Planner: E. Ling ext. 2786

If a person or public body that files an appeal of a decision of the City of London Consent Authority in respect of the proposed consent does not make written submissions to the Consent Authority, before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal. If you wish to be notified of the decision of the Consent Authority in respect of the proposed consent you must make a written submission to the City of London Consent Authority, 300 Dufferin Avenue, 6th Floor, London, Ontario, N6A 4L9. Additional information on these applications is available at the Consent Authority Office, Development and Compliance Services, Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, London, Ontario 519-930-3500.

Notice of Study Commencement – Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment Study

The City of London has initiated a Municipal Class EA (Class EA) for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection.
The purpose of the study is to address the need for operational and safety improvements at the intersection, in consideration of future development and associated traffic demands. In identifying improvements to the intersection, the study will consider technical and aesthetic requirements; as well as socio-economic, cultural heritage and natural environment factors.
The project is being completed as a **Schedule "B"** project in accordance with the *Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015).*
A Public Information Centre will be held at a later date to share information and receive input from the public on the study. Details, including time and location, will be announced via a subsequent notice, and posted to the City's Project Webpage (london.ca/oxford-gideon).
To be added to the project mailing list, and for any questions, comments or concerns, please contact:

City of London
Paul Yanchuk, EIT
Trasportation Planning & Design
Tel: 519-661-CITY (2489) x 2563
Email: pyanchuk@london.ca
R.V. Anderson Associates Limited
Henry Huotari, P.Eng.
Senior Project Manager
Tel: 519.681.9916 x 5027
E-mail: HHuotari@rvanderson.com

Notice of Public Meeting

Oxford Street West and Gideon Drive Intersection Improvements

In response to ongoing and future developments on the west side of the City, the recent extension of Kains Road, and associated increases in traffic volumes along Oxford Street West and Gideon Drive, the City of London is undertaking a Municipal Class Environmental Assessment for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection and invites you to participate.

Upcoming Public Meeting

When: Wednesday, November 17, 2021 from 5 to 7 p.m.

Format: Virtual (Zoom webinar)

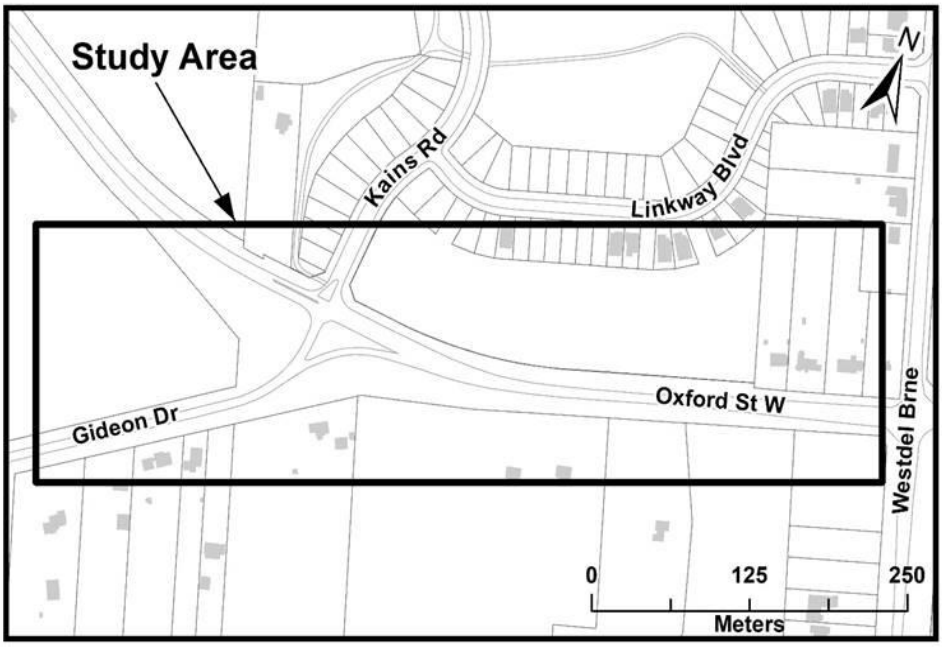
Registration required: Yes - visit london.ca/oxfordgideon to register for the webinar

Recording: Yes - the webinar will be recorded and available on london.ca/oxfordgideon

Meeting description: Learn about the project background, review potential design solutions, and discuss preliminary study recommendations and next steps.

About the Study

The purpose of the study is to address the need for operational and safety improvements at the intersection in consideration of future development and associated traffic demands, as well as upgrades and replacement of underground services (watermain, storm and sanitary sewer) as required.



Project Updates

Visit the study webpage (london.ca/oxfordgideon) to view the status of the study and access links to feedback forms to submit comments, questions, or concerns.

About Environmental Assessments

An Environmental Assessment (EA) is a process designed to predict environmental effects of proposed initiatives before they are carried out to protect the natural, cultural, social and economic environment. This particular project is being completed as a Municipal Class EA Schedule “B” project which include improvements and minor expansions to existing facilities. Consultation with people impacted by the project is mandatory. Following the public meeting, feedback will be collected and reviewed by the project team. After that, a final study document will be prepared and posted for a 30-day public review and comment period.

Contact Information

The City wants to hear from you, even if you choose not to attend the public meeting. If you would like to ask a question, give input, or add your name to the contact list to receive updates, please reach out to the City Project Manager through your preferred means of communication.

Kathleen Johnson, EIT
Project Manager
City of London
kajohnso@london.ca
519-661-2489 x 5232

Henry Huotari, P.Eng.
Project Manager
R.V. Anderson Associates Limited
hhuotari@rvanderson.com
519.681-9916 x 5027

Information collected will be used in accordance with the Freedom of Information and Protection Privacy Act. With the exception of personal information, all comments will become part of the public record.

This notice was first issued November 4, 2021.

Connor MacIsaac

From: Connor MacIsaac
Sent: November 4, 2021 9:34 AM
Cc: Henry Huotari; Yanchuk, Paul; Johnson, Kathleen; Tisha Doucette
Subject: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Notice of PIC
Attachments: City of London - Notice of Public Meeting - Oxford Gideon EA.pdf

Dear Sir/Madam,

On behalf of The City of London, please find attached the Notice of Public Information Centre for the Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA). The purpose of this PIC is to is to share information and receive public input on the study to date, including an overview of the existing conditions, design alternatives and their evaluation, potential impacts and proposed mitigation measures, the Recommended Design Alternative, and next steps.

The PIC information is as follows:

Date: Wednesday November 17, 2021
Time: 5pm-7pm
Format: live, public webinar via videoconferencing using Zoom platform.
Please note that registration is required for this PIC. Please visit https://london.ca/oxfordgideon to register in advance.

Please contact the project team members listed on the attached notice for further information on this project.

Regards,

arva
Connor MacIsaac, EPt
JUNIOR ENVIRONMENTAL PLANNER, EA & APPROVALS
t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

CANADA'S BEST MANAGED COMPANIES Platinum member
SME
GREATER TORONTO'S TOP 2021 EMPLOYERS

Public Notices & BIDDING OPPORTUNITIES



London CANADA

PUBLIC PARTICIPATION MEETING PROCESS

Anyone wishing to speak at a Public Participation Meeting can do so virtually using Zoom online or phone, or by attending in person. City Hall is currently open to the public in limited capacity for public participation meetings. If you wish to attend in person to speak to a matter that is on an agenda you are encouraged to pre-register by email or phone. Please note that the majority of Elected Officials attend the meetings virtually.

---

1 Notice of Collection of Personal Information - personal information is collected under the authority of the Municipal Act, 2001 and will be used by Members of Council and City of London staff in their consideration of this matter, including the provision of adequate physical distancing. Questions about this collection should be addressed to Manager, Records and Information Services, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 5590, email: eskalski@london.ca

2 The personal information collected on this form is collected under the authority of the *Municipal Act, 2001, S.O. 2001, c. 25,* and will only be used to contact you for contact tracing purposes in the event of a COVID-19 outbreak at this facility. Whether or not used, you agree that the City of London can destroy your personal information after 21 days.
In the event of an outbreak, the City of London may disclose your name and telephone number to the Middlesex London Health Unit for contact tracing purposes.

Questions about this collection should be addressed to the Manager, Records and Information Services at 300 Dufferin Ave., London, ON N6A 4L9.
Tel: 519-661-2489 ext. 5590, email: eskalski@london.ca

NOTICE OF PUBLIC MEETING

The Planning and Environment Committee will consider the following matters at a Public Participation Meeting to be **held Monday, November 22, 2021.** During the COVID-19 emergency, Standing Committee and Council Meetings are virtual meetings hosted in City Hall, Council Chambers. Participation of some Council Members and staff will be virtual. Meetings can be viewed via live-streaming on YouTube and the City website. There is additional information on the City of London website www.london.ca about Public Participation Meetings, during the Covid-19 emergency. Information regarding the matter being considered at the Public Participation Meeting will be posted on the City of London website at www.london.ca on Wednesday, November 17, 2021. Written submissions regarding this matter to be included on the Planning and Environment Committee Added Agenda are to be submitted no later than 9:00 AM on Friday, November 19, 2021 either delivered or mailed to the City Clerk's Office, Room 308, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9 or by email to pec@london.ca. Those who wish to attend in person should pre-register by contacting PPMClerks@london.ca or 519-661-2489 ext. 7100.

Items not to be heard before 4:00 p.m.

3103 Petty Road and 3407 White Oak Road; located on the west side of White Oak Road East of Petty Road; approximately 1.64 hectares - The purpose and effect of this zoning change is to permit Three (3) buildings containing 33 cluster townhouse units in conventional and back-to-back configurations. Consideration of a possible amendment to the Zoning By-law to change the zoning from a Residential R1 (R1-10) Zone to a Holding Residential R1, Residential R6 Special Provision, Residential R8 Bonus (h*h-100*h-161*h-227* R1-10/R6-5(59)/R8-4(46)*B60) Zone would permit a front yard depth of 3m (9.8ft) (Minimum) from Petty Road. File: Z-9383 Planner: S. Meksula ext.5349

City Wide - Encouraging the Growing of Food in Urban Areas - The purpose and effect of the London Plan and zoning changes are to make it easier to grow food in the urban area (within the Urban Growth boundary) of the City by removing, adding or changing existing policies and regulations which currently prevent that from happening. Council adopted the Urban Agriculture Strategy in November 2017 which includes a number of actions involving Growing; Processing, Distribution; Food Recovery and Loss; and Education and Connection to make it easier for people to grow their own food and provide access to fresh food for other City residents. This project focuses on the "Growing" component of the Strategy. Implementation of the Strategy is urban agriculture community driven and is generally confined to lands within the Urban Growth boundary (UGB). The intent of the changes is to make it easier to grow food outdoors, inside buildings, on roofs, allow for more greenhouses in more areas and other initiatives to allow the growing of food. On July 6, 2021 Council directed that the draft amendments and background study be circulated for comments. File: OZ- 9332 Planner: C.Parker ext.4648

99 Southdale Road West - The purpose and effect of this zoning change is to permit a, two 4-storey, two 8-storey and two 9-storey apartment buildings, for a total of 724 units (96uph). Possible change to Zoning By-law Z.-1 **FROM** an Urban Reserve (UR4) Zone and Environmental Review (ER) Zone **TO** a Residential R9 Special Provision (R9-5(__) Zone and Open Space (OS4) Zone. Special provisions to the R9-5 Zone would permit a minimum front yard setback of 6.0m along an Southdale Road West, a minimum rear yard setback of 6.0m, a minimum east interior side yard setback of 12.0m, a minimum west interior side yard setback of 6.5m, a maximum height of 30.9m and the density, lot area, lot coverage and landscaped open space calculation shall be based on a lot area which includes the lands in the abutting Open Space (OS4) Zone. The Bonus (B__) Zone would permit a maximum density of 110 units per hectare in return for public benefits. File: Z-9162 Planner: A. Riley ext.4579

Items not to be heard before 5:00 p.m.

370 South Street & 124 Colborne Street (Old Victoria Hospital Lands) - The purpose and effect of this Official Plan and zoning change is to permit the development of five apartment buildings (three 5 storeys, one 6 storeys and one 11 storeys in height) and the conversion of the 2 existing buildings to apartments.

Requested Official Plan Amendment
Possible amendments to the City of London Official Plan (1989) and The London Plan to permit a vacant land condominium on the subject lands to permit: a vacant land condominium that results in units above or below any other unit; multiple units within one dwelling/building; and, structures to cross unit boundaries at or after registration of the vacant land condominium.

Possible amendments to the Old Victoria Hospital Lands Secondary Plan to redesignate the north portion of the subject lands currently designated Low Rise Residential and amendments to the Four Corners Designation, specifically: To re-designate all subject lands currently identified as "Low Rise Residential" to "Mid-Rise Residential"; add a special policy to permit a maximum height of 5-storeys for all apartment buildings fronting onto Hill Street; add a special policy to permit a minimum height of 2-storeys all existing buildings fronting onto South Street; permit residential uses on the ground floor in the "Four Corners" land use designation; not require non-residential uses on the ground floor in the "Four Corners" land use designation; not require building floorplates are be designed to accommodate non-residential uses at-grade in the "Four Corners" land use designation; not require the height of the ground floor required to be greater than the height of any upper storey in the "Four Corners" land use designation; and, allow direct vehicle access from South Street in the "Four Corners" land use designation.

Requested Zoning By-law Amendment
The lands are zoned Holding Residential R8 Special Provision (h*h-5* R8-4(56) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(57)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(58)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(13)/R8-4(59)) Zone. The requested amendment seeks the relocation of the zone boundary between the R8-4(59) and the R8-4(56) and R8-4(57) zones south within the block bounded by Waterloo, Hill, Colborne and South streets.

Requested amendment to the R8-4(57) Zone:
The creation of regulations which: specify a parking rate of 0.5 spaces (minimum) per unit for new buildings; recognize Colborne Street as the front lot line; permit a minimum Interior Side Yard Depth of 0.0m; permit a minimum Rear Yard Depth of 2.0m; permit a minimum Landscaped Open Space area of 16.4%; and, specify a parking rate of 0.0 spaces per sq.m. (minimum) for non-residential uses at-grade; permit unlimited encroachment of at-grade terraces/patios/porches, with up to an additional 2.0m encroachment into the City of London right-of-way; and, permit unlimited encroachment of canopies.

Requested amendment to the R8-4(58) Zone:
The creation of regulations which: specify a parking rate of 0.5 spaces (minimum) per unit for new buildings; recognize South Street as the front lot line; permit unlimited encroachment of at-grade terraces/patios/porches, with up to an additional 2.0m encroachment into the City of London right-of-way; and, permit unlimited encroachment of canopies.

Requested amendment to the R8-4(59) Zone:
The creation of regulations which: add apartment building to the list of permitted uses; specify a parking rate of 0.5 spaces (minimum) per unit for new buildings; recognize South Street as the front lot line; recognize Hill Street as the front lot line (for the block bounded by Waterloo, Hill, Colborne and South Streets); recognize Colborne Street as the front lot line (for the block bounded by Colborne, Hill, Maitland and South Street); permit a minimum Interior Side Yard Depth of 0.0m (for the block bounded by Colborne, Hill, Maitland and South Street); permit a minimum Rear Yard Depth of 2.0m (for the block bounded by Colborne, Hill, Maitland and South Street); permit a minimum Landscaped Open Space area of 17.3%; and (for the block bounded by Colborne, Hill, Maitland and South Street; permit unlimited encroachment of at-grade terraces/patios/porches, with up to an additional 2.0m encroachment into the City of London right-of-way; and, permit unlimited encroachment of canopies.
The City may also consider additional or amended special provisions as required to support the application. File: OZ-9418 Planner: L. Maitland ext.1517

370 South Street & 124 Colborne Street - SPA21-081 - Consideration of a site plan to permit the development of five (5) apartment buildings (three 5 storeys, one 6 storeys and one 11 storeys in height) and the conversion of the two (2) existing buildings to apartments. The zoning on this site includes a holding provision to require a public site plan meeting before the Planning and Environment Committee. This site is also subject to an application for an Official Plan Amendment and Zoning By-law amendment to be addressed immediately before this site plan file (OZ-9418). Site Development Planner: L. Maitland ext.1517

Items not to be heard before 6:00 p.m.

3095 & 3105 Bostwick Road; located on the south side of Southdale Road West, west of Bostwick Road; approx. 23.44 hectares (57.92 acres)

The purpose and effect of this application is to consider a proposed draft plan of subdivision and zoning amendment to allow a residential subdivision consisting of low density single detached dwellings, medium density street fronting townhouse dwellings, and a public walkway, all served by the extension of three existing streets and four new local streets. Two urban reserve blocks are part of this plan of subdivision which will be reviewed in more detail through future development applications.

Draft Plan of Subdivision - Consideration of a proposed draft plan of subdivision and zoning amendment to allow 168 single detached dwellings; four (4) medium density blocks for townhouses fronting a public street; three (3) park blocks; two (2) urban reserve blocks for review as part of future development applications; and two (2) future road blocks; serviced by the extension of Frontier Avenue, Regiment Road, Raleigh Boulevard and four (4) new local streets (Street 'A', 'B', 'C', & 'D').

Zoning By-law Amendment - Consideration of an amendment to the zoning by-law to change the zoning from an Urban Reserve UR3 Zone to:

- a Residential R2 Special Provision (R2-3(_)) Zone (Lots 1-168) to permit single detached dwellings, semi-detached dwellings and duplex dwellings with a minimum lot area of 370m^2 for single detached dwellings. Special provisions to permit a minimum lot frontage of 11 metres, minimum front yard setback for main dwelling of 3.0 metres, minimum front yard depth for garages of 5.5 metres, minimum interior side yard depth of 1.2 metres except where there is no attached garage, then 3.0 metre is required on one side and a lot coverage of 45% except that any unenclosed porch shall not be included in the calculation of lot coverage;
- a Residential R4 (R4-4) Zone to permit street townhouse dwellings with a minimum lot frontage of 5.5m and minimum lot area of 180m^2;



- an Open Space (OS1) zone to permit public parks; and
- maintain the Urban Reserve (UR3) zone on the westerly half of the draft plan.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, to ensure completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads, and that the development is consistent with the design policies of the Southwest Area Secondary Plan. File: 39T-21502 / Z-9233 Planner: M. Clark ext.4586

Items not to be heard before 6:30 p.m.

1453-1459 Oxford Street East & 648-656 Ayreswood Avenue - The purpose and effect of this Official Plan and zoning change is to permit the development of a 24-storey mixed-use building containing 259 residential units and 500 square metres of commercial gross floor area. Possible amendment to the 1989 Official Plan to re-designate the subject lands **FROM** Low Density Residential **TO** Multi-Family, High Density Residential. Possible amendment to The London Plan to add a specific policy to the Rapid Transit Corridor Place Type to permit a maximum intensity of 24-storeys with Type 2 Bonus Zoning. Possible change to Zoning By-law Z.-1 **FROM** a Residential R1 (R1-6) Zone and Residential R1/Office Conversion (R1-6/OC4) Zone **TO** a Residential R9 Bonus/Neighbourhood Shopping Area (R9-7*B-_*H77/NSA3) Zone to permit apartment buildings and a range of commercial uses. The proposed bonus zone would permit: a reduced minimum front yard depth of 1.9m to the podium (Floors 1-4), whereas 10m is required; a reduced minimum front yard depth of 5.2m to the tower (Floors 5-24), whereas 16m is required; a reduced minimum exterior side yard depth of 7.7m (Floors 1-4), whereas 8m is required; a reduced minimum exterior side yard depth of 11m (Floors 18-24), whereas 13.4m is required; a reduced minimum exterior side yard depth to stairs leading to underground parking of 5m, whereas a minimum of 6m is required; a reduced minimum interior side yard depth of 1.7m (Floors 1-4), whereas 6m is required; a reduced minimum interior side yard depth of 4.3m (Floors 5-14), whereas 18m is required; a reduced minimum interior side yard depth of 26.7m (Floors 15-24), whereas 31m is required; a reduced minimum interior side yard depth to stairs leading to underground parking of 0.2m, whereas a minimum of 4.5m is required; a reduced minimum rear yard depth of 41.4m (Floor 14), whereas 43.5m is required; a reduced minimum rear yard depth of 54.1m (Floors 18-24), whereas 77m is required; a reduced minimum rear yard depth to stairs leading to underground parking of 3.1m, whereas a minimum of 6m is required; a reduced landscape open space of 27.9%, whereas a minimum of 30% is required; an increased maximum lot coverage of 33.8%, whereas a maximum of 30% is permitted; reduced minimum parking of 283 spaces for all uses, whereas 365 spaces are required; reduced minimum accessible parking of 4 spaces, whereas 10 are required; a maximum building height of 77 metres; and an increased maximum density of 390 units per hectare, whereas 150 units per hectare is the maximum, in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan. The City may also consider additional special provisions and/or the use of holding provisions. File: OZ-9269 Planner: C. Maton ext.5074

NOTICE OF APPLICATION

The following applications have been received by the City of London. The Planning and Environment Committee will be considering these applications at a future public meeting, the date and time of which will be published in the Londoner. If you have any questions or would like to provide comment, please see "Providing Comment" below.

1503 Hyde Park Road - The purpose and effect of this zoning change is to permit an 8-storey mixed-use building with 130 dwelling units and commercial uses on the ground floor. Possible change to Zoning By-law Z.-1 **FROM** a holding Business District Commercial (h-91•BDC1/BDC2) Zone **TO** a holding Business District Commercial Special Provision (h-91•BDC1(_)/BDC2) Zone. Special provisions are requested to permit: a minimum interior and rear yard depth of 1.0m per 1.0m of main building height measured from the lot line abutting a residential zone (whereas a minimum of 3.0m plus 1.2m for each 3.0m of building height above the first 3.0m is required); a reduced residential parking rate of 1 space/unit (whereas a minimum of 1.25 spaces/unit is required); a reduced non-residential parking rate of 1 space/25m^2 of gross floor area (whereas a minimum of 1 space/15m^2 of gross floor area is required); a maximum height of 27.5m (whereas a maximum height of 12.0m is permitted); and a maximum density of 150 units per hectare. Additional built form special provisions are proposed including: the minimum width of the ground floor façade facing the lot line shall be greater than or equal to 75% of the measurement of the front lot line; and all portions of the façade (not including balconies and other projections) facing the front lot line above 6-storeys in height shall be setback a minimum of 2.0m from the portions of the front facing façade located closest to the street. The City may also consider additional special provisions. File: Z-9425 Planner: M. Wu ext.5924

NOTICE OF INTENT TO REMOVE A HOLDING PROVISION

City Council will consider removing the Holding Provisions as applied to the lands described below at a future Council Meeting. Council will not hear representations from the public on these matters. If you have any questions or comments about this matter, please call the planner identified below.

1595 Capri Crescent (1600 Twilite Boulevard) - City Council intends to consider removing the h, h-54, h-71, and h-100 holding provisions from the subject lands to allow for the development of a 63-unit Phased Condominium. The purpose of the "h" provision is to ensure the orderly development of lands and adequate provision of municipal services. The "h" symbol shall not be deleted until the required security has been provided and/or a subdivision agreement has been entered into for the subject lands. Holding Provision "h"-54" ensures that there are no land use conflicts between arterial roads and the proposed residential uses. This symbol shall not be deleted until the owner agrees to implement all noise attenuation measures recommended in noise assessment reports acceptable to the City of London. Holding Provision "h-71" encourages street-oriented development and requires the owner to prepare a building orientation plan demonstrating how the front façades of dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the removal of the "h-71" symbol. Holding Provision "h-100" requires the construction of a looped watermain system and a second public access to be available to the satisfaction of the City Engineer to ensure there is adequate water service and access. Council will consider removing the holding provisions as they apply to these lands no earlier than November 22, 2021. File: H-9389 Planner: A. Curtis ext.4497

1761 Wonderland Road North - City Council intends to consider removing the h-17 and h-103 holding provisions from the subject lands to allow for the development of a 17 storey, mixed-use (residential and commercial use) tower. The purpose of the "h-17" provisions is to ensure the orderly development of lands and the adequate provision of municipal services. The symbol shall not be removed until full municipal sanitary sewer and water services are available to service the site. Holding Provision "h-103" ensures that urban design is addressed and incorporated in the site plan. A site plan will be approved, and a development agreement will be entered into which, to the Satisfaction of the General Manager of Planning and Development, incorporates design objectives. Council will consider removing the holding provisions as they apply to these lands no earlier than November 22, 2021. File: H-9407 Planner: A Curtis ext. 4497

3425 Grand Oak Crossing - City Council intends to consider removing the h, h-100 and h-198 holding provisions from the subject lands to allow for the development of 23 single-detached dwelling units and 35 row house dwelling units. The purpose of the "h" provision is to ensure the orderly development of lands and adequate provision of municipal services. The "h" symbol shall not be deleted until the required security has been provided and/or a subdivision agreement has been entered into for the subject lands. Holding Provision "h-100" requires the construction of a looped watermain system and a second public access to be available to the satisfaction of the City Engineer to ensure there is adequate water service and access. The h-198 provision encourages street-oriented development and discourages noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan. Council will consider removing the holding provisions as they apply to these lands no earlier than November 22, 2021. File: H-9414 Planner: A. Curtis ext.4497

235 Kennington Way – City Council intends to consider removing the h, h-100 and h-198 holding provisions from the subject lands to allow for the development of 3-story townhouses (41 units). The purpose of the "h" provision is to ensure the orderly development of lands and adequate provision of municipal services. The "h" symbol shall not be deleted until the required security has been provided and/or a development agreement has been entered into for the subject lands. Holding Provision "h-100" requires the construction of a looped watermain system and a second public access to be available to the satisfaction of the City Engineer. This will ensure there is adequate water service and access. The "h-198" provision encourages street-oriented development and discourages noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan. Council will consider removed the holding provision as it applied to these lands no earlier than November 22, 2021. File: H-9375 Planner A. Curtis ext. 4497

PROVIDING COMMENT

Your comments on these matters are important. You may comment by phone, mail or emailing the planner assigned to the file you are interested in. Mail should be directed to: The City of London, Planning and Development, P.O. Box 5035, 300 Dufferin Ave., London, ON, N6A 4L9.

***Please note:** Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2489 ext. 4937.*

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of London or of the Approval Authority to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the application is adopted or approved, the person or public body is not entitled to appeal the decision.
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted or approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION

Opportunities to view any file materials in-person can be arranged through the file Planner. For more information about these matters, including information about appeal rights, contact Planning and Development at developmentservices@london.ca and/or (519) 930-3500.
Please ensure you reference the File Number or address in all communications.

MINOR VARIANCES

The **Committee of Adjustment** for the City of London will meet on **Thursday November 25, 2021,** commencing at 1:30 p.m., for the purpose of hearing the following applications for Minor Variance to Zoning By-law Z.-1. Due to the COVID-19 emergency in the Province of Ontario, public hearings before the committee will be held virtually. Those who wish to attend the public hearing, or to provide written

Public Notices & BIDDING OPPORTUNITIES



London CANADA

submissions regarding the matter should contact the CoAsubmit@london.ca / CoAregister@london.ca Secretary - Treasurer, London Committee of Adjustment at 519-930-3500 by 4:30 p.m. the day before the committee meeting. Additional information regarding the matter being considered by the committee is available to the public for inspection by contacting the Secretary-Treasurer, London Committee of Adjustment

1:30 p.m. - A.144/21 - 489 Beachwood Avenue, PLAN 817 LOT 83, west side of Beachwood Avenue, north of Base Line Road West. To permit an accessory structure (detached garage). To permit an accessory structure in the exterior side yard, whereas accessory structures are not permitted within a required front yard or exterior side yard.
To permit an accessory structure with an exterior side yard setback of 1.2 metres, whereas 5.0 metres is the minimum required.

1:30 p.m. - A.145/21 - 1879 Dundas Street, PLAN 554 PT LOT 4 RP 33R8132 PART 1, south side of Dundas Street, west of Avondale Road. To permit an automobile repair garage. To permit 2 off-street parking spaces, whereas a minimum of 13 parking spaces is required.

*If you wish to be notified of a decision of the Committee of Adjustment, you must appear in person or by Counsel at the hearing **and** file a written request with the Secretary-Treasurer of the Committee of Adjustment. An appeal from a decision of the Committee of Adjustment to the Ontario Land Tribunal shall be filed within 20 days of making the decision. Any appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 6th Floor, City Hall, 300 Dufferin Ave., London, ON, or Mail to City of London, P.O. Box 5035, ON N6A 4L9. 519-661-2489 ext. 4988.*

CONSENTS

The **Committee of Adjustment** for the City of London will meet on **Thursday November 25, 2021,** commencing at 1:30 p.m., for the purpose of hearing the following applications for Consent and may have concurrent applications for Minor Variances to Zoning By-law Z.-1. Due to the COVID-19 emergency in the Province of Ontario, public hearings before the committee will be held virtually. Those who wish to attend the public hearing, or to provide written submissions regarding the matter should contact CoAregister@london.ca / CoAsubmit@london.ca, or contact Secretary - Treasurer, London Committee of Adjustment at 519-930-3500 by 4:30 p.m. the day before the committee meeting. Additional information regarding the matter being considered by the committee is available to the public for inspection by contacting the Secretary-Treasurer, London Committee of Adjustment.

2:00 p.m. - B.030/21 - 1069 Gainsborough Road and 1480 North Routledge Park, CON 4 S PT LOT 25 and PLAN 416 PT LOTS 14 AND 15. Request to sever 1,341.7m^2 from 1069 Gainsborough Road to be consolidated with 1480 North Routledge Park/1648 Hyde Park Road for the future development of a mixed-use apartment building (phase 2), and to retain 5,497.5m2 for the development of a mixed-use apartment building (phase 1).

The **London Consent Authority** will be considering the following application for consent. **Comments are due November 18, 2021** to the London Consent Authority.

B.034/21 - 2135, 2185, 2225, & 2263 Highbury Avenue North - Consent to sever approximately 30,505m^2 for the purpose of future residential development and to retain approximately 83,314m^2 to maintain the existing place of worship. Planner: M. Wu ext.5924

B.032/21 - 1271 & 1271B Norman Avenue - Request to sever approximately 221.3 square metres for the purpose of maintaining the existing residential use, and retain approximately 140 square metres for the purpose of maintaining the existing residential use. Planner: M. Wu ext.5924

B.033/21 - 1273 & 1273B Norman Avenue - Request to sever approximately 245.7 square metres for the purpose of maintaining the existing residential use, and retain approximately 121.3 square metres for the purpose of maintaining the existing residential use. Planner: M. Wu ext.5924

If a person or public body that files an appeal of a decision of the City of London Consent Authority in respect of the proposed consent does not make written submissions to the Consent Authority, before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal. If you wish to be notified of the decision of the Consent Authority in respect of the proposed consent you must make a written submission to the City of London Consent Authority, 300 Dufferin Avenue, 6th Floor, London, Ontario, N6A 4L9. Additional information on these applications is available at the Consent Authority Office, Planning and Economic Development, Planning and Development, 6th Floor, City Hall, 300 Dufferin Avenue, London, Ontario 519-930-3500.

NOTICES

EXPROPRIATIONS ACT - NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND
IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Parts 22, 23, and 24 on Plan 33R-21075 being Part of PIN 08420-1502(LT); Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Parts 3, 4, and 5 on Plan 33R-21075, being Part of PIN 08420-1502(LT) for the purpose of Southdale Road West and Wickerson Road Project.
NOTICE IS HEREBY GIVEN that application has been made for approval to expropriate the following lands described as follows:
Parcel 1: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Parts 22, 23, and 24 on Plan 33R-21075 being Part of PIN 08420-1520(LT)

Parcel 2: Part of Lot 48, Concession 1, Geographic Township of Westminster, in the City of London, County of Middlesex, designated as Parts 3, 4, and 5 on Plan 33R-21075 being Part of PIN 08420-1520(LT)

Any owner of lands in respect of which notice is given who desires a hearing into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

(a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;

(b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is The Council of The Corporation of the City of London, 300 Dufferin Avenue, P.O. Box 5035, London ON N6A 4L9.
THE CORPORATION OF THE CITY OF LONDON
(Expropriating Authority)
CATHARINE SAUNDERS, CITY CLERK
This notice first published on the 21st day of October, 2021.

Notice of Public Information Centre #2 - Windermere Road Improvements - Municipal Class Environmental Assessment
The City of London is undertaking a Municipal Class Environmental Assessment (EA) to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. AODA improvements along the corridor and intersections will be implemented to accommodate users of all ages and abilities.
The study is being conducted in accordance with the requirements of Schedule 'C' projects as outlined in the Municipal Class EA document (2000, as amended in 2007, 2011 and 2015), which is approved under the Ontario Environmental Assessment Act. The second Public Information Centre (PIC) is being held in a virtual format. A live webinar will be hosted on November 8, 2021 from 5 p.m. to 7 p.m. to present the PIC materials and solicit feedback. A link to the meeting will be provided on the City of London's Get Involved website, at https://getinvolved.london.ca/windermere. The webinar will be recorded, and available for review on the project website starting November 9, 2021.
To be added to the study mailing list or provide comment, please contact a member of the study team below:
Paul Yanchuk, P.Eng
City of London
Tel: 519-661-2489 ext. 2563
Email: pyanchuk@london.ca
Kevin Welker, P.Eng., Project Manager
Stantec Consulting Ltd.
Tel: 226-919-5979
Email: kevin.welker@stantec.com

Notice of Public Participation Meeting - Meeting of the Community and Protective Services Committee - on November 23, 2021 not to be heard before 4:05 PM, City Hall, Council Chambers, 300 Dufferin Avenue. The Community and Protective Services Committee will be holding a Public Participation Meeting to receive delegations and their comments regarding draft by-law amendments to address short-term accommodations.
Information regarding the above-noted matter is posted on the City of London's website at www.london.ca. Written submissions regarding this matter to be included on the Community and Protective Services Committee Added Agenda for the meeting should be submitted by no later than 9:00 a.m. on Monday, November 22, 2021 either delivered or mailed to the City Clerk's Office, Room 308, 300 Dufferin Ave P.O. Box 5035 London, Ontario N6A 4L9. Submissions in accordance with the above-noted deadline may also be e-mailed to cpsc@london.ca Any questions related to the draft amending by-law should be referred to Nicole Musicco nmusicco@london.ca.

Notice of Public Information Centre - Oxford Street West and Gideon Drive Intersection Municipal Improvements Class Environmental Assessment Study
In response to ongoing and future developments on the west side of the City, the recent extension of Kains Road, and associated increases in traffic volumes along Oxford Street West and Gideon Drive, the City of London is undertaking a Municipal Class Environmental Assessment for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection. The purpose of the study is to address the need for operational and safety improvements that will accommodate all road users.
The project is being completed as a Schedule "B" project in accordance with the Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015).
A virtual Public Information Centre (PIC) is being held on November 17, 2021 from 5 p.m. to 7 p.m. The live webinar will provide an opportunity for the public to learn about the project, review potential design solutions, discuss preliminary study recommendations and provide feedback. Please register for the webinar in advance by visiting the City of London's Get Involved website, at getinvolved.london.ca/oxfordgideon. The webinar will be recorded, and available on the project website starting November 18, 2021.
To be added to the project mailing list, and for any questions, comments or concerns, please contact:
Kathleen Johnson, EIT
City of London
Transportation Planning & Design
Tel: 519.661.CITY(2489) x 5232
Email: kajohnso@london.ca
Henry Huotari, P.Eng.
R.V. Anderson Associates Limited
Senior Project Manager
Tel: 519.681.9916 x 5027
Email: HHuotari@rvanderson.com

NOTICE OF VACANCY FOR WARD 6

TAKE NOTICE that a vacancy exists on the City of London Council for one (1) Councillor Ward 6 and that Council has determined to fill this vacancy by appointment in accordance with Section 263 1 (a) of the *Municipal Act, 2001.*
The term of this position is from the date on which Council passes a by-law to appoint an individual to November 14, 2022.
Candidates must submit a completed application on the prescribed form **no later than 4:00 PM on November 9, 2021.** Alternatively, forms may also be picked up and submitted at the Elections Office Counter, located on the 2nd floor of City Hall, 300 Dufferin Ave, London, Monday to Friday, between 8:30 AM and 4:30 PM prior to 4:00 PM on November 9, 2021.
A successful Appointee will be required to submit identification and eligibility confirmation satisfactory to the City Clerk **in person prior to 2:00 PM on November 16, 2021.**
Prior to submitting an application on the prescribed form, interested individuals should refer to the *Municipal Act, 2001* and the *Municipal Elections Act, 1996* for further details relating to the required qualifications.
Interested candidates can review the *Appointment Process to fill a Ward Vacancy* that outlines the application process. Visit **london.ca/ward-vacancy** for more information.
The City of London is committed to making every effort to provide alternate formats and communication supports and information, upon request. We are committed to providing a fully accessible recruitment process. Please let us know if you require any accommodation: **accessibility@london.ca**. or 519-661-2489 ext. 2425.



the application is adopted or approved, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted or approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION

Opportunities to view any file materials in-person can be arranged through the file Planner. For more information about these matters, including information about appeal rights, contact Planning and Development at developmentservices@london.ca and/or (519) 930-3500. ****Please ensure you reference the File Number or address in all communications.***

MINOR VARIANCES

The **Committee of Adjustment** for the City of London will meet on **Thursday December 2, 2021,** commencing at 1:30 p.m., for the purpose of hearing the following applications for Minor Variance to Zoning By-law Z.-1. Due to the COVID-19 emergency in the Province of Ontario, public hearings before the committee will be held virtually. Those who wish to attend the public hearing, or to provide written submissions regarding the matter should contact CoAregister@london.ca or CoAsubmit@london.ca the Secretary - Treasurer, London Committee of Adjustment at 519-930-3500 by 4:30 p.m. the day before the committee meeting. Additional information regarding the matter being considered by the committee is available to the public for inspection by contacting the Secretary-Treasurer, London Committee of Adjustment.

1:30 p.m. – A.147/21 - 991 Wellington Street,
PLAN NIL PT LOTS 41,42 RP 33R6616 PART 1, west side of Wellington Street, south of Regent Street. To permit a 2nd-storey addition/deck and attached garage.
REQUESTS: To permit an existing garage width of 62% (8.4m) of the façade width. To permit a floor area ratio of 51.2%. To permit a residential gross floor area of 428.8m^2 (51.2%).

1:30 p.m. – A.148/21 - 4 Edgehill Road,
PLAN 976 LOT 174, north side of Edgehill Road, east of Blackacres Boulevard. To permit a second-storey addition. To permit an interior side yard setback of 1.2m, whereas 1.8m is the minimum required.

1:30 p.m. – A.149/21 – 2425 Old Victoria Road,
CON 1 PT LOT 7, west side of Old Victoria Road, south of Hamilton Road. To permit an addition to a single detached non-agricultural dwelling. To permit a front yard setback of 17.1m from centreline of the road, whereas 38.0m is the minimum setback required.

To permit a rear yard setback of 5.3m, whereas 7.5m is the minimum setback required.

If you wish to be notified of a decision of the Committee of Adjustment, you must appear in person or by Counsel at the hearing ***and*** *file a written request with the Secretary-Treasurer of the Committee of Adjustment. An appeal from a decision of the Committee of Adjustment to the Ontario Land Tribunal shall be filed within 20 days of making the decision. Any appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment, in person at 6th Floor, City Hall, 300 Dufferin Ave., London, ON, or Mail to City of London, P.O. Box 5035, ON N6A 4L9. 519-661-2489 ext. 4988.*

CONSENTS

The **London Consent Authority** will be considering the following application for consent no earlier than **Comments Due by November 25th, 2021**

B.037/21 – 54 Weston Street - Request to sever approximately 963.41 m^2 (Parcel 2) for the purpose of future residential development, and to retain approximately 847.07 m^2 (Parcel 1) for the continued use of a single-family residential dwelling. North portion of site (Parcel 3) to be transferred to The City of London. Planner: E. Biddanda Pavan ext. 4625

B.036/21 – 3207 Woodhull Road – Request to sever approximately 15.3 hectares to be dedicated as conservation lands to the Thames Talbot Land Trust; and to retain approximately 12.7 hectares for the existing farm dwelling. Planner: M. Wu ext. 5924

If a person or public body that files an appeal of a decision of the City of London Consent Authority in respect of the proposed consent does not make written submissions to the Consent Authority, before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal. If you wish to be notified of the decision of the Consent Authority in respect of the proposed consent you must make a written submission to the City of London Consent Authority, 300 Dufferin Avenue, 6th Floor, London, Ontario, N6A 4L9. Additional information on these applications is available at the Consent Authority Office, Planning and Economic Development, Planning and Development, 6th Floor, City Hall, 300 Dufferin Avenue, London, Ontario 519-930-3500.

NOTICES

Notice of the 2022 update to the 2020-2023 Multi-Year Budget (Property Tax Budget, Water Budget and Wastewater & Treatment Budget), Public Participation Meeting
Members of the public are encouraged to become involved in the process related to the update to the Multi-Year Budget through the following public engagement opportunity:
Public Participation Meeting – Monday, November 29, 2021 at 4 PM – The Public Participation Meeting will be hosted in the Council Chambers, with participation of some members and staff virtually. There is additional information on the City of London's website about Public Participation Meetings during the COVID-19 emergency. Those who wish to speak (in person, or virtually) must pre-register by contacting PPMClerks@london.ca or 519-661-2489 ext. 7100. Written submissions regarding the above-noted matter to be included on the Strategic Priorities and Policy Committee Added Agenda should be submitted by no later than 9:00 AM on Friday, November 26, 2021, either delivered or mailed to the City Clerk's Office, Room 308, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. Submissions in accordance with the above-noted deadline may also be e-mailed to sppc@london.ca. The draft 2022 update to the 2020-2023 Multi-Year Budget (Property Tax Budget [Operating and Capital], Water Budget [Operating and Capital] and Wastewater & Treatment Budget [Operating and Capital]) was tabled at the Strategic Priorities and Policy Committee (SPPC) meeting held on Tuesday, November 9, 2021. The draft 2022 update to the 2020-2023 Multi-Year Budget may be viewed at the City Clerk's Office, 3rd Floor, City Hall, 300 Dufferin Avenue and on the City's website at www.london.ca/budget and getinvolved.london.ca. If you have any questions regarding this matter please e-mail budget@london.ca or call 519-661-4638. Notice is hereby given that the Council of The Corporation of the City of London intends to adopt the 2022 update to the 2020-2023 Multi-Year Budget (Property Tax Budget, Water Budget and Wastewater & Treatment Budget) at the Council Meeting to be held on, Tuesday, December 21, 2021, commencing at 4:00 PM in the Council Chambers. If you have any questions regarding this matter please e-mail budget@london.ca or by calling 519-661-4638. Personal information collected and recorded through this public participation process, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the public participation opportunities may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY (2489) ext. 4937.

Notice of Public Participation Meeting – The November 23, 2021 Short-term Accommodations Public Participation Meeting has been postponed until further notice. Any questions should be directed to Nicole Musicco nmusicco@london.ca.

Notice of Public Information Centre - Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment Study
In response to ongoing and future developments on the west side of the City, the recent extension of Kains Road, and associated increases in traffic volumes along Oxford Street West and Gideon Drive, the City of London is undertaking a Municipal Class Environmental Assessment for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection. The purpose of the study is to address the need for operational and safety improvements that will accommodate all road users.
The project is being completed as a Schedule "B" project in accordance with the Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015).
A virtual Public Information Centre (PIC) is being held on November 17, 2021 from 5 p.m. to 7 p.m. The live webinar will provide an opportunity for the public to learn about the project, review potential design solutions, discuss preliminary study recommendations and provide feedback.
Please register for the webinar in advance by visiting the City of London's Get Involved website, at getinvolved.london.ca/oxfordgideon. The webinar will be recorded, and available on the project website starting November 18, 2021.
To be added to the project mailing list, and for any questions, comments or concerns, please contact:
Kathleen Johnson, EIT
City of London
Transportation Planning & Design
Tel: 519.661.CITY(2489) x 5232
Email: kajohnso@london.ca
Henry Huotari, P.Eng.
R.V. Anderson Associates Limited
Senior Project Manager
Tel: 519.681.9916 x 5027
Email: HHuotari@rvanderson.com

APPENDIX 1-2

Technical Agency Stakeholder List

Oxford Street West adn Gideon Drive Intersection Improvements Class EA
Technical Agency and Stakeholder Contact List

Updated: 2022-02-16

Agency	Contact	Title	*Notes*	Date Added to List	Removed from List	Notice of Study (date sent)	Notice of PIC (date sent)
Provincial Ministries, Agencies and Departments							
Ministry of the Environment, Conservation and Parks (MECP)	Southwest Region		*Complete the **project information form** and send copy of notice + form by email To review Draft ESR, and provided Notice of Completion*			23-Feb-21	
~~Ministry of the Environment, Conservation and Parks (MECP)~~	~~General (Notices)~~		***Removed from list as per Mark Badali Instructions November 4, 2021***		04-Nov-21	23-Feb-21	
Ministry of the Environment, Conservation and Parks (MECP)	Mark Badali	Regional Environmental Assessment Coordinator – Southwest Region	***SW Region MECP EA Coordinator.***	2021-03-19			2021-11-04
Ministry of Natural Resources and Forestry (MNRF)	Karina Cerniavskaja	District Planner - Aylmer				23-Feb-21	2021-11-04
Ministry of Municipal Affairs and Housing (EA Policy)	Erick Boyd	Manager (Acting)				23-Feb-21	2021-11-04
Ministry of Agriculture, Food and Rural Affairs	David Marriott	Rural Planner, Western Ontario				23-Feb-21	2021-11-04
Ministry of Heritage, Sport, Tourism, Culture Industries (MHSTCI)	Karla Barboza	Team Lead(A), Heritage Heritage Planning Unit Programs and Services Branch				23-Feb-21	2021-11-04
Ministry of Heritage, Sport, Tourism, Culture Industries (MHSTCI)	Joseph Harvey	Heritage Planner (Heritage, Tourism and Culture Division)		2021-03-19			2021-11-04
Ministry of Heritage, Sport, Tourism, Culture Industries (MHSTCI)	Dan Minkin	Heritage Planner (Culture Services Unit)				23-Feb-21	2021-11-04
Ministry of Natural Resources and Forestry (MNRF)	Steven Strong	District Planner - Aurora District				23-Feb-21	2021-11-04
Ministry of Heritage, Sport, Tourism, Culture Industries (MHSTCI)	Rosi Zirger	Heritage Planner (Culture Services Unit)				23-Feb-21	2021-11-04
Ministry of Indigenous Affairs	Lise Chabot	Manager, Ministry Partnerships Unit				23-Feb-21	2021-11-04
Environmental Assessment and Permissions Branch		Director				23-Feb-21	2021-11-04
Municipal Departments, Committees and Services							
City of London						23-Feb-21	

Oxford Street West adn Gideon Drive Intersection Improvements Class EA
Technical Agency and Stakeholder Contact List

Agency	Contact	Title	*Notes*	Date Added to List	Removed from List	Notice of Study (date sent)	Notice of PIC (date sent)
London Transit Commission	Katie Burns	Director of Planning				23-Feb-21	
Elected Officials							
Ontario Government	Peggy Sattler	MPP - London West				23-Feb-21	04-Nov-21
Federal Government	Kate Young	MP - London West				23-Feb-21	04-Nov-21
City of London	Ed Holder	Mayor				23-Feb-21	04-Nov-21
City of London	Anna Hopkins	Ward 9 Councillor	***City of London sent NOC to Councillor for distribution***			23-Feb-21	04-Nov-21
Conservation Authority							
Upper Thames River Conservation Authority	Tracy Annett	Manager, Environmental Planning & Regulations				23-Feb-21	04-Nov-21
Upper Thames River Conservation Authority	General Planning Account					23-Feb-21	04-Nov-21
~~Upper Thames River Conservation Authority~~	~~Spencer McDonald~~	~~Land Use Planner~~			23-Feb-21	23-Feb-21	04-Nov-21
Indigenous Groups							
Aamjiwnaang First Nation	Chris Chris Plain	Chief	*City of London leading engagement*			23-Feb-21	
Aamjiwnaang First Nation	Sharilyn Johnston	Environment Coordinator	*City of London leading engagement*			23-Feb-21	
Bkejwanong Territory (Walpole Island)	Chief Charles Sampson	Chief	*City of London leading engagement*			23-Feb-21	
Bkejwanong Territory (Walpole Island)	Janet Macbeth	Project Review Coordinator	*City of London leading engagement*			23-Feb-21	
Bkejwanong Territory (Walpole Island)	Dean Jacobs	Consultation Manager	*City of London leading engagement*			23-Feb-21	
Caldwell First Nation	Acting Chief Robin Perkins	Acting Chief	*City of London leading engagement*			23-Feb-21	

Agency	Contact	Title	*Notes*	Date Added to List	Removed from List	Notice of Study (date sent)	Notice of PIC (date sent)
Caldwell First Nation	Nikki van Oirschot	Director of Operations	*City of London leading engagement*			23-Feb-21	
Caldwell First Nation	Brianna Sands	Consultation Coordinator	*City of London leading engagement*			23-Feb-21	
Kettle and Stony Point First Nation	Chief Jason Henry	Chief	*City of London leading engagement*			23-Feb-21	
Kettle and Stony Point First Nation	Valerie George	Consultation officer	*City of London leading engagement*			23-Feb-21	
Chippewas of the Thames First Nation	Chief Jacqueline French	Chief	*City of London leading engagement*			23-Feb-21	
Chippewa of the Thames First Nation	Fallon Burch	Consultation Coordinator - Lands & Environment	*City of London leading engagement*			23-Feb-21	
Chippewa of the Thames First Nation			**To receive all notices**			23-Feb-21	
Munsee-Delaware Nation	Chief Mark Peters	Chief	*City of London leading engagement*			23-Feb-21	
Munsee-Delaware Nation	Carol Antone	Executive Assistant	*City of London leading engagement*			23-Feb-21	
Munsee-Delaware Nation	Stacey Phillips	Consultation Coordinator	*City of London leading engagement*			23-Feb-21	
Delaware Nation at Moraviantown	Chief Denise Stonefish	Chief	*City of London leading engagement*			23-Feb-21	
Munsee-Delaware Nation	Mark Peters	Chief	*City of London leading engagement*			23-Feb-21	

Oxford Street West adn Gideon Drive Intersection Improvements Class EA
Technical Agency and Stakeholder Contact List

Agency	Contact	Title	*Notes*	Date Added to List	Removed from List	Notice of Study (date sent)	Notice of PIC (date sent)
Oneida Nation of the Thames	Chief Adrian Chrisjohn	Chief	*City of London leading engagement*			23-Feb-21	
Oneida of the Thames First Nation	Brandon Doxtator	Environment and Consultation Coordinator	*City of London leading engagement*			23-Feb-21	

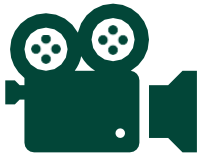
APPENDIX 1-3

PIC Display Materials

Welcome



- Use Q & A button to ask a question or to let us know about any technical difficulties.
- Questions will be answered after the presentation.



- Remember, this meeting is being recorded and will be posted online at https://getinvolved.london.ca/oxfordgideon

Oxford Street West and Gideon Drive Intersection

Municipal Class Environmental Assessment



Online Public Information

November 17, 2021 from 5pm to 7pm

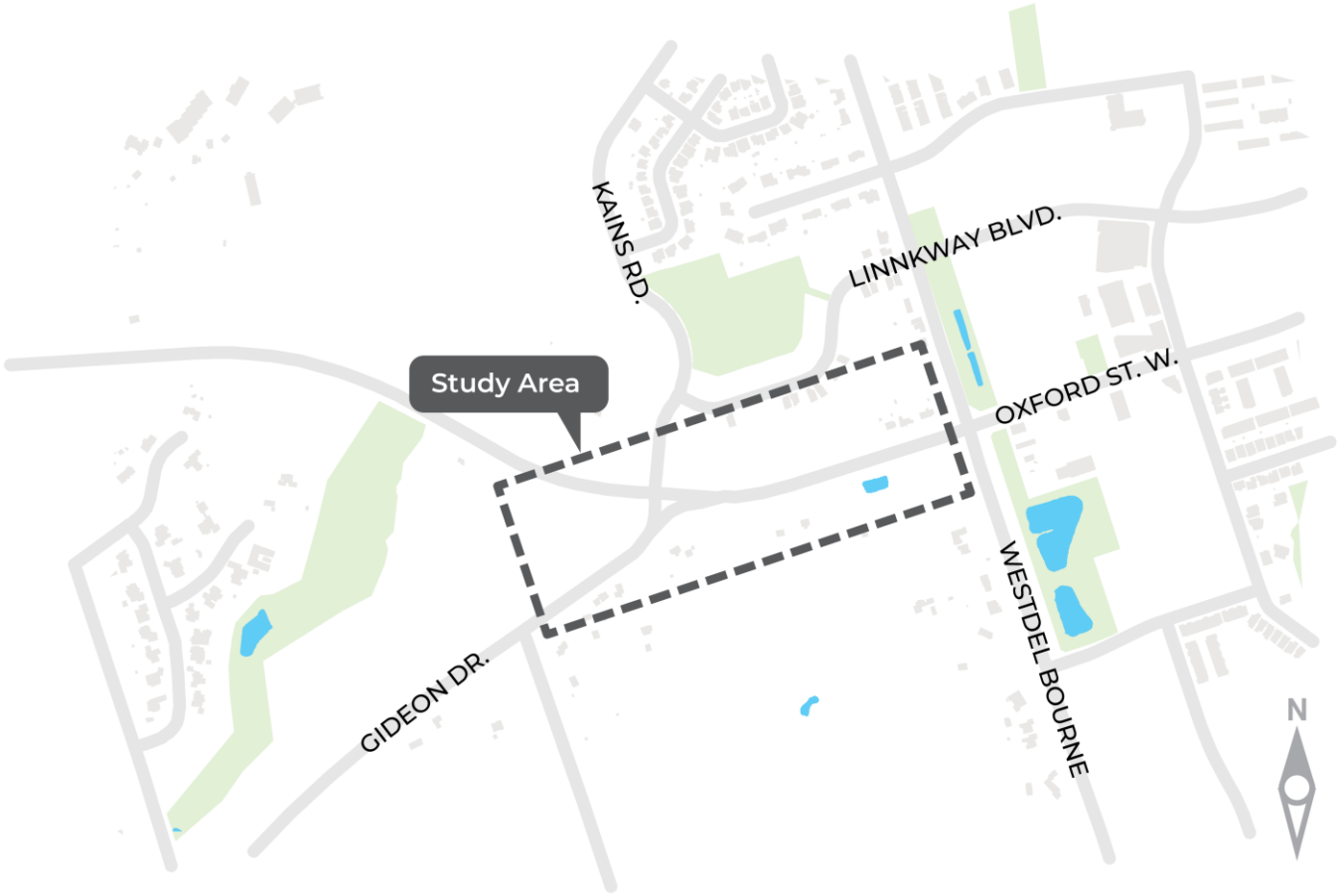
Agenda



- Study Area and Objectives
- Municipal Class Environmental Assessment (EA) Process
- Existing Conditions
- Problem or Opportunity Statement
- Alternative Solutions
- Preliminary Study Recommendations
- Next Steps in the Project
- Question and Answer Period

Study Area

The study area consists of the Oxford Street West and Gideon Drive intersection and includes up to 200 meters in each direction of the intersection.



Study Objectives

The EA was initiated in response to ongoing and planned development on the west side of the City, the connection of Kains Road, and associated increases in traffic through the intersection.

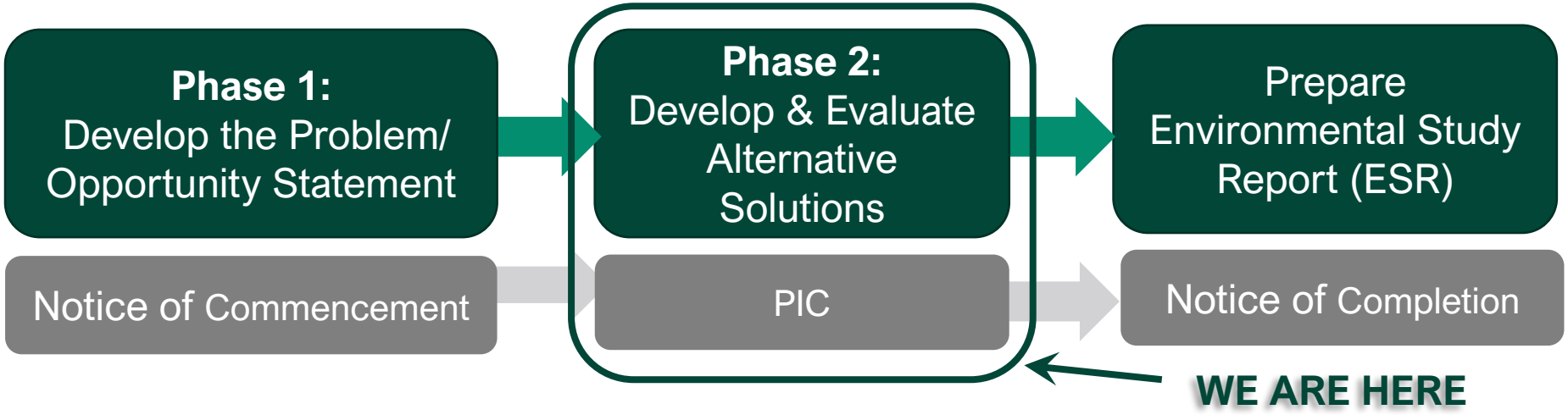
The study will review opportunities to address:

- Traffic operations and safety
- Active transportation (walking, cycling) needs
- Support the City's Climate Emergency Action Plan goals
- Roadway drainage improvements and stormwater management
- Upgrades of underground services (watermain, storm and sanitary sewer) as required

Municipal Class EA Study Process

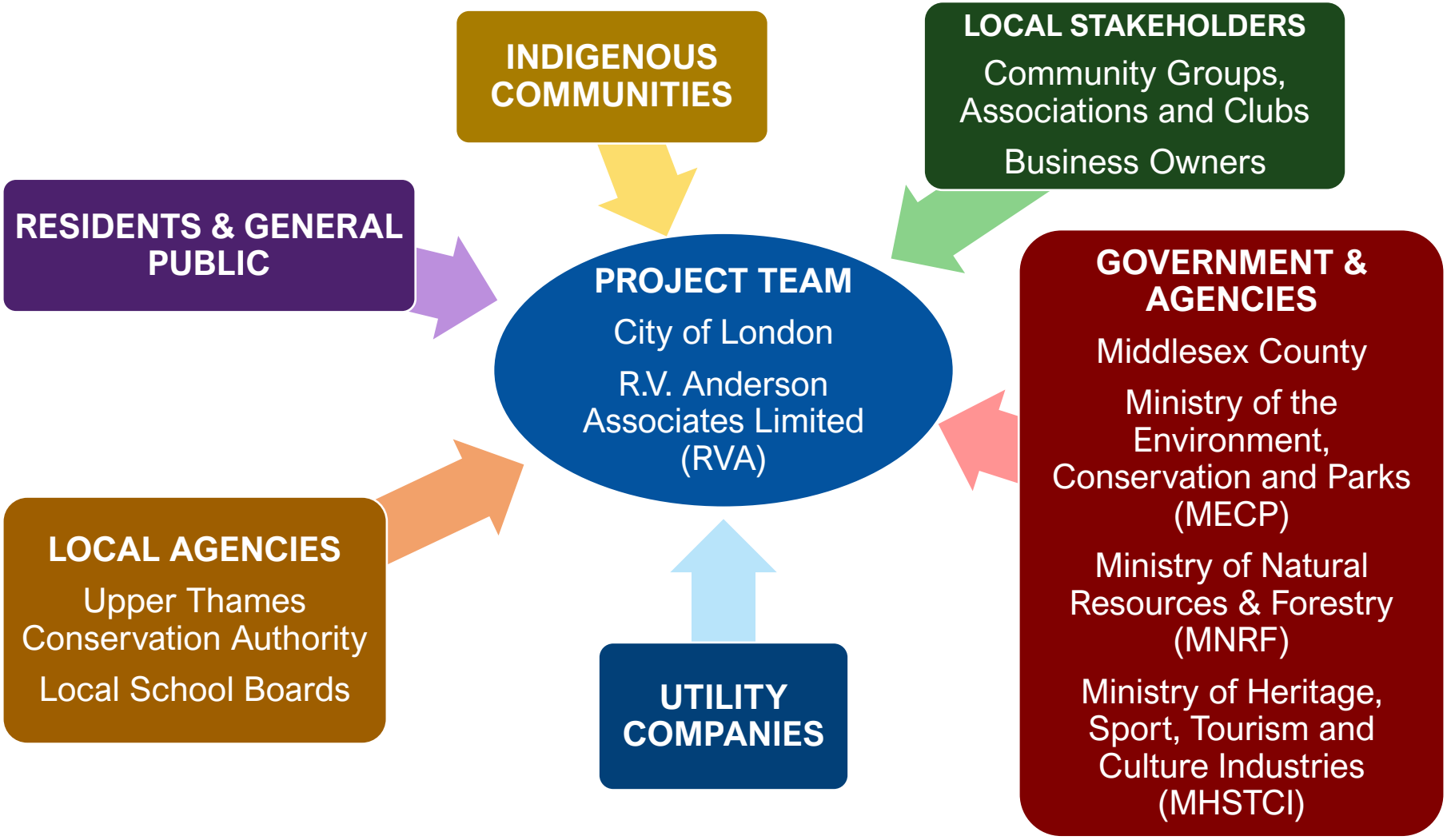
A Municipal Class Environmental Assessment (EA) is undertaken:

- Prior to municipal road, water, wastewater and other municipal construction projects.
- To ensure all reasonable alternatives including 'Do Nothing' are considered and that a preferred alternative will have minimal impact on the natural, cultural, social and economic environment.
- To gather essential input from the public, stakeholders and technical agencies.

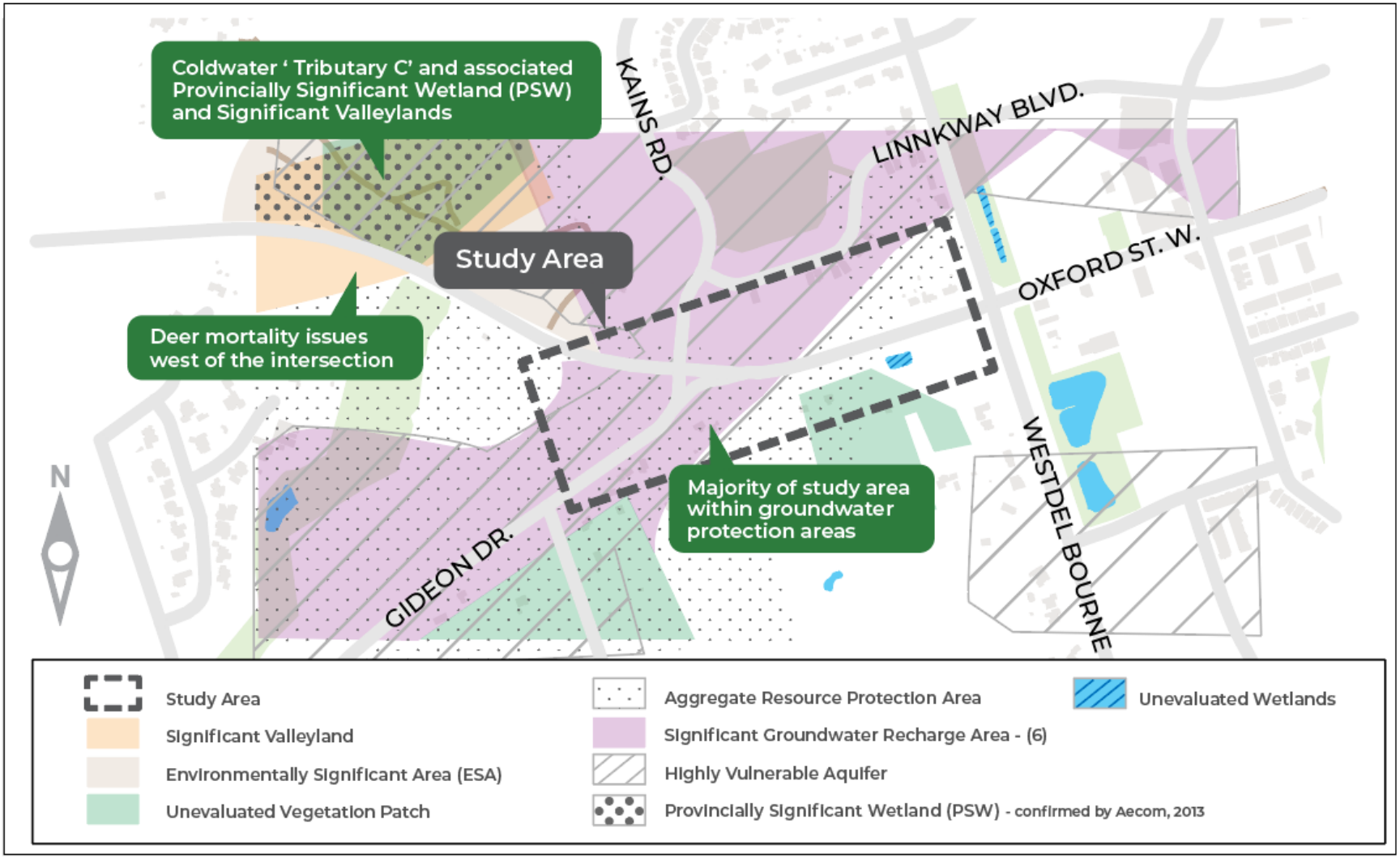


This project is classified as a Schedule 'B' Municipal Class EA and is subject to Phases 1 and 2 of the Municipal Class Environmental Assessment prior to construction.

Study Organization



Existing Conditions – Natural Environment



Existing Conditions - Cultural Heritage & Archaeological Resources

Cultural Heritage Resources

The study area includes 3 properties listed on the City's heritage register including:

- 1976 Oxford Street West
- 2012 Oxford Street West
- 2311 Oxford Street West

And an additional 3 properties identified as potential built heritage resources including:

- 2085 Oxford Street West
- 14 Gideon Drive
- 80 Gideon Drive





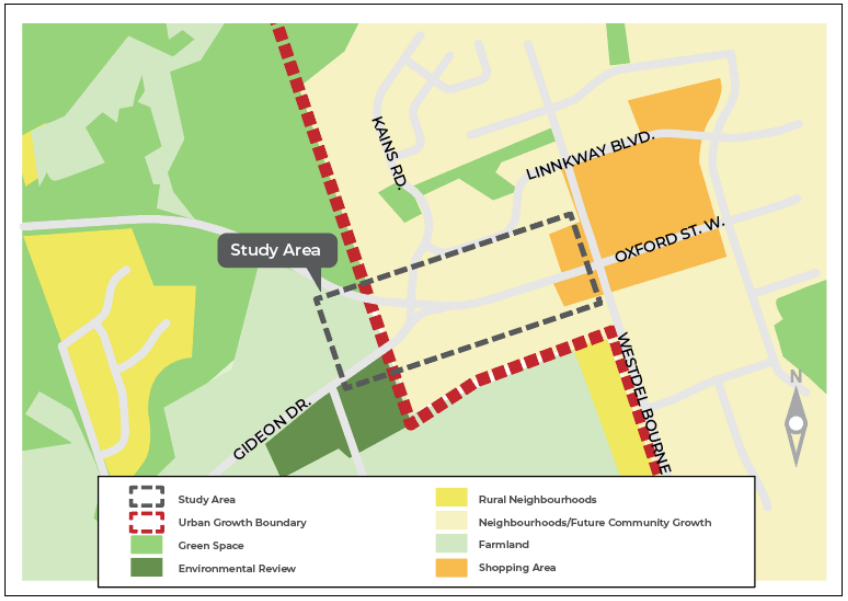
Archaeological Resources

As the entire study area has been previously disturbed (ditches, road, and buried utilities) the study area has been cleared of archaeological potential.

Existing Conditions – Socio-economic Environment

- Oxford Street is a major east / west corridor that connects surrounding areas west of the City limits with the downtown core, Fanshawe College and London International Airport.
- Ongoing and future developments adjacent to the intersection such as the Kains Road extension and Riverbend developments.
- The London Plan indicates that the study area includes primarily Neighbourhoods Place Type. Other Place Types include: Green Space, Farmland and areas under Environmental Review.
- The Oxford Street and Gideon Drive intersection is located near the west limit of the Urban Growth Boundary.





Existing Conditions – Transportation

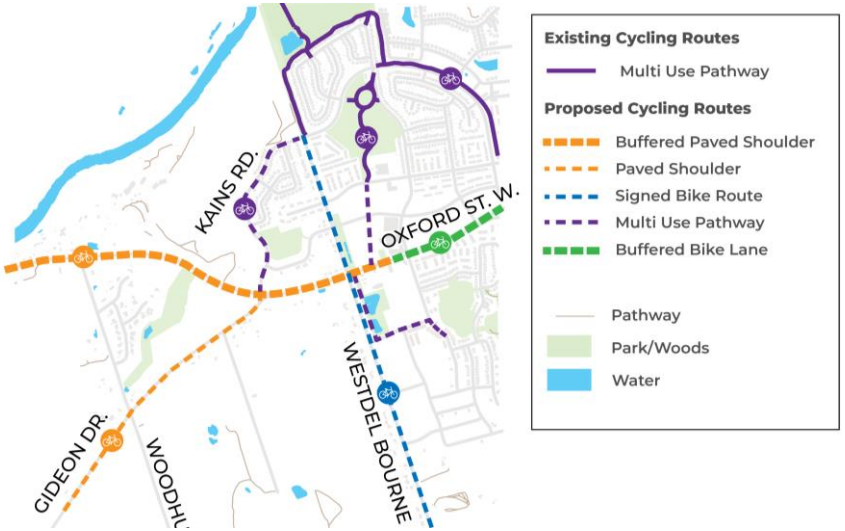
Transportation

- Unsignalized intersection with stop signs for Kains Road and Gideon Drive
- Large curves in Oxford Street's east and west of the intersection
- Posted speed limit of 80 km/h on Gideon Drive, and Oxford Street west of the intersection; and 60 km/h on Oxford Street east of the intersection
- Traffic volumes projected to increase with ongoing and development surrounding the intersection, including general corridor growth along Oxford Street and Gideon Drive



Active Transportation

- Sidewalk on east side of Kains Road, with no formal active transportation facilities along Oxford Street or Gideon Drive
- City of London Cycling Master Plan recommends buffered paved shoulders on Oxford Street, paved shoulders on Gideon Drive and a multi-use path on Kains Road.



Problem or Opportunity Statement

The Problem / Opportunity Statement outlines the need and justification for the overall project and establishes the general parameters, or scope, of the study. The Study Problem & Opportunity Statement developed for the project is comprised of the following key elements:

- The Oxford Street West and Gideon Drive intersection does not balance the full range of potential users within the community, including users of all ages and abilities, pedestrians, cyclists, transit vehicles and motorists.
- The existing Oxford Street West and Gideon Drive intersection does not accommodate projected traffic volumes.
- Ensure that existing watermains and sewers in the vicinity of the intersection are positioned to provide opportunities for future connection to designated development lands

Alternative Solutions

The following alternative solutions to address the problem and opportunity statement were identified and developed for evaluation:

- **Alternative 1: Do Nothing –** Maintain existing condition of Oxford and Gideon
- **Alternative 2: Signalized Intersection –** Improvements consist of installation of traffic signals, crosswalks and cycling facilities.
- **Alternative 3: Single-Lane Roundabout –** Implement a single lane roundabout, crosswalks and cycling facilities.
- **Alternative 4: Multi-Lane Roundabout–** Implement a multi-lane roundabout with additional lanes to accommodate heavier traffic movements. Install crosswalks and cycling facilities.

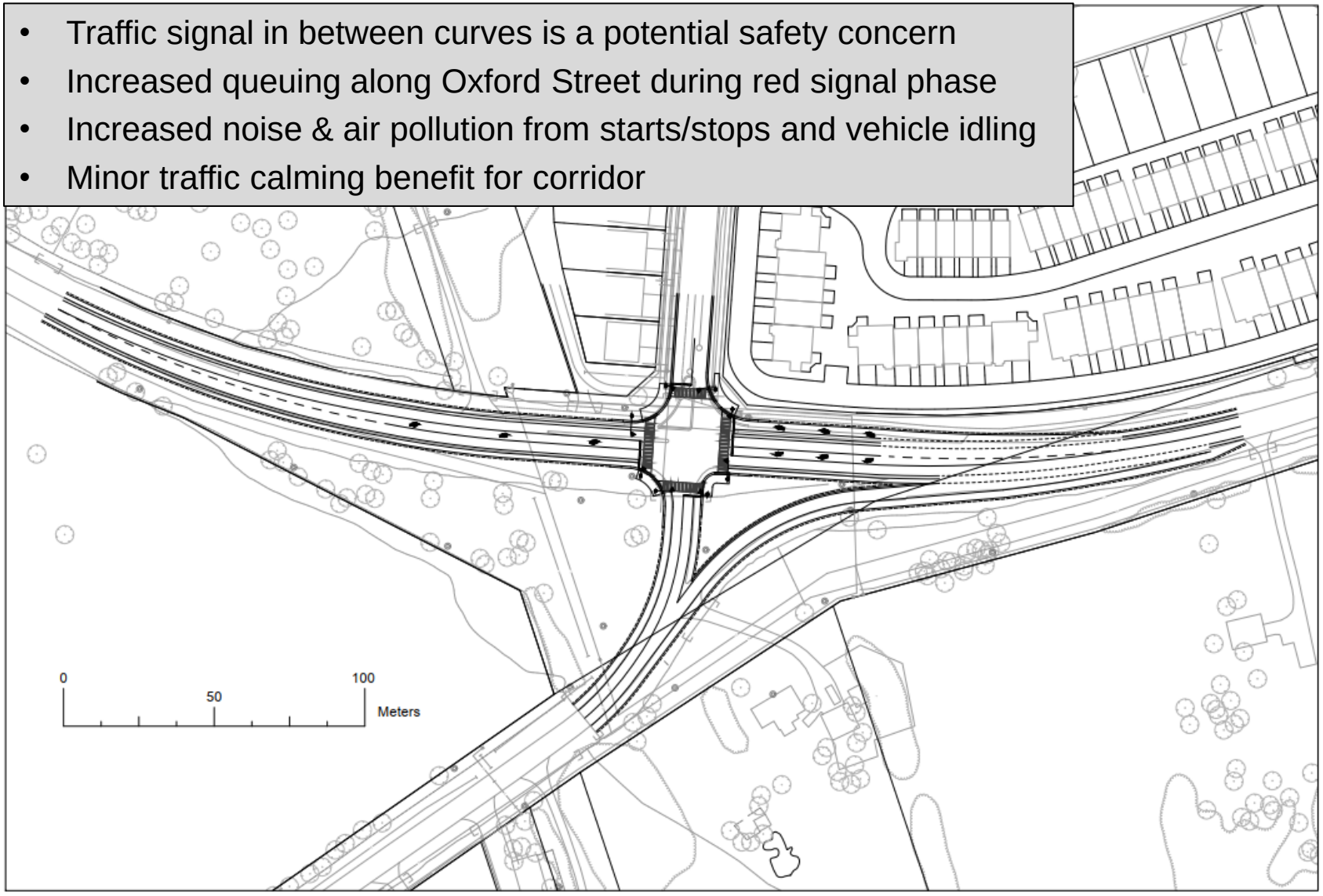
Alternative 1 – Do Nothing

- No traffic operation or safety improvements
- Does not accommodate projected traffic volumes
- Does not improve active transportation facilities
- Does not address the problem / opportunity statement



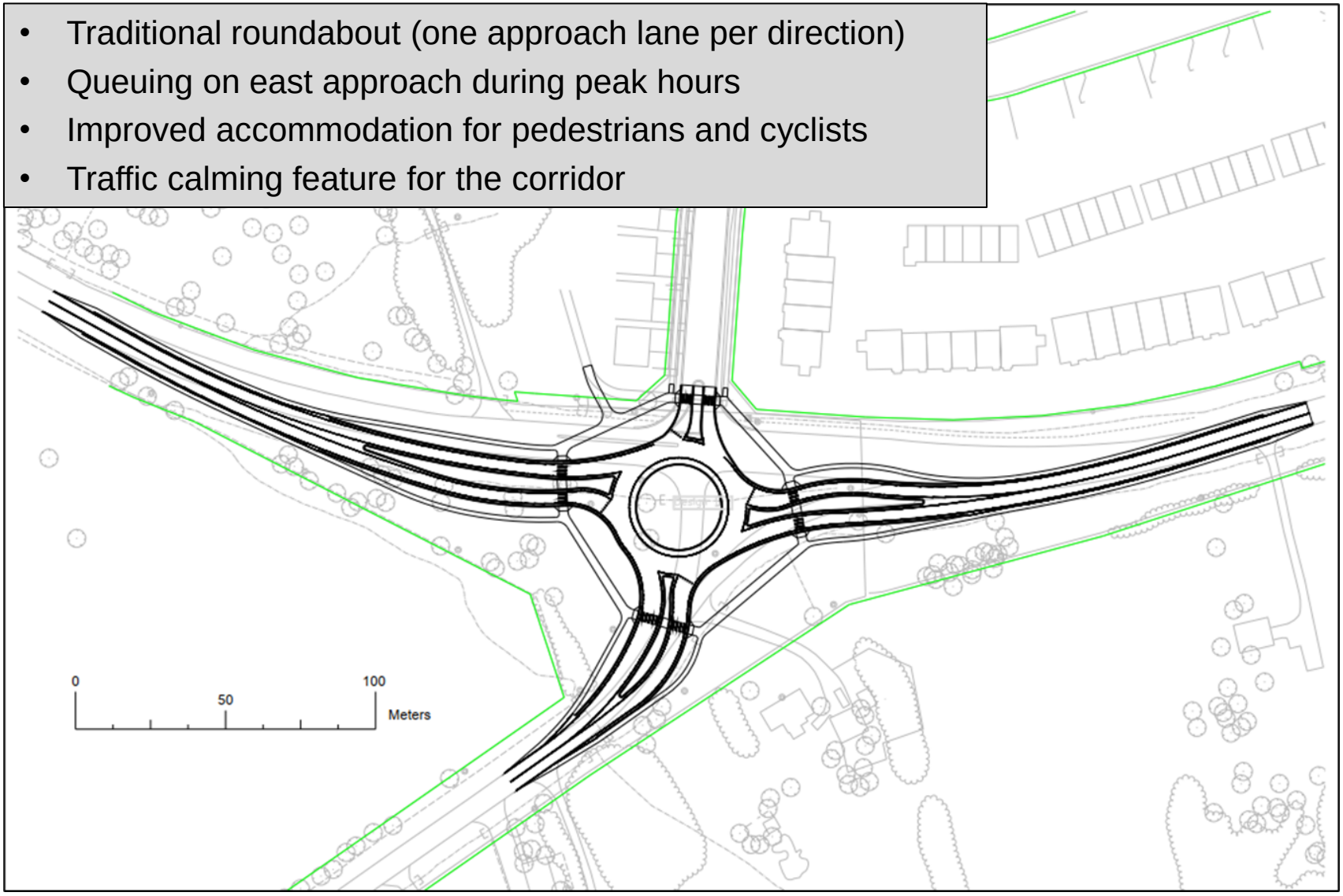
Alternative 2 – Signalized Intersection

- Traffic signal in between curves is a potential safety concern
- Increased queuing along Oxford Street during red signal phase
- Increased noise & air pollution from starts/stops and vehicle idling
- Minor traffic calming benefit for corridor



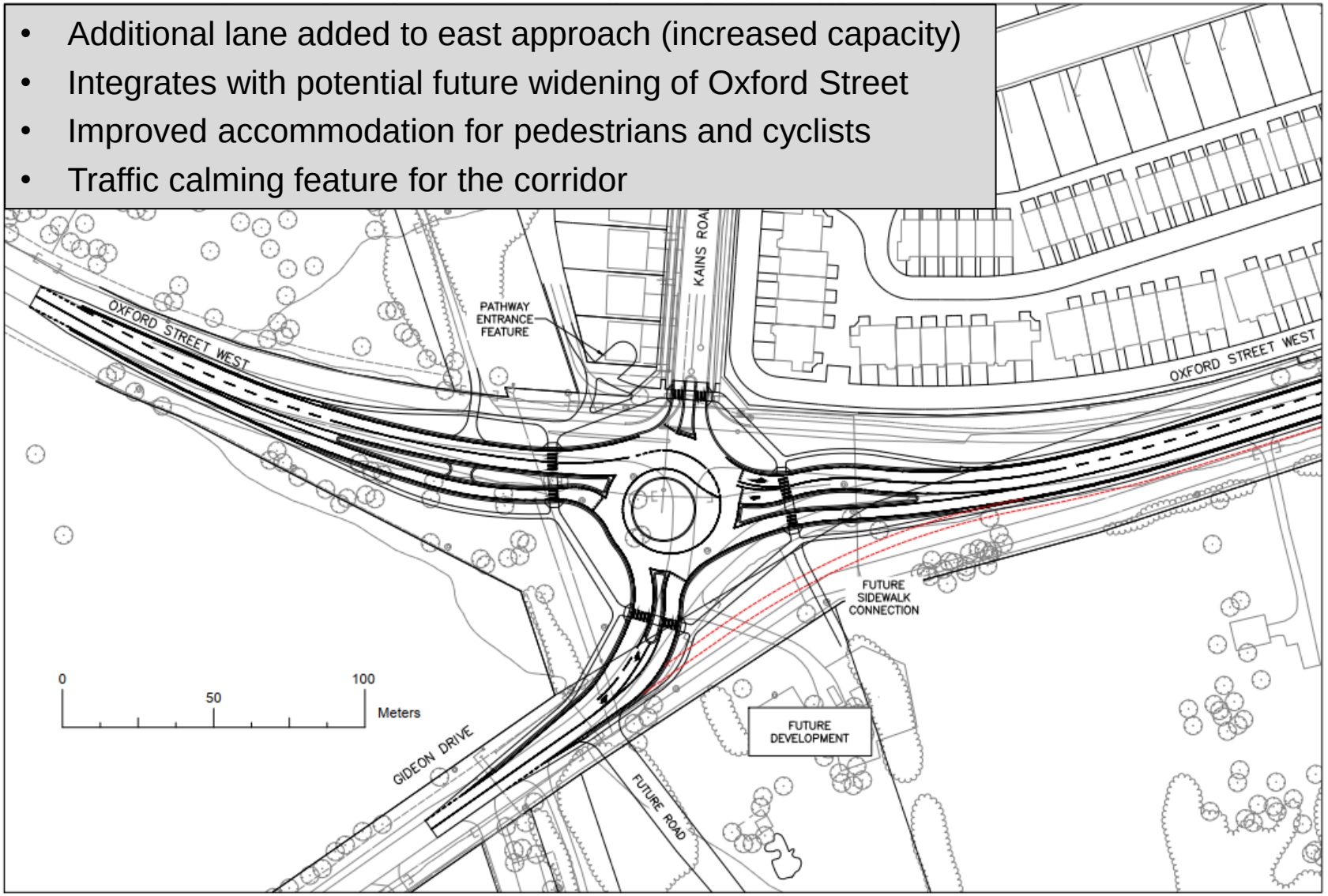
Alternative 3 – Single-Lane Roundabout

- Traditional roundabout (one approach lane per direction)
- Queuing on east approach during peak hours
- Improved accommodation for pedestrians and cyclists
- Traffic calming feature for the corridor



Alternative 4 – Multi-Lane Roundabout

- Additional lane added to east approach (increased capacity)
- Integrates with potential future widening of Oxford Street
- Improved accommodation for pedestrians and cyclists
- Traffic calming feature for the corridor

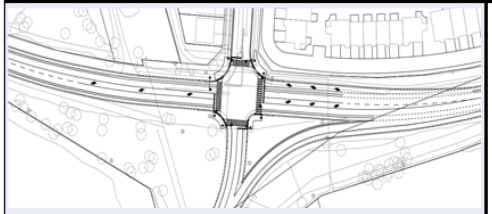
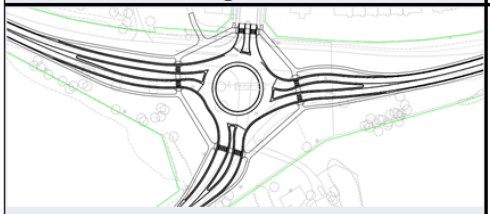
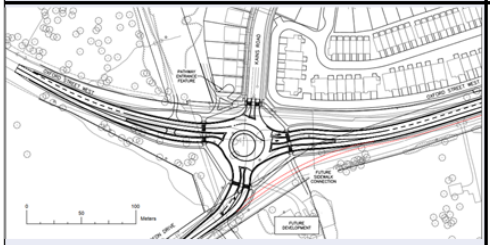


Evaluation of Alternative Solutions - Methodology

Evaluation criteria representing the broad definition of the environment, as described in the *EA Act* were developed to comparatively evaluate the alternative solutions.

CRITERIA	DESCRIPTION
Traffic Operations and Safety	How will the alternative serve the existing and future vehicular, pedestrian and cycling traffic needs? (Safety, Volumes, Active Transportation, Sightlines)
Socio-Economic Environment	What impacts will the alternative have on the local community (e.g., compatibility with area land use, impacts on local businesses, property requirements, access restrictions, etc.)
Natural Environment and Climate Change	How does the alternative affect existing vegetation, water quality, fisheries/wildlife and habitat? Does the alternative address climate change and align with City's Climate Action Plan?
Cultural Heritage Resources	Will the alternative affect archaeological, cultural heritage resources or Indigenous communities?
Costs	What is the capital cost of the alternative? What is the cost for utility relocations, property acquisitions, maintenance and operation costs?

Evaluation of Alternative Solutions

Alternative Solutions	Traffic Operations & Safety	Social Environment	Natural Environment	Cultural Heritage Resources	Cost	Evaluation Summary
Alternative 1 - Do Nothing	○	◕	◑	●	●	Not Recommended
 Alternative 2 - Signalized Intersection	◔	◕	◑	●	◕	Not Recommended
 Alternative 3 - Single-Lane Roundabout	◕	●	◕	●	◕	Not Recommended
 Alternative 4 - Multi-Lane Roundabout	●	●	◕	●	◕	Recommended to be Carried Forward

Alternative 4 - Multi-lane roundabout is the recommended solution to be carried forward

Summary of Study Recommendations

Key elements of the study recommendations are described below.

Landscaping opportunities to create a gateway to City of London

Provides connectivity and improved safety for Thames Valley Parkway

Minor property required where existing ditch encroaches onto private property

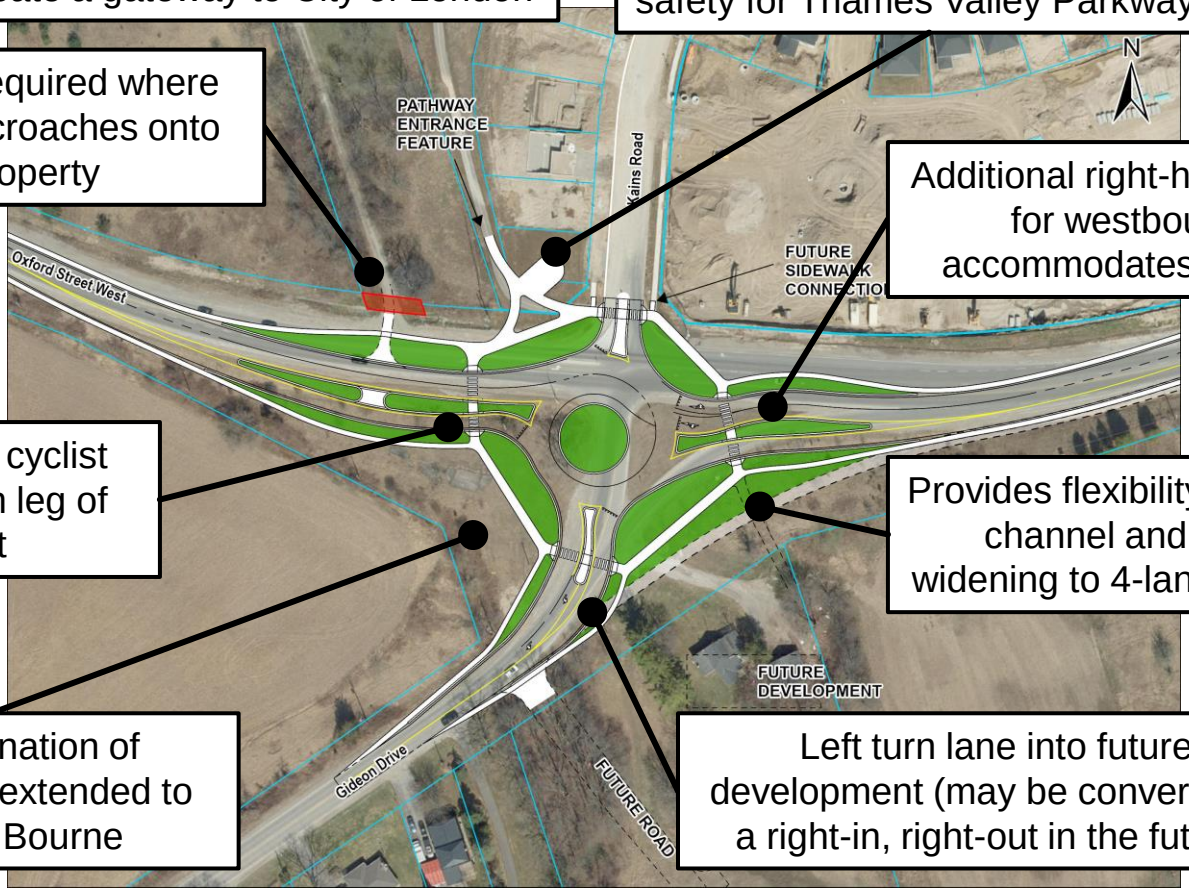
Additional right-hand / through lane for westbound vehicles accommodates projected traffic

New pedestrian / cyclist crossings at each leg of roundabout

Provides flexibility for future right-turn channel and potential future widening to 4-lanes on Oxford Street

Full illumination of roundabout, extended to Westdel Bourne

Left turn lane into future development (may be converted to a right-in, right-out in the future)



Key Impacts and Mitigation Measures

Vehicle Traffic, Pedestrians and Cyclists	• Local and emergency traffic will be maintained during road works with detour routes for non-local traffic • Traffic calming improves safety and reduces severity of potential collisions.
Social Environment Impacts	• Improved connectivity and safety for users of the Thames Valley Trail and Thames Valley Parkway. • Minor property frontage required where existing ditch encroaches onto private property, and to make minor driveway modifications
Cultural Heritage Impacts	• Construction activities and staging should avoid impacts to identified cultural heritage resources. • Impacted cultural heritage resources may require a property-specific heritage impact assessment.
Natural Environment and Climate Change Impacts	• Tree preservation and landscape plan with native grasses, flowers, and trees to mitigate impacts to vegetation. • Lowers stopped vehicle idling time vs. signalized intersections, decrease noise and GHG emissions. • Light shields and bird-friendly roadway lighting to mitigate impacts of new lighting and reduce wildlife collision potential.
Utility Impacts	• Relocation of utility poles will be required. No impacts to watermain, sanitary sewers or gas anticipated.

Mitigation measures will be further developed during detailed design (following the study), to reduce the severity and duration of any impacts.

Next Steps



- Review and address the comments submitted at and following this PIC (please submit comments by **December 8th)**.
- Consult with additional stakeholders and technical agencies, as required.
- Confirm or revise study recommendations (i.e. preliminary preferred solution).
- Prepare and submit a Project File Report for 30 Day public review.
- Proceed to detailed design in 2022 - 2023 and construction in 2024 (pending Council approval and budget).

Thank you!

Visit our Get Involved website https://getinvolved.london.ca/oxfordgideon where you can:

- Ask questions and leave comments for the project team
- View the latest project materials
- Access a recording of this meeting

You can also reach us any time with comments or questions, using the contact information below. This presentation can be made available in alternative formats upon request.

Kathleen Johnson, EIT
Transportation Planning and Design
City of London
Phone: 519-661-2489 ext. 5232
Email: kajohnso@london.ca

Henry Huotari, P. Eng.
Senior Project Manager,
Transportation
R.V. Anderson Associates Limited
Phone: 519-681-9916 ext. 5027
Email: hhuotari@rvanderson.com

APPENDIX 1-4

Technical Agency and Key Stakeholder Consultation

Connor MacIsaac

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: March 19, 2021 10:13 AM
To: Harvey, Joseph (MHSTCI)
Cc: pyanchuk@london.ca; Barboza, Karla (MHSTCI); Henry Huotari; Teal, Michael; Cary, Henry
Subject: RE: File 0013768: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hello Joseph,

Thank you for your response.

As part of this study, both a Stage 1 Archaeological Assessment and a Cultural Heritage Resource Assessment will be completed.

The Stage 1 Archaeological Report be submitted directly to the MHSTCI by the archaeologist (Golder) for review as required. Additionally, the Cultural Heritage Assessment Report will be provided to MHSTCI for review prior to issuing the Notice of Commencement for the study as requested.

Regards,

RVA IS GROWING!
Our NEW Halton and Halifax offices are now open.

Connor MacIsaac, EPt
Junior Environmental Planner, EA & Approvals
P: (905) 685-5049
C: (905) 933-5709
R.V. Anderson Associates Limited
43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

From: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Sent: March 18, 2021 2:22 PM
To: Henry Huotari <HHuotari@rvanderson.com>
Cc: pyanchuk@london.ca; Barboza, Karla (MHSTCI) <Karla.Barboza@ontario.ca>; Connor MacIsaac <cmacIsaac@rvanderson.com>
Subject: File 0013768: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Henry Huotari,

Please find attached MHSTCI's comments on the above referenced project undertaking. Do not hesitate to contact me with any questions or concerns.

Regards,

Joseph Harvey | Heritage Planner (A)
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
Ministry of Heritage, Sport, Tourism and Culture Industries
401 Bay Street
17th Floor, Suite 1700
Toronto, ON M7A 0A7
613.242.3743
Joseph.Harvey@ontario.ca

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Ministry of Heritage, Sport, Tourism and Culture Industries

Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Tel: 613.242.3743

Ministère des Industries du Patrimoine, du Sport, du Tourisme et de la Culture

Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto, ON M7A 0A7
Tél: 613.242.3743

Ontario

March 18, 2021 EMAIL ONLY

Henry Huotari, P.Eng.
Senior Project Manager
R.V. Anderson Associates Limited
HHuotari@rvanderson.com

MHSTCI File	**:**	**0013768**
Proponent	**:**	**The City of London**
Subject	**:**	**Notice of Study Commencement**
Project	**:**	**Oxford Street West and Gideon Drive Intersection Improvements**
Location	**:**	**The City of London**

Dear Henry Huotari:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Study Commencement for the above-referenced project. MHSTCI's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage.

Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources.

Project Summary
The City of London has initiated a Municipal Class EA (Class EA) for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection. The project is being completed as a Schedule "B" project in accordance with the Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015).

Identifying Cultural Heritage Resources
While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

Archaeological Resources
This EA project may impact archaeological resources and should be screened using the MHSTCI *Criteria for Evaluating Archaeological Potential* to determine if an archaeological assessment is needed. MHSTCI archaeological sites data are available at *archaeology@ontario.ca*. If the EA project area exhibits archaeological potential, then an archaeological assessment (AA) should be undertaken by an archaeologist licenced under the *OHA*, who is responsible for submitting the report directly to MHSTCI for review.

Built Heritage Resources and Cultural Heritage Landscapes
The MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* should be completed to help determine whether this EA project may impact cultural heritage resources. If potential or known heritage resources exist, MHSTCI recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, should be completed to assess potential project impacts. Our Ministry's *Info Sheet #5: Heritage Impact Assessments and Conservation Plans* outlines the scope of HIAs. Please send the HIA to MHSTCI for review, and make it available to local organizations or individuals who have expressed interest in review.

Environmental Assessment Reporting
All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MHSTCI whether any technical cultural heritage studies will be completed for this EA project, and provide them to MHSTCI before issuing a Notice of Completion or commencing any work on the site. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.

Thank you for consulting MHSTCI on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, do not hesitate to contact me.

Sincerely,

Joseph Harvey
Heritage Planner
joseph.harvey@Ontario.ca

Copied to: Paul Yanchuk, EIT Transportation Planning & Design, City of London
Connor MacIsaac, Junior Environmental Planner, R.V. Anderson Associates Limited

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Connor MacIsaac

From: Rebecca Parry <rebecca.parry88@gmail.com>
Sent: January 11, 2022 9:08 AM
To: Parry, Rebecca; Meicenheimer, Lafe
Subject: Fwd: FILED: ARCHAEOLOGICAL REPORT for P1013-0008-2021 / *

EXTERNAL EMAIL

---------- Forwarded message ---------
From: **pastport** <pastport@ontario.ca>
Date: Tue, Jan 11, 2022 at 8:55 AM
Subject: FILED: ARCHAEOLOGICAL REPORT for P1013-0008-2021 / *
To: <rebecca.parry88@gmail.com>
Cc: <PastPort@ontario.ca>

Dear Rebecca Parry,

The ministry has screened the project report package for P1013-0008-2021 that you submitted on Jan 10, 2022 for completeness.

The package is complete and the report is now considered 'filed' with the ministry.

Next, we will either add it to our queue to be reviewed or enter it into the register without technical review.

Please do not reply to this e-mail. The message will be undeliverable and we are unable to respond from this address.

If you have any questions about this report email us at: Archaeology@ontario.ca

Thank you,

Jessica Marr

Jessica.Marr@ontario.ca

Ministry of Heritage, Sport, Tourism, and Culture Industries

Archaeology Program Unit
Programs and Services Branch
Heritage, Tourism and Culture Division
5th Floor, 400 University Ave.
Toronto ON M7A 2R9
Tel.: (416) 414-7787
Email: Jessica.Marr@ontario.ca

Ministère des Industries du patrimoine, du sport, du tourisme et de la culture

Unité des programme d'archéologie
Direction des programmes et des services
Division du patrimoine, du tourisme et de la culture
5e étage, 400 ave. University
Toronto ON M7A 2R9
Tél. : (416) 414-7787
Email: Jessica.Marr@ontario.ca

Ontario

Jan 25, 2022

Rebecca Parry (P1013)
Golder Associates Ltd.
1 - 309 Exeter London ON N6E 0A3

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment, Oxford Street West and Gideon Drive Intersection Improvements, Part of Lots C and D, Broken Front Concession, Former Geographic Township of Delaware, Now City of London, Middlesex County, Ontario", Dated Jan 7, 2022, Filed with MHSTCI Toronto Office on Jan 11, 2022, MHSTCI Project Information Form Number P1013-0008-2021, MHSTCI File Number 0016028

Dear Ms. Parry:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.[1] This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment/mitigation of the study area as depicted in Maps 6-7 of the above titled report and recommends the following:

1) Areas of previous disturbance, as shown in brown on Maps 7 and 8, are previously disturbed and no further archaeological assessment is recommended.

2) Areas subject to Stage 2 test pit survey, as shown in yellow on Maps 7 and 8, did not result in the identification of archaeological sites and as such, no further archaeological assessments are recommended.

Despite best efforts and all due diligence, no archaeological assessment can necessarily account for all potential archaeological resources. Should deeply buried archaeological resources be identified during ground disturbance activity associated with future development of the Study Area, ground disturbance activities should be immediately halted, and the Archaeology Division of the Culture Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) notified.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Jessica Marr
Archaeology Review Officer

cc. Archaeology Licensing Officer
Henry Huotari,R.V. Anderson Associates Limited
Kyle Gonyou,City of London Planning Services

[1] *In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*

Connor MacIsaac

From: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Sent: March 18, 2022 2:21 PM
To: Connor MacIsaac
Cc: Johnson, Kathleen; Henry Huotari; Tisha Doucette; Mohamed, Alisha; Barboza, Karla (MHSTCI)
Subject: RE: MHSTCI File 0013768 - RE: Oxford Street West and Gideon Drive Intersection Improvements - Cultural Heritage Report
Attachments: 2022-03-18_OxfordSt-W.Gideon.dr.CHAR-MHSTCI-Ltr.pdf

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Connor MacIsaac,

Pease find attached MHSTCI's comments on the above referenced Cultural Heritage Report. Do not hesitate to contact me with questions or concerns.

Regards,

Joseph Harvey | Heritage Planner
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
Ministry of Heritage, Sport, Tourism and Culture Industries
613.242.3743
Joseph.Harvey@ontario.ca

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: February 15, 2022 9:47 AM
To: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Cc: Johnson, Kathleen <kajohnso@london.ca>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Mohamed, Alisha <Alisha_Mohamed@golder.com>
Subject: RE: MHSTCI File 0013768 - RE: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Cultural Heritage Report

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Joseph,

As requested, please find attached final Cultural Heritage Report completed for the study. The report has been reviewed by the City of London Advisory Committee on Heritage and will be included in the filing of the final Project File Report, scheduled for late May.

Thanks again for your input throughout the study.

Regards,

arva
Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS

Connor MacIsaac

From: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Sent: February 15, 2022 2:51 PM
To: Connor MacIsaac
Cc: Johnson, Kathleen; Henry Huotari; Tisha Doucette; Mohamed, Alisha; Barboza, Karla (MHSTCI)
Subject: RE: MHSTCI File 0013768 - RE: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Cultural Heritage Report

Categories: Technical Agency Comments

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

Thanks for sending the Cultural Heritage Report for our review. We will provide our comments by mid-March.

Kind regards,

Joseph Harvey | Heritage Planner
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
Ministry of Heritage, Sport, Tourism and Culture Industries
613.242.3743
Joseph.Harvey@ontario.ca

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: February 15, 2022 9:47 AM
To: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Cc: Johnson, Kathleen <kajohnso@london.ca>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Mohamed, Alisha <Alisha_Mohamed@golder.com>
Subject: RE: MHSTCI File 0013768 - RE: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Cultural Heritage Report

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Joseph,

As requested, please find attached final Cultural Heritage Report completed for the study. The report has been reviewed by the City of London Advisory Committee on Heritage and will be included in the filing of the final Project File Report, scheduled for late May.

Thanks again for your input throughout the study.

Regards,

arva
Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

From: Henry Huotari <HHuotari@rvanderson.com>
Sent: November 29, 2021 10:10 AM
To: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Cc: Johnson, Kathleen <kajohnso@london.ca>; Connor MacIsaac <cmacIsaac@rvanderson.com>
Subject: RE: MHSTCI File 0013768 - RE: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Notice of PIC

Hi Joseph,

RVA retained Golder Associates to conduct a Stage 1-2 Archaeological Assessment and a Cultural Heritage Assessment.

For the archaeology they completed a combined Stage 1 and 2 Archaeological Assessment under Project Information Form # P1013-0008-2021. The fieldwork was completed on September 24 and 27, 2021 and no artifacts or sites were found. Golder is currently working on the reporting and will have a draft for review and comment shortly.

The fieldwork for the Cultural Heritage Assessment was completed concurrently with the archaeology. The report is still in progress, and we'll provide a copy for review and comment in early December.

Golder engaged with the Chippewas of the Thames FN, Munsee-Delaware FN, and the elected and traditional councils for the Oneida of the Thames, but no representatives from any group participated as monitors for the field work.

Regards,
Henry Huotari

From: Harvey, Joseph (MHSTCI) <Joseph.Harvey@ontario.ca>
Sent: November 25, 2021 5:27 PM
To: Henry Huotari <HHuotari@rvanderson.com>
Cc: Johnson, Kathleen <kajohnso@london.ca>; Connor MacIsaac <cmacIsaac@rvanderson.com>
Subject: MHSTCI File 0013768 - RE: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Notice of PIC

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Henry,

Thanks for sending the PIC notice for the Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA). We have reviewed the PIC materials and have some preliminary questions and were wondering if you (or the team) can assist understanding the status of the cultural heritage due diligence:

Archaeology

Slide 9 of the PIC, *Existing Conditions – Cultural Heritage & Archaeological Resources*, indicates that the entire study area has been previously disturbed (ditches, road, and buried utilities) clearing the area of archaeological potential. We also note the attached email (dated, March 19th, 2021) indicates a Stage 1 Archaeological Assessment will be completed for this undertaking . Please provide us with the Project Information Form (PIF) number(s) of any archaeological assessment reports undertaken in support of this project.

Built Heritage Resources and Cultural Heritage Landscapes

Slide 9 of the PIC, *Existing Conditions – Cultural Heritage & Archaeological Resources*, indicates that the study area includes:

- 3 properties listed on the City's heritage register
- 3 properties identified as potential built heritage resources

The attached email (dated, March 19th, 2021) indicates that a Cultural Heritage Resource Assessment (CHRA) will be completed for this undertaking. Please provide us with a copy of the completed CHRA for our review and comment.

We look forward to hearing from you.

Thanks in advance,

Joseph Harvey | Heritage Planner
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit
Ministry of Heritage, Sport, Tourism and Culture Industries
613.242.3743
Joseph.Harvey@ontario.ca

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: November 4, 2021 9:34 AM
Cc: Henry Huotari <HHuotari@rvanderson.com>; Yanchuk, Paul <pyanchuk@london.ca>; Johnson, Kathleen <kajohnso@london.ca>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: Oxford Street West and Gideon Drive Intersection Improvements Municipal Class Environmental Assessment - Notice of PIC

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Dear Sir/Madam,

On behalf of The City of London, please find attached the Notice of Public Information Centre for the Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA). The purpose of this PIC is to is to share information and receive public input on the study to date, including an overview of the existing conditions, design alternatives and their evaluation, potential impacts and proposed mitigation measures, the Recommended Design Alternative, and next steps.

The PIC information is as follows:

Date: Wednesday November 17, 2021
Time: 5pm-7pm
Format: live, public webinar via videoconferencing using Zoom platform.
Please note that registration is required for this PIC. Please visit https://london.ca/oxfordgideon to register in advance.

Please contact the project team members listed on the attached notice for further information on this project.

Regards,

Connor MacIsaac, EPt
JUNIOR ENVIRONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Ministry of Heritage, Sport, Tourism and Culture Industries

Programs and Services Branch
400 University Ave, 5th Flr
Toronto, ON M7A 2R9
Tel: 613.242.3743

Ministère des Industries du Patrimoine, du Sport, du Tourisme et de la Culture

Direction des programmes et des services
400, av. University, 5e étage
Toronto, ON M7A 2R9
Tél: 613.242.3743

Ontario

March 18, 2022 EMAIL ONLY

Connor MacIsaac,
Junior Environmental Planner
R.V. Anderson Associates Limited
43 Church Street, Suite 104
St. Catharines, ON L2R 7E1
cmacisaac@rvanderson.com

MHSTCI File : 0013768
Proponent : The City of London
Subject : Cultural Heritage Report
Project : Oxford Street West and Gideon Drive Intersection Improvements
Location : The City of London

Dear Connor MacIsaac:

Thank you for sending the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment for the Oxford Street West and Gideon Drive Intersection Improvements to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for review and comment.

Project Summary
The City of London has initiated a Municipal Class EA (Class EA) for improvements to the Oxford Street West, Gideon Drive and Kains Road intersection. The project is being completed as a Schedule "B" project in accordance with the Municipal Class Environmental Assessment (October 2000, amended in 2007, 2011 & 2015).

Comments
MHSTCI has reviewed the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment, dated February 1, prepared by Golder Associates Ltd. and found that this report is consistent with the requirements, guidance and standards of the Municipal Class EA and with best practice guidance prepared by MHSTCI. However, we have the following additional comments to help support documentation around cultural heritage due diligence.

- Our records indicate that a Stage 1 and 2 archaeological assessment (under Project Information Form P1013-0008-2021) has been submitted to MHSTCI and has been entered into the Ontario Public Register of Archaeological Reports.
- Section 3.2.4.1 (Ministry of Heritage Sport Tourism and Cultural Industries) – Reference to the 1980 and 1992 MHSTCI guidance on EA should be removed. The definitions in the Provincial Policy Statement, 2020 should be used by way of Provincial definitions of cultural heritage terminology.

MHSTCI recommends that the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment be included as an appendix in any EA report for public review and should be made available to local heritage organizations or any individuals who express an interest throughout the EA process.

Thank you for consulting MHSTCI on this project and please continue to do so throughout the EA process. Contact me if you have any questions or require clarification.

Sincerely,

Joseph Harvey
Heritage Planner
Heritage Planning Unit
joseph.harvey@Ontario.ca

Copied to: Henry Huotari, Senior Project Manager, R.V. Anderson Associates Limited
Trisha Doucette, Environmental Planner, R.V. Anderson Associates Limited
Kathleen Johnson, Project Engineer, City of London
Alisha Mohamed, Cultural Heritage Specialist, Golder Associates Ltd.

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI (at archaeology@ontario.ca) if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately, and the local police and coroner must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified (at archaeology@ontario.ca) to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

Connor MacIsaac

From: Chris Traini <ctraini@middlesex.ca>
Sent: February 23, 2021 2:49 PM
To: Connor MacIsaac
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

The County of Middlesex has some interest in this project as Gideon Drive is a County road west of the City of London. Please add me as the primary contact for the study.

Chris

Chris Traini, P.Eng.
County Engineer
County of Middlesex
ctraini@middlesex.ca
(519) 434-7321 ext. 2264

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: Tuesday, February 23, 2021 2:15 PM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: Yanchuk, Paul <pyanchuk@london.ca>; Tisha Doucette <TDoucette@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>
Subject: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement

CAUTION: This email originated from outside of the Middlesex County email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

On behalf of The City of London, please find attached the Notice of Study Commencement for the **Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA)**. The study will investigate alternative solutions for improvements to the Gideon Drive/Kains Road and Oxford Street West intersection, in order to develop an intersection arrangement that will accommodate the increasing amount of traffic and address the mobility concerns of pedestrians, cyclists and motorists.

A future Public Information Centre for this project is planned to present the preliminary findings of this study once the planning process has advanced further. We will provide you with the notification when scheduling for this PIC is known.

A webpage for this Environmental Assessment has been set up and all relevant documents will be uploaded including the Notice of Commencement. This webpage can be found at the following address: https://london.ca/oxford-gideon.

At this point in the study, we are requesting any relevant background information from you as it relates to the study area. Information that would be of interest includes:

- **Contact information** and the identification of individuals that represent your agency or group that we should include as a primary contact throughout the study process;
- **Description of the existing conditions or sensitivities** within the study area as they relate to your interests; and
- Specific **issues, concerns and/or expectations** that your agency or group may have.

The project team values the participation of all stakeholders and wishes to ensure that the community's interests and concerns are taken into consideration. Please contact the project team members listed on the attached notice for further information on this project.

Regards,

RVA IS GROWING!

Our NEW Halton and Halifax offices are now open.

Connor MacIsaac, EPT
Junior Environmental Planner, EA & Approvals

P: (905) 685-5049
C: (905) 933-5709

R.V. Anderson Associates Limited
43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Connor MacIsaac

From: MNRF Ayl Planners (MNRF) <MNRF.Ayl.Planners@ontario.ca>
Sent: March 23, 2021 9:14 AM
To: pyanchuk@london.ca; Henry Huotari
Cc: Connor MacIsaac
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement
Attachments: image009.wmz; Notice of Commencement_Oxford and Gideon Intersection EA-Email.pdf; NHGuide_MNRF_2019-04-01.pdf

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Ministry of Natural Resources and Forestry
Ministère des Richesses naturelles et des Forêts

Ontario

615 John Street North
Aylmer, ON N5H 2S8
Tel: 519-773-9241
Fax: 519-773-9014

615, rue John Nord
Aylmer ON N5H 2S8
Tél: 519-773-9241
Téléc: 519-773-9014

March 23, 2021

City of London
Paul Yanchuk, EIT
Transportation Planning & Design
Tel: 519.661.(CITY)2489 x 2563
E-mail: pyanchuk@london.ca

R.V. Anderson Associates Limited
Henry Huotari, P.Eng.
Senior Project Manager
Tel: 519.681.9916 x 5027
E-mail: HHuotari@rvanderson.com

Subject: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement

The Ministry of Natural Resources and Forestry (MNRF) Aylmer District received the notice for the proposed Oxford St W and Gideon Dr Intersection project. Thank you for circulating this information to our office, however, please note that we have not completed a screening of natural heritage or other resource values for the project at this time. Please also note that it is your responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

This response provides information to guide you in identifying and assessing natural features and resources as required by applicable policies and legislation, and engaging with MNRF Aylmer District for advice as needed.

Natural Heritage & Endangered Species Act

In order to provide the most efficient service possible, the attached Natural Heritage Information Request Guide has been developed to assist you with accessing natural heritage data and values from convenient online sources.

It remains the proponent's responsibility to complete a preliminary screening for each project, to obtain available information from multiple sources, to conduct any necessary field studies, and to consider any potential environmental impacts that may result from an activity. We wish to emphasize the need for the proponents of development activities to complete screenings prior to contacting the Ministry or other agencies for more detailed technical information and advice.

The Ministry continues to work on updating data housed by Land Information Ontario and the Natural Heritage Information Centre, and ensuring this information is accessible through online resources. Species at risk data is regularly being updated. To ensure access to reliable and up to date information, please contact the Ministry of the Environment, Conservation and Parks at SAROntario@ontario.ca.

Petroleum Wells & Oil, Gas and Salt Resource Act

There may be petroleum wells within the proposed project area. Please consult the Ontario Oil, Gas and Salt Resources Library website (www.ogsrlibrary.com) for the best known data on any wells recorded by MNRF. Please reference the 'Definitions and Terminology Guide' listed in the publications on the Library website in order to better understand the well information available. Any oil and gas wells in your project area are regulated by the *Oil, Gas and Salt Resource Act*, and the supporting regulations and operating standards. If any unanticipated wells are encountered during development of the project, or if the proponent has questions regarding petroleum operations, the proponent should contact the Petroleum Operations Section at POSRecords@ontario.ca or 519-873-4634.

Public Lands Act & Lakes and Rivers Improvement Act

Some projects may be subject to the provisions of the *Public Lands Act* or *Lakes and Rivers Improvement Act*. Please review the information on MNRF's web pages provided below regarding when an approval is required or not. Please note that many of the authorizations issued under the *Lakes and Rivers Improvement Act* are administered by the local Conservation Authority.

- For more information about the *Public Lands Act*: https://www.ontario.ca/page/crown-land-work-permits
- For more information about the *Lakes and Rivers Improvement Act*: https://www.ontario.ca/document/lakes-and-rivers-improvement-act-administrative-guide

After reviewing the information provided, if you have not identified any of MNRF's interests stated above, there is no need to circulate any subsequent notices to our office.

If you have any questions or concerns, please feel free to contact me.

Sincerely,
Karina

Karina Černiavskaja, District Planner
Ministry of Natural Resources and Forestry
Email: MNRF.Ayl.Planners@ontario.ca

Ontario

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: February-23-21 2:15 PM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: Yanchuk, Paul <pyanchuk@london.ca>; Tisha Doucette <TDoucette@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>
Subject: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Dear Sir/Madam,

On behalf of The City of London, please find attached the Notice of Study Commencement for the **Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA)**. The study will investigate alternative solutions for improvements to the Gideon Drive/Kains Road and Oxford Street West intersection, in order to develop an intersection arrangement that will accommodate the increasing amount of traffic and address the mobility concerns of pedestrians, cyclists and motorists.

A future Public Information Centre for this project is planned to present the preliminary findings of this study once the planning process has advanced further. We will provide you with the notification when scheduling for this PIC is known.

A webpage for this Environmental Assessment has been set up and all relevant documents will be uploaded including the Notice of Commencement. This webpage can be found at the following address: https://london.ca/oxford-gideon.

At this point in the study, we are requesting any relevant background information from you as it relates to the study area. Information that would be of interest includes:

- **Contact information** and the identification of individuals that represent your agency or group that we should include as a primary contact throughout the study process;
- **Description of the existing conditions or sensitivities** within the study area as they relate to your interests; and
- Specific **issues, concerns and/or expectations** that your agency or group may have.

The project team values the participation of all stakeholders and wishes to ensure that the community's interests and concerns are taken into consideration. Please contact the project team members listed on the attached notice for further information on this project.

Regards,

RVA IS GROWING!

Our NEW Halton and Halifax offices are now open.

Connor MacIsaac, EPT
Junior Environmental Planner, EA & Approvals

P: (905) 685-5049
C: (905) 933-5709

R.V. Anderson Associates Limited
43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Connor MacIsaac

From: Henry Huotari
Sent: December 17, 2021 4:27 PM
To: Connor MacIsaac
Subject: FW: Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment
Attachments: Oxford Gideon EA - Stantec Response.pdf; Oxford Gideon EA - PrelimRbout.pdf

---

From: Yanchuk, Paul <pyanchuk@london.ca>
Sent: December 17, 2021 2:36 PM
To: Sloan, Amelia <Amelia.Sloan@stantec.com>
Cc: Meksula, Sean <smeksula@London.ca>; Johnson, Kathleen <kajohnso@london.ca>; Henry Huotari <HHuotari@rvanderson.com>; Grady, Sarah <sgrady@london.ca>
Subject: RE: Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hello Amy,

Thank you for your comments on the Oxford Street West and Gideon Drive Intersection Improvements EA recommendation.

Please see attached the response from our consultant to your commenting letter.

Please note that even though the current EA recommendation is to implement a southbound left-turn lane on Gideon Dr to the proposed development, the City will monitor the operation of the traffic and the amount of queuing. If any operational issues related to the proposed left-turn lane are observed, the City reserves the right to restrict this access.

Regards,

Paul Yanchuk, P.Eng.
Transportation Design Engineer
Transportation Planning & Design
City of London

300 Dufferin Avenue, 8th Floor, London, ON N6A 4L9
P: 519.661.(CITY)2489 x 2563 | Cell: 519.630.9682 | Fax: 519.661.4734
pyanchuk@london.ca | www.london.ca
As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our website for the latest information about City services and COVID-19.

From: Sloan, Amelia <Amelia.Sloan@stantec.com>
Sent: Monday, December 6, 2021 3:10 PM
To: Yanchuk, Paul <pyanchuk@london.ca>
Cc: Meksula, Sean <smeksula@London.ca>
Subject: [EXTERNAL] Oxford Street West and Gideon Drive Intersection Improvements Environmental Assessment

Hello Paul,

Recognizing comments are being collected for the preliminary study recommendations for this intersection improvement, we would like to express that eliminating the left turn (from the southern arm) would likely cause significant issues with access to the proposed subdivision.

Please consider the attached commenting letter when preparing the final recommendations for this EA.

Kind regards,
Amy Sloan

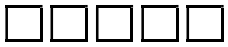
Amelia (Amy) Sloan MCIP RPP
Planner, Community Development

Direct: 519-675-6668
Mobile: 226-926-8794

amelia.sloan@stantec.com

Stantec
600-171 Queens Avenue
London ON N6A 5J7





The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Stantec Consulting Ltd.
600-171 Queens Avenue
London ON N6A 5J7

November 26, 2021

Project/File: 161413678

Paul Yanchuk, P. Eng
City of London
Transportation Planning & Design
300 Dufferin Ave
8th Floor
London, ON N6A 4L9

Dear Mr. Yanchuk,

Reference: Oxford Street West and Gideon Drive Intersection Improvements EA

Thank you for sharing the preliminary study recommendations for the intersection improvements of Oxford Street and Gideon Drive Environmental Assessment. We would like to provide comments on behalf of our client (2515060 & 2539427 Ontario Inc.), owners of 14 Gideon Drive and 2012 Oxford Street West, the property to the south of Gideon Drive noted as “Future Development” on the study mapping.

The lands owned by our client were recently approved as a Draft Plan of Subdivision (File No. 39T-21501), facilitating the development of 36 single detached lots and one medium density residential block that would contain approximately 71 dwelling units with one municipal street connection proposed to Gideon Drive. To support the Draft Plan of Subdivision application, a Transportation Impact Study (TIS) was completed by BTE Engineering (July 2018). The study analyzed the projected 2025 traffic conditions for the am and pm peak hours generated from this development. From that analysis, the majority of site turning movements were southbound left turns from Gideon Drive.

During the consultation session, it was communicated that the pocket left turn lane for the southern arm of the roundabout, the left turn into our client’s future development lands, “may be converted to a right-in, right-out in the future” (as shown in Slide 20 of the Public Information Centre) by extending the median south. We would strongly request that the access into and out of the subdivision development, through the only proposed municipal street connection, remain as a full movement access.

The proposed municipal street connection from Gideon Drive into this development has been sited in a manner that avoids conflicts with the existing and proposed channelized right turn lane from Gideon Drive to Oxford Street. It was also noted in the BTE TIS that an auxiliary lane for left turns on Gideon into the proposed entrance to the site was deemed not to be warranted due to the limited volume of opposing traffic for motorists turning left. The pocket left turn lane would provide a benefit to future motorists and improve safety, but if there was a future need to re-configure the southern approach to/from the roundabout, we do believe that it should maintain full access to the municipal street connection for the Future Development lands.

Reference: Oxford Street West and Gideon Drive Intersection Improvements EA

We appreciate the engagement opportunities that have been provided during this EA process and look forward to future circulations and commenting opportunities regarding this project.

Thank you,



Amelia (Amy) Sloan MCIP RPP
Urban Planner
Mobile: 226-926-8794
amelia.sloan@stantec.com

cc: Sean Muskula, Planner, City of London

R.V. Anderson Associates Limited
557 Southdale Road Suite 200
London Ontario N6E 1A2 Canada
Tel 519 681 9916 Fax 855 833 4022
www.rvanderson.com

December 15, 2021 RVA 205505

Stantec Consulting Ltd.
Amelia (Amy) Sloan MCIP RPP, Urban Planner
via email: amelia.sloan@stantec.com

Attention: Amelia (Amy) Sloan MCIP RPP

Dear Amy:

Re: Oxford Street West and Gideon Drive Intersection Improvements EA

On behalf of the City of London, thank you for your comments regarding the Oxford Street West and Gideon Drive Intersection EA, submitted on behalf of your client (2515060 & 2539427 Ontario Inc.), owners of 14 Gideon Drive and 2012 Oxford Street West. Please find our response to your client's inquiries below, along with the enclosed drawing showing the preliminary proposed improvements for the roundabout.

The ongoing and planned development both in the immediate vicinity of the intersection, such as the draft plan approved development on your client's lands, and broader development along the corridor was a key consideration in the development of the EA recommendations presented at the Public Information Centre. As such, in addition to the additional capacity, improved illumination, and new active transportation facilities recommended for the reconstructed intersection, a left turn lane from Gideon Drive to the development has been implemented into the study recommendations, as per the Subdivision Draft Plan.

While the EA recommendations include this left turn lane from Gideon Drive to the development, the City's position on the future of the access from Gideon Drive to the proposed subdivision remains the same, and the City reserves the right to modify Street 'A' access to Gideon Drive to a right-in, right-out in the future.

As you are on the EA stakeholder list, you will receive notification of the Notice of Study Completion, which will provide you with further opportunity to review and provide comment on the final EA recommendations. At this time, the Notice of Study Completion is anticipated to be filed in March 2022.

We trust that this response will help to provide clarity to your clients' comments and concerns, recognizing that additional consultation through the conclusion of the Class EA, and moving forward through detailed design will be completed.

CANADA'S BEST MANAGED COMPANIES Platinum member

…/2

Yours very truly,

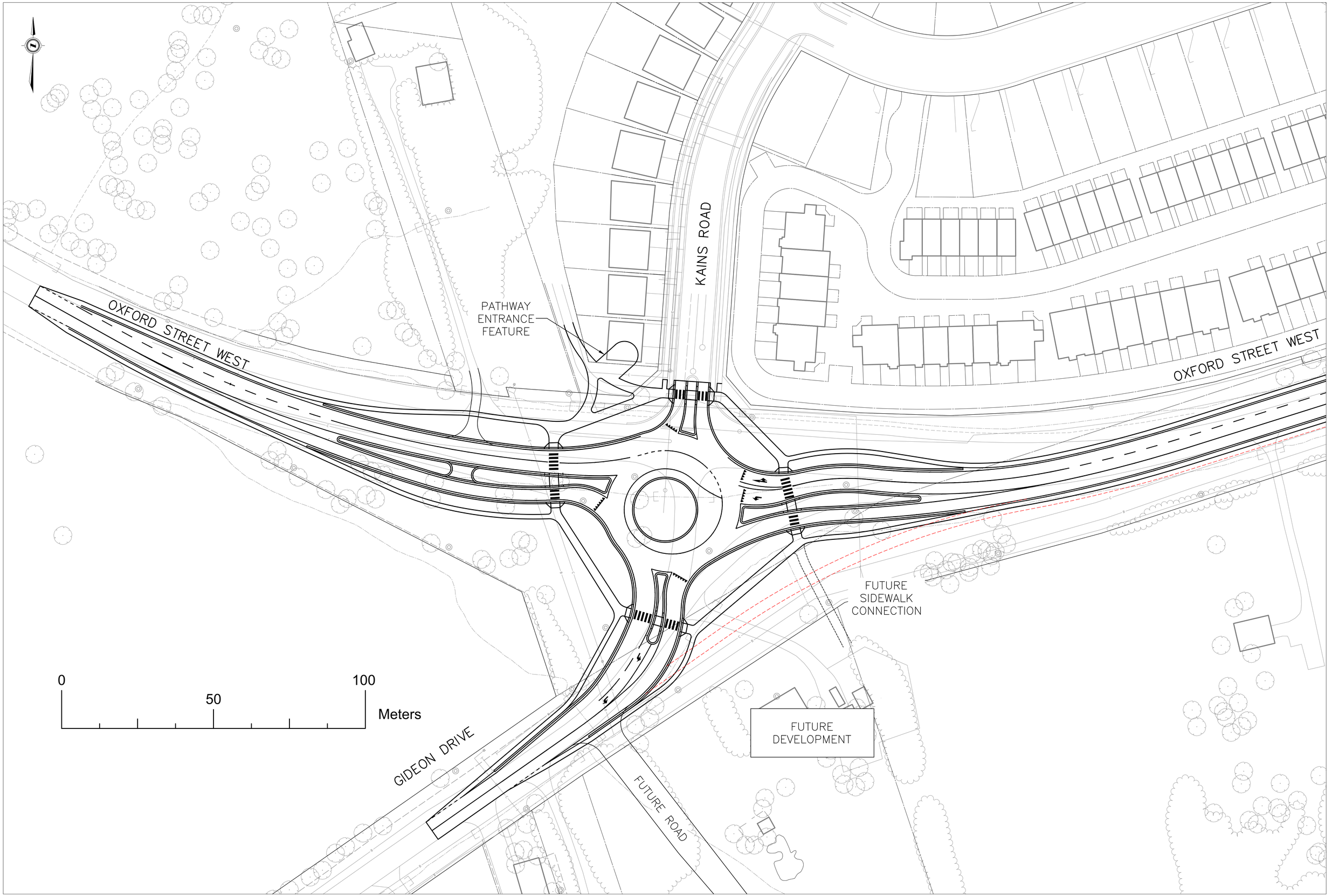
R.V. ANDERSON ASSOCIATES LIMITED

Henry Huotari, P.Eng.
Project Manager

cc: Kathleen Johnson, City of London
Paul Yanchuk, City of London

Encls.

StudyRecommendationsDrawing


KAINS ROAD
OXFORD STREET WEST
PATHWAY ENTRANCE FEATURE
OXFORD STREET WEST
FUTURE SIDEWALK CONNECTION
FUTURE DEVELOPMENT
GIDEON DRIVE
FUTURE ROAD
0
50
100
Meters

Connor MacIsaac

From: Henry Huotari
Sent: May 3, 2021 1:33 PM
To: Mike McDonald
Cc: Yanchuk, Paul; Connor MacIsaac
Subject: RE: 1949 and 1941 Oxford St. W

Hello Mike,

Confirming receipt of your email.

I believe there is an existing City watermain and sanitary sewer along Oxford Street West across the frontage of the two properties. We can research City records to verify the locations.

We also expect that any redevelopments on the properties will need to go through the City's Site Plan process and the City will also review servicing requirements.

Regards,
Henry
Senior Project Manager, Transportation
P: (519) 681-9916 ext. 5027
C: (519) 808-4506
R.V. Anderson Associates Limited
557 Southdale Road East, Suite 200, London, ON N6E 1A2 www.rvanderson.com

-----Original Message-----
From: Mike McDonald <mikem@sutton.com>
Sent: April 30, 2021 11:03 AM
To: Henry Huotari <HHuotari@rvanderson.com>
Subject:

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate before Replying or Clicking on any links

Hello Henry, I am the owner of 1949 and 1941 Oxford St. W. I was told to email you regarding how servicing could work for those two lands. They are servicing on all sides of me so I just wanna make sure I'm not landlocked for services as I'm looking at doing something with that land shortly. Please respond at your earliest convenience. Thanks

Mike McDonald
Sales Representative
Sutton Group Select Realty
Office (519) 433-4331
Fax (519) 433-6894
Cell (519) 697-6711

Connor MacIsaac

From: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Sent: May 31, 2022 10:13 AM
To: Connor MacIsaac
Cc: pyanchuk@london.ca; Andrew McGregor; Henry Huotari; Tisha Doucette; Adrien, Pierre (MECP)
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review
Attachments: MECP PRU Comments - Draft Report - London MCEA Sch B Oxford W and Gideon Dr.pdf

Categories: Technical Agency Comments

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Good morning Connor,

In response to the draft Project File Report provided for the Oxford St W and Gideon Dr Intersection project (Municipal Class EA, Schedule B), please find the ministry's comments attached for your consideration.

Thank you for providing the ministry with an opportunity to comment on the above noted draft Report.

Best regards,

Mark Badali (he/him)
Regional Environmental Planner (REP) – Southwest Region
Project Review Unit | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Mark.Badali1@ontario.ca | (416) 457-2155
I am currently unable to receive calls by phone – please feel free to email me to setup an online audio call

---

From: Badali, Mark (MECP)
Sent: April 29, 2022 5:44 PM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

Hi Connor,

I have successfully downloaded the draft Project File Report and Appendix 1 to 12. I will coordinate the ministry's review and will aim to provide any comments that we may have by May 30th, 2022.

Thank you and have a wonderful weekend,

Mark Badali (he/him)
Regional Environmental Planner (REP) – Southwest Region
Project Review Unit | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Mark.Badali1@ontario.ca | (416) 457-2155
I am currently unable to receive calls by phone – please feel free to email me to setup an online audio call

---

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: April 29, 2022 5:20 PM
To: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Mark,

I will be forwarding you the draft PFR and appendices for the 30-day review requested by MECP via Newforma Info Exchange momentarily. Please confirm with me once you've received the transfer, and whether you have any issues accessing the documents.

Thanks,

Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS
t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

From: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Sent: March 16, 2022 8:44 AM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

Thank you for the update. The ministry will be pleased to review the draft PFR for this project.

Best regards,

Mark Badali (he/him)
Regional Environmental Planner (REP) – Southwest Region
Project Review Unit | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Mark.Badali1@ontario.ca | (416) 457-2155



From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: March 15, 2022 9:58 AM
To: Potter, Katy (MECP) <Katy.Potter@ontario.ca>; Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Katy & Mark,

Thanks for this information. To give you an update, a draft copy of the report will be sent directly to your team prior to the filing of the final report, as requested in the MECP response.

We are anticipating finalizing the draft PFR next week, and providing the PFR for your review on March 28th, allowing for the noted 30 days for the ministry's technical reviewers to provide comments by April 27th.

Regards,

arva
Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS
t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

BEST MANAGED COMPANIES Platinum member
SME
GREATER TORONTO'S TOP 2021 EMPLOYERS

From: Potter, Katy (MECP) <Katy.Potter@ontario.ca>
Sent: February 10, 2022 11:44 AM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

Correct – the request must be on the grounds that an order would prevent, mitigate or remedy adverse impacts to Aboriginal or treaty rights, but anyone can make a request on those grounds. I wanted to clarify that information given your note that there were no concerns raised by Indigenous communities during consultation.

We have received requests in the recent past from members of the public that are on these grounds, despite there being no concerns from the communities themselves.

Thank you,

Katy Potter (she/her)
Supervisor (A) | Project Review Unit | Environmental Assessments Branch
C : 416-804-2793
Ontario

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: February 10, 2022 10:50 AM
To: Potter, Katy (MECP) <Katy.Potter@ontario.ca>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Katy,

Thank you for the guidance. Could you please clarify your comment that a s.16 order doesn't have to come from an Indigenous community? Does this simply mean that the request does not need to come from an Indigenous community, but must be regarding Aboriginal and treaty rights? Wording below, provided by the MECP to be included in all notices of study completion.

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks for an order requiring a higher level of study (i.e. requiring an individual/comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g. require further studies), *only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights*. Requests on other grounds will not be considered.

Thanks,

Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

From: Potter, Katy (MECP) <Katy.Potter@ontario.ca>
Sent: February 10, 2022 10:28 AM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

It is certainly the ministry's preference to still review the draft responses, although you are correct that it is not a requirement. We review the drafts to confirm that the Class EA was followed adequately and we can advise of any potential concerns or discrepancies that should be addressed before the final is posted for public comment.

It's good to note that a request for a s.16 order doesn't have to come from an Indigenous community. But overall, the proponent can risk manage this possibility if you only wish to share the final for the review period.

Thanks,

Katy Potter (she/her)
Supervisor (A) | Project Review Unit | Environmental Assessments Branch
C : 416-804-2793

Ontario

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: February 10, 2022 10:01 AM
To: Potter, Katy (MECP) <Katy.Potter@ontario.ca>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Katy,

I received an out of office email from Mark, directing inquiries to you. Could you please see the email below and advise?

Thanks,

Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

From: Connor MacIsaac
Sent: February 10, 2022 9:54 AM
To: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Cc: pyanchuk@london.ca; Andrew McGregor <AMcGregor@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Project File Report - MECP Review

Hi Mark,

I am reaching out to you in regard to your request included in the MECP Acknowledgment Letter, to provide a draft copy of the PFR to yourself, prior to the filing of the final for public review. Our understanding is that while it is the MECP's preference to review the draft Project File Report prior to the 30-day public review period, this is not a requirement under the EA Act.

Additionally, considering that this EA did not identify any impact on the Aboriginal Treaty rights and the Indigenous communities consulted did not express any concerns, we would like to provide the final PFR to MECP during the 30-day public review period.

Could you please confirm whether the MECP would have any strong opposition to this approach for this project?

Thanks,

Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

From: Badali, Mark (MECP) <Mark.Badali1@ontario.ca>
Sent: March 19, 2021 8:13 AM
To: pyanchuk@london.ca; Henry Huotari <HHuotari@rvanderson.com>; Connor MacIsaac <cmacIsaac@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Cc: Slattery, Barbara (MECP) <barbara.slattery@ontario.ca>; Potter, Katy (MECP) <Katy.Potter@ontario.ca>; Wrigley, Rob (MECP) <Rob.Wrigley@ontario.ca>
Subject: RE: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Good morning,

Please find attached letter of acknowledgement and supporting attachments in response to the Notice of Commencement of this Municipal Class Environmental Assessment for Oxford St and Gideon Rd Intersection Improvements.

Best regards,

Mark Badali (he/him)
Environmental Resource Planner & Environmental Assessment Coordinator
Project Review Unit | Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks
Mark.Badali1@ontario.ca | (416) 457-2155

From: Connor MacIsaac <cmacIsaac@rvanderson.com>
Sent: February 23, 2021 2:15 PM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: Yanchuk, Paul <pyanchuk@london.ca>; Tisha Doucette <TDoucette@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>
Subject: Oxford St W and Gideon Dr Intersection- Schedule B Municipal Class Environmental Assessment - Notice of Commencement

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Dear Sir/Madam,

On behalf of The City of London, please find attached the Notice of Study Commencement for the **Oxford Street West and Gideon Drive Intersection Improvements Class Environmental Study (Schedule B Municipal Class EA)**. The study will investigate alternative solutions for improvements to the Gideon Drive/Kains Road and Oxford Street West intersection, in order to develop an intersection arrangement that will accommodate the increasing amount of traffic and address the mobility concerns of pedestrians, cyclists and motorists.

A future Public Information Centre for this project is planned to present the preliminary findings of this study once the planning process has advanced further. We will provide you with the notification when scheduling for this PIC is known.

A webpage for this Environmental Assessment has been set up and all relevant documents will be uploaded including the Notice of Commencement. This webpage can be found at the following address: https://london.ca/oxford-gideon.

At this point in the study, we are requesting any relevant background information from you as it relates to the study area. Information that would be of interest includes:

- **Contact information** and the identification of individuals that represent your agency or group that we should include as a primary contact throughout the study process;
- **Description of the existing conditions or sensitivities** within the study area as they relate to your interests; and
- Specific **issues, concerns and/or expectations** that your agency or group may have.

The project team values the participation of all stakeholders and wishes to ensure that the community's interests and concerns are taken into consideration. Please contact the project team members listed on the attached notice for further information on this project.

Regards,



RVA IS GROWING!

Our NEW Halton and Halifax offices are now open.



Connor MacIsaac, EPT
Junior Environmental Planner, EA & Approvals

P: (905) 685-5049
C: (905) 933-5709

R.V. Anderson Associates Limited
43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com



R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

Ministry of the Environment, Conservation and Parks

Environmental Assessment Branch

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction des évaluations environnementales

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Téléc. : 416 314-8452

Via E-mail Only

May 31, 2022

Connor MacIsaac
Environmental Planner
R. V. Anderson Associates Ltd.
cmacisaac@rvanderson.com

Re: Oxford Street West and Gideon Drive Intersection Improvements
City of London
Municipal Class Environmental Assessment – Schedule B
Project Review Unit Comments – Draft Project File Report

Dear Connor MacIsaac,

Thank you for providing the ministry with an opportunity to comment on the draft Project File Report (Report) for the above noted Class Environmental Assessment (EA) project. Our understanding is that in order to address the need for operational and safety improvements at the Oxford Street West, Gideon Drive and Kains Road intersection, the City of London (the proponent) has determined that the preferred alternative is to implement a multi-lane roundabout with additional lanes to accommodate heavier traffic movements, including installation of crosswalks and cycling facilities. The Ministry of the Environment, Conservation and Parks (ministry) provides the following comments for your consideration.

General

1) Section 10.0 of Appendix 3 of the Report distinguishes between potential permit and approvals requirements for "*MECP*" and "*MOECC*". Please note that both Species at Risk (SAR) and groundwater permits/approvals fall within the mandate of this ministry. Furthermore, the acronym MOECC is outdated. Both permit considerations should be grouped under MECP.

Indigenous Consultation

2) The proponent should continue to engage with all communities that have been engaged with to date as the Class EA process proceeds.

Species at Risk

3) Further to discussions of impacts and mitigation measures for SAR in Appendix 3 of the Report, please note that it is the responsibility of the proponent to ensure that SAR are not killed, harmed, or harassed, and that their habitat is not damaged or destroyed through the proposed activities to be carried out on the site. If the proposed activities cannot avoid impacting protected species and their habitats, then the proponent will need to apply for an authorization under the Endangered Species Act (ESA). If the proponent believes that their proposed activities are going to have an impact or are uncertain about the impacts, they should contact SAROntario@ontario.ca to undergo a formal review under the ESA.

Thank you for circulating this draft Report for the ministry's consideration. Please document the provision of the draft Report to the ministry as well as this Project Review Unit Comments letter in the final report, and please provide an accompanying response letter to support our review of the final report. A copy of the final Notice should be sent to the ministry's Southwest Region EA notification email account (eanotification.swregion@ontario.ca).

Should you or any members of your project team have any questions regarding the material above, please contact me at mark.badali1@ontario.ca.

Sincerely,



Mark Badali
Regional Environmental Planner
Project Review Unit, Environmental Assessment Branch
Ontario Ministry of the Environment, Conservation and Parks

cc Pierre Adrien, Manager, London District Office, MECP

Ministry of the Environment, Conservation and Parks

Environmental Assessment Branch

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Direction des évaluations environnementales

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Téléc. : 416 314-8452

Ontario

March 19, 2021

Paul Yanchuk, EIT, Transportation Planning & Design
City of London

Henry Huotari, P.Eng. Senior Project Manager
R.V. Anderson Associates Limited

Re: **Oxford Street and Gideon Road Intersection Improvements**
City of London
Municipal Class EA
Response to Notice of Commencement

Dear Mr. Yanchuk & Mr. Huotari,

This letter is in response to the Notice of Commencement for the above noted project. The Ministry of the Environment, Conservation and Parks (MECP) acknowledges that the City of London (proponent) has indicated that the study is following the approved environmental planning process for a Schedule B project under the Municipal Class Environmental Assessment (Class EA).

The **updated (February 2021)** attached "Areas of Interest" document provides guidance regarding the ministry's interests with respect to the Class EA process. Please address all areas of interest in the EA documentation at an appropriate level for the EA study. Proponents who address all the applicable areas of interest can minimize potential delays to the project schedule. **Further information is provided at the end of the Areas of Interest document relating to recent changes to the Environmental Assessment Act through Bill 197, Covid-19 Economic Recovery Act 2020.**

The Crown has a legal duty to consult Aboriginal communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before authorizing this project, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of this duty to project proponents while retaining oversight of the consultation process.

The proposed project may have the potential to affect Aboriginal or treaty rights protected under Section 35 of Canada's *Constitution Act* 1982. Where the Crown's duty to consult is triggered in relation to the proposed project**, the MECP is delegating the procedural aspects of rights-based consultation to the proponent through this letter.** The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information provided to date and the Crown`s preliminary assessment the proponent is required to consult with the following communities who have been identified as potentially affected by the proposed project:

- Aamjiwnaang First Nation
- Bkejwanong (Walpole Island)
- Caldwell First Nation
- Chippewas of Kettle and Stony Point
- Chippewas of the Thames First Nation
- Oneida Nation of the Thames
- Munsee-Delaware Nation

Steps that the proponent may need to take in relation to Aboriginal consultation for the proposed project are outlined in the "Code of Practice for Consultation in Ontario's Environmental Assessment Process". Additional information related to Ontario's Environmental Assessment Act is available online at: www.ontario.ca/environmentalassessments.

Please also refer to the attached document "A Proponent's Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities" for further information, including the MECP's expectations for EA report documentation related to consultation with communities.

The proponent must contact the Director of Environmental Assessment Branch (EABDirector@ontario.ca) under the following circumstances subsequent to initial discussions with the communities identified by MECP:

- Aboriginal or treaty rights impacts are identified to you by the communities
- You have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right
- Consultation with Indigenous communities or other stakeholders has reached an impasse
- A Part II Order request is expected on the basis of impacts to Aboriginal or treaty rights

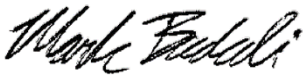
The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role you will be asked to play should additional steps and activities be required.

A draft copy of the report should be sent directly to me prior to the filing of the final report, allowing a minimum of 30 days for the ministry's technical reviewers to provide comments.

Please also ensure a copy of the final notice is sent to the ministry's Southwest Region EA notification email account (eanotification.swregion@ontario.ca) after the draft report is reviewed and finalized.

Should you or any members of your project team have any questions regarding the material above, please contact me at mark.badali1@ontario.ca.

Yours truly,



Mark Badali
Regional Environmental Assessment Coordinator – Southwest Region

cc Katy Potter, Supervisor, Environmental Assessment Services, MECP
Rob Wrigley, District Manager, London District Office, MECP

Attach: Areas of Interest
A Proponent's Introduction to the Delegation of Procedural Aspects of Consultation with Aboriginal Communities

AREAS OF INTEREST (v. February 2021)

It is suggested that you check off each section after you have considered / addressed it.

☐ **Planning and Policy**

- Projects located in MECP Central Region are subject to **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).** Parts of the study area may also be subject to the Oak Ridges Moraine Conservation Plan (2017), Niagara Escarpment Plan (2017), Greenbelt Plan (2017) or Lake Simcoe Protection Plan (2014). Applicable plans and the applicable policies should be identified in the report, and the proponent should describe how the proposed project adheres to the relevant policies in these plans.

- The **Provincial Policy Statement (2020)** contains policies that protect Ontario's natural heritage and water resources. Applicable policies should be referenced in the report, and the proponent should describe how the proposed project is consistent with these policies.

- In addition to the provincial planning and policy level, the report should also discuss the planning context at the municipal and federal levels, as appropriate.

☐ **Source Water Protection**

The *Clean Water Act*, 2006 (CWA) aims to protect existing and future sources of drinking water. To achieve this, several types of vulnerable areas have been delineated around surface water intakes and wellheads for every municipal residential drinking water system that is located in a source protection area. These vulnerable areas are known as a Wellhead Protection Areas (WHPAs) and surface water Intake Protection Zones (IPZs). Other vulnerable areas that have been delineated under the CWA include Highly Vulnerable Aquifers (HVAs), Significant Groundwater Recharge Areas (SGRAs), Event-based modelling areas (EBAs), and Issues Contributing Areas (ICAs). Source protection plans have been developed that include policies to address existing and future risks to sources of municipal drinking water within these vulnerable areas.

Projects that are subject to the Environmental Assessment Act that fall under a Class EA, or one of the Regulations, have the potential to impact sources of drinking water if they occur in designated vulnerable areas or in the vicinity of other at-risk drinking water systems (i.e. systems that are not municipal residential systems). MEA Class EA projects may include activities that, if located in a vulnerable area, could be a threat to sources of drinking water (i.e. have the potential to adversely affect the quality or quantity of drinking water sources) and the activity could therefore be subject to policies in a source protection plan. Where an activity poses a risk to drinking water, policies in the local source protection plan may impact how or where that activity is undertaken. Policies may prohibit certain activities, or they may require risk management measures for these activities. Municipal Official Plans, planning decisions, Class EA projects (where the project includes an activity that is a threat to drinking water) and prescribed instruments must conform with policies that address significant risks to drinking water and must have regard for policies that address moderate or low risks.

- In October 2015, the MEA Parent Class EA document was amended to include reference to the Clean Water Act (Section A.2.10.6) and indicates that proponents undertaking a Municipal Class EA project must identify early in their process whether a project is or could potentially be occurring with a vulnerable area. **Given this requirement, please include a section in the report on source water protection.**

    - The proponent should identify the source protection area and should clearly document how the proximity of the project to sources of drinking water (municipal or other) and any delineated vulnerable areas was considered and assessed. Specifically, the report should discuss whether or not the project is located in a vulnerable area and provide applicable details about the area.

- If located in a vulnerable area, proponents should document whether any project activities are prescribed drinking water threats and thus pose a risk to drinking water (this should be consulted on with the appropriate Source Protection Authority). Where an activity poses a risk to drinking water, the proponent must document and discuss in the report how the project adheres to or has regard to applicable policies in the local source protection plan. This section should then be used to inform and be reflected in other sections of the report, such as the identification of net positive/negative effects of alternatives, mitigation measures, evaluation of alternatives etc.

- While most source protection plans focused on including policies for significant drinking water threats in the WHPAs and IPZs it should be noted that even though source protection plan policies may not apply in HVAs, these are areas where aquifers are sensitive and at risk to impacts and within these areas, activities may impact the quality of sources of drinking water for systems other than municipal residential systems.

- In order to determine if this project is occurring within a vulnerable area, proponents can use this mapping tool: http://www.applications.ene.gov.on.ca/swp/en/index.php. Note that various layers (including WHPAs, WHPA-Q1 and WHPA-Q2, IPZs, HVAs, SGRAs, EBAs, ICAs) can be turned on through the "Map Legend" bar on the left. The mapping tool will also provide a link to the appropriate source protection plan in order to identify what policies may be applicable in the vulnerable area.

- For further information on the maps or source protection plan policies which may relate to their project, proponents must contact the appropriate source protection authority. **Please consult with the local source protection authority to discuss potential impacts on drinking water. Please document the results of that consultation within the report and include all communication documents/correspondence.**

More Information
For more information on the *Clean Water Act*, source protection areas and plans, including specific information on the vulnerable areas and drinking water threats, please refer to Conservation Ontario's website where you will also find links to the local source protection plan/assessment report.

A list of the prescribed drinking water threats can be found in section 1.1 of Ontario Regulation 287/07 made under the *Clean Water Act*. In addition to prescribed drinking water threats, some source protection plans may include policies to address additional "local" threat activities, as approved by the MECP.

- **Climate Change**

The document "Considering Climate Change in the Environmental Assessment Process" (Guide) is now a part of the Environmental Assessment program's Guides and Codes of Practice. The Guide sets out the MECP's expectation for considering climate change in the preparation, execution and documentation of environmental assessment studies and processes. The guide provides examples, approaches, resources, and references to assist proponents with consideration of climate change in EA. Proponents should review this Guide in detail.

- **The MECP expects proponents of Class EA projects to:**

    1. Consider during the assessment of alternative solutions and alternative designs, the following:
        a. the project's expected production of greenhouse gas emissions and impacts on carbon sinks (climate change mitigation); and
        b. resilience or vulnerability of the undertaking to changing climatic conditions (climate change adaptation).
    2. Include a discrete section in the report detailing how climate change was considered in the EA.

How climate change is considered can be qualitative or quantitative in nature and should be scaled to the project's level of environmental effect. In all instances, both a project's impacts on climate change (mitigation) and impacts of climate change on a project (adaptation) should be considered.

- The MECP has also prepared another guide to support provincial land use planning direction related to the completion of energy and emission plans. The "Community Emissions Reduction Planning: A Guide for Municipalities" document is designed to educate stakeholders on the municipal opportunities to reduce energy and greenhouse gas emissions, and to provide guidance on methods and techniques to incorporate consideration of energy and greenhouse gas emissions into municipal activities of all types. We encourage you to review the Guide for information.

Air Quality, Dust and Noise

- If there are sensitive receptors in the surrounding area of this project, a quantitative air quality/odour impact assessment will be useful to evaluate alternatives, determine impacts and identify appropriate mitigation measures. The scope of the assessment can be determined based on the potential effects of the proposed alternatives, and typically includes source and receptor characterization and a quantification of local air quality impacts on the sensitive receptors and the environment in the study area. The assessment will compare to all applicable standards or guidelines for all contaminants of concern. **Please contact this office for further consultation on the level of Air Quality Impact Assessment required for this project if not already advised.**

- If a quantitative Air Quality Impact Assessment is not required for the project, the MECP expects that the report contain a qualitative assessment which includes:

    - A discussion of local air quality including existing activities/sources that significantly impact local air quality and how the project may impact existing conditions;
    - A discussion of the nearby sensitive receptors and the project's potential air quality impacts on present and future sensitive receptors;
    - A discussion of local air quality impacts that could arise from this project during both construction and operation; and
    - A discussion of potential mitigation measures.

- As a common practice, "air quality" should be used an evaluation criterion for all road projects.

- Dust and noise control measures should be addressed and included in the construction plans to ensure that nearby residential and other sensitive land uses within the study area are not adversely affected during construction activities.

- The MECP recommends that non-chloride dust-suppressants be applied. For a comprehensive list of fugitive dust prevention and control measures that could be applied, refer to *Cheminfo Services Inc. Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities* report prepared for Environment Canada. March 2005.

- The report should consider the potential impacts of increased noise levels during the operation of the completed project. The proponent should explore all potential measures to mitigate significant noise impacts during the assessment of alternatives.

Ecosystem Protection and Restoration

- Any impacts to ecosystem form and function must be avoided where possible. The report should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.

- Natural heritage and hydrologic features should be identified and described in detail to assess potential impacts and to develop appropriate mitigation measures. The following sensitive environmental features may be located within or adjacent to the study area:
    - Key Natural Heritage Features: Habitat of endangered species and threatened species, fish habitat, wetlands, areas of natural and scientific interest (ANSIs), significant valleylands,

significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.
  - Key Hydrologic Features: Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.
  - Other natural heritage features and areas such as: vegetation communities, rare species of flora or fauna, Environmentally Sensitive Areas, Environmentally Sensitive Policy Areas, federal and provincial parks and conservation reserves, Greenland systems etc.

We recommend consulting with the Ministry of Natural Resources and Forestry (MNRF), Fisheries and Oceans Canada (DFO) and your local conservation authority to determine if special measures or additional studies will be necessary to preserve and protect these sensitive features. In addition, you may consider the provisions of the Rouge Park Management Plan if applicable.

Species at Risk

- The Ministry of the Environment, Conservation and Parks has now assumed responsibility of Ontario's Species at Risk program. Information, standards, guidelines, reference materials and technical resources to assist you are found at https://www.ontario.ca/page/species-risk.

- The Client's Guide to Preliminary Screening for Species at Risk (Draft May 2019) has been attached to the covering email for your reference and use. Please review this document for next steps.

- For any questions related to subsequent permit requirements, please contact SAROntario@ontario.ca.

Surface Water

- The report must include enough information to demonstrate that there will be no negative impacts on the natural features or ecological functions of any watercourses within the study area. Measures should be included in the planning and design process to ensure that any impacts to watercourses from construction or operational activities (e.g. spills, erosion, pollution) are mitigated as part of the proposed undertaking.

- Additional stormwater runoff from new pavement can impact receiving watercourses and flood conditions. Quality and quantity control measures to treat stormwater runoff should be considered for all new impervious areas and, where possible, existing surfaces. The ministry's Stormwater Management Planning and Design Manual (2003) should be referenced in the report and utilized when designing stormwater control methods. **A Stormwater Management Plan should be prepared as part of the Class EA process** that includes:

    - Strategies to address potential water quantity and erosion impacts related to stormwater draining into streams or other sensitive environmental features, and to ensure that adequate (enhanced) water quality is maintained
    - Watershed information, drainage conditions, and other relevant background information
    - Future drainage conditions, stormwater management options, information on erosion and sediment control during construction, and other details of the proposed works
    - Information on maintenance and monitoring commitments.

- Ontario Regulation 60/08 under the *Ontario Water Resources Act* (OWRA) applies to the Lake Simcoe Basin, which encompasses Lake Simcoe and the lands from which surface water drains into Lake Simcoe. If the proposed sewage treatment plant is listed in Table 1 of the regulation, the report should describe how the proposed project and its mitigation measures are consistent with the requirements of this regulation and the OWRA.

- Any potential approval requirements for surface water taking or discharge should be identified in the report. A Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, except for certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the Water Taking User Guide for EASR for more information. Additionally, an Environmental Compliance Approval under the OWRA is required for municipal stormwater management works.

Groundwater

- The status of, and potential impacts to any well water supplies should be addressed. If the project involves groundwater takings or changes to drainage patterns, the quantity and quality of groundwater may be affected due to drawdown effects or the redirection of existing contamination flows. In addition, project activities may infringe on existing wells such that they must be reconstructed or sealed and abandoned. Appropriate information to define existing groundwater conditions should be included in the report.

- If the potential construction or decommissioning of water wells is identified as an issue, the report should refer to Ontario Regulation 903, Wells, under the OWRA.

- Potential impacts to groundwater-dependent natural features should be addressed. Any changes to groundwater flow or quality from groundwater taking may interfere with the ecological processes of streams, wetlands or other surficial features. In addition, discharging contaminated or high volumes of groundwater to these features may have direct impacts on their function. Any potential effects should be identified, and appropriate mitigation measures should be recommended. The level of detail required will be dependent on the significance of the potential impacts.

- Any potential approval requirements for groundwater taking or discharge should be identified in the report. A Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, with the exception of certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the Water Taking User Guide for EASR for more information.

- Consultation with the railroad authorities is necessary wherever there is a plan to use construction dewatering in the vicinity of railroad lines or where the zone of influence of the construction dewatering potentially intercepts railroad lines.

Excess Materials Management

- In December 2019, MECP released a new regulation under the Environmental Protection Act, titled "On-Site and Excess Soil Management" (O. Reg. 406/19) to support improved management of excess construction soil. This regulation is a key step to support proper management of excess soils, ensuring valuable resources don't go to waste and to provide clear rules on managing and reusing excess soil. New risk-based standards referenced by this regulation help to facilitate local beneficial reuse which in turn will reduce greenhouse gas emissions from soil transportation, while ensuring strong protection of human health and the environment. The new regulation is being phased in over time, with the first phase in effect on January 1, 2021. For more information, please visit https://www.ontario.ca/page/handling-excess-soil.

- The report should reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the MECP's current guidance document titled "Management of Excess Soil – A Guide for Best Management Practices" (2014).

- All waste generated during construction must be disposed of in accordance with ministry requirements

Contaminated Sites

- Any current or historical waste disposal sites should be identified in the report. The status of these sites should be determined to confirm whether approval pursuant to Section 46 of the EPA may be required for land uses on former disposal sites. We recommend referring to the MECP's D-4 guideline for land use considerations near landfills and dumps.
    - Resources available may include regional/local municipal official plans and data; provincial data on large landfill sites and small landfill sites; Environmental Compliance Approval information for waste disposal sites on Access Environment.

- Other known contaminated sites (local, provincial, federal) in the study area should also be identified in the report (Note – information on federal contaminated sites is found on the Government of Canada's website).

- The location of any underground storage tanks should be investigated in the report. Measures should be identified to ensure the integrity of these tanks and to ensure an appropriate response in the event of a spill. The ministry's Spills Action Centre must be contacted in such an event.

- Since the removal or movement of soils may be required, appropriate tests to determine contaminant levels from previous land uses or dumping should be undertaken. If the soils are contaminated, you must determine how and where they are to be disposed of, consistent with *Part XV.1 of the Environmental Protection Act* (EPA) and Ontario Regulation 153/04, Records of Site Condition, which details the new requirements related to site assessment and clean up. Please contact the appropriate MECP District Office for further consultation if contaminated sites are present.

Servicing, Utilities and Facilities

- The report should identify any above or underground utilities in the study area such as transmission lines, telephone/internet, oil/gas etc. The owners should be consulted to discuss impacts to this infrastructure, including potential spills.

- The report should identify any servicing infrastructure in the study area such as wastewater, water, stormwater that may potentially be impacted by the project.

- Any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste must have an Environmental Compliance Approval (ECA) before it can operate lawfully. Please consult with MECP's Environmental Permissions Branch to determine whether a new or amended ECA will be required for any proposed infrastructure.

- We recommend referring to the ministry's environmental land use planning guides to ensure that any potential land use conflicts are considered when planning for any infrastructure or facilities related to wastewater, pipelines, landfills or industrial uses.

Mitigation and Monitoring

- Contractors must be made aware of all environmental considerations so that all environmental standards and commitments for both construction and operation are met. Mitigation measures should be clearly referenced in the report and regularly monitored during the construction stage of the

project. In addition, we encourage proponents to conduct post-construction monitoring to ensure all mitigation measures have been effective and are functioning properly.

- Design and construction reports and plans should be based on a best management approach that centres on the prevention of impacts, protection of the existing environment, and opportunities for rehabilitation and enhancement of any impacted areas.

- The proponent's construction and post-construction monitoring plans must be documented in the report, as outlined in Section A.2.5 and A.4.1 of the MEA Class EA parent document.

Consultation

- The report must demonstrate how the consultation provisions of the Class EA have been fulfilled, including documentation of all stakeholder consultation efforts undertaken during the planning process. This includes a discussion in the report that identifies concerns that were raised and **describes how they have been addressed by the proponent** throughout the planning process. The report should also include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments (as directed by the Class EA to include full documentation).

- Please include the full stakeholder distribution/consultation list in the documentation.

Class EA Process

- If this project is a Master Plan: there are several different approaches that can be used to conduct a Master Plan, examples of which are outlined in Appendix 4 of the Class EA. **The Master Plan should clearly indicate the selected approach for conducting the plan**, by identifying whether the levels of assessment, consultation and documentation are sufficient to fulfill the requirements for Schedule B or C projects. Please note that any Schedule B or C projects identified in the plan would be subject to Part II Order Requests under the Environmental Assessment Act, although the plan itself would not be. **Please include a description of the approach being undertaken (use Appendix 4 as a reference).**

- If this project is a Master Plan: Any identified projects should also include information on the MCEA schedule associated with the project.

- The report should provide clear and complete documentation of the planning process in order to allow for transparency in decision-making.

- The Class EA requires the consideration of the effects of each alternative on all aspects of the environment (including planning, natural, social, cultural, economic, technical). The report should include a level of detail (e.g. hydrogeological investigations, terrestrial and aquatic assessments, cultural heritage assessments) such that all potential impacts can be identified, and appropriate mitigation measures can be developed. Any supporting studies conducted during the Class EA process should be referenced and included as part of the report.

- Please include in the report a list of all subsequent permits or approvals that may be required for the implementation of the preferred alternative, including but not limited to, MECP's PTTW, EASR Registrations and ECAs, conservation authority permits, species at risk permits, MTO permits and approvals under the *Impact Assessment Act*, 2019.

- Ministry guidelines and other information related to the issues above are available at http://www.ontario.ca/environment-and-energy/environment-and-energy. We encourage you to review all the available guides and to reference any relevant information in the report.

Amendments to the EAA through the Covid-19 Economic Recovery Act, 2020

Once the EA Report is finalized, the proponent must issue a Notice of Completion providing a minimum 30-day period during which documentation may be reviewed and comment and input can be submitted to the proponent. The Notice of Completion must be sent to the appropriate MECP Regional Office email address (for projects in MECP Southwest Region, the email is eanotification.swregion@ontario.ca).

The public has the ability to request a higher level of assessment on a project if they are concerned about potential adverse impacts to constitutionally protected Aboriginal and treaty rights. In addition, the Minister may issue an order on his or her own initiative within a specified time period. The Director (of the Environmental Assessment Branch) will issue a Notice of Proposed Order to the proponent if the Minister is considering an order for the project within 30 days after the conclusion of the comment period on the Notice of Completion. At this time, the Director may request additional information from the proponent. Once the requested information has been received, the Minister will have 30 days within which to make a decision or impose conditions on your project.

Therefore, the proponent cannot proceed with the project until at least 30 days after the end of the comment period provided for in the Notice of Completion. Further, the proponent may not proceed after this time if:

- a Part II Order request has been submitted to the ministry regarding potential adverse impacts to constitutionally protected Aboriginal and treaty rights, or
- the Director has issued a Notice of Proposed order regarding the project.

Please ensure that the Notice of Completion advises that outstanding concerns are to be directed to the proponent for a response, and that in the event there are outstanding concerns regarding potential adverse impacts to constitutionally protected Aboriginal and treaty rights, Part II Order requests on those matters should be addressed in writing to:

Minister Jeff Yurek
Ministry of Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto ON M7A 2J3
minister.mecp@ontario.ca

and

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and Parks
135 St. Clair Ave. W, 1st Floor
Toronto ON, M4V 1P5
EABDirector@ontario.ca

A PROPONENT'S INTRODUCTION TO THE DELEGATION OF PROCEDURAL ASPECTS OF CONSULTATION WITH ABORIGINAL COMMUNITIES

DEFINITIONS

The following definitions are specific to this document and may not apply in other contexts:

Aboriginal communities – the First Nation or Métis communities identified by the Crown for the purpose of consultation.

Consultation – the Crown's legal obligation to consult when the Crown has knowledge of an established or asserted Aboriginal or treaty right and contemplates conduct that might adversely impact that right. This is the type of consultation required pursuant to s. 35 of the *Constitution Act, 1982*. Note that this definition does not include consultation with Aboriginal communities for other reasons, such as regulatory requirements.

Crown – the Ontario Crown, acting through a particular ministry or ministries.

Procedural aspects of consultation – those portions of consultation related to the process of consultation, such as notifying an Aboriginal community about a project, providing information about the potential impacts of a project, responding to concerns raised by an Aboriginal community and proposing changes to the project to avoid negative impacts.

Proponent – the person or entity that wants to undertake a project and requires an Ontario Crown decision or approval for the project.

I. PURPOSE

The Crown has a legal duty to consult Aboriginal communities when it has knowledge of an existing or asserted Aboriginal or treaty right and contemplates conduct that may adversely impact that right. In outlining a framework for the duty to consult, the Supreme Court of Canada has stated that the Crown may delegate procedural aspects of consultation to third parties. This document provides general information about the Ontario Crown's approach to delegation of the procedural aspects of consultation to proponents.

This document is not intended to instruct a proponent about an individual project, and it does not constitute legal advice.

II. WHY IS IT NECESSARY TO CONSULT WITH ABORIGINAL COMMUNITIES?

The objective of the modern law of Aboriginal and treaty rights is the *reconciliation* of Aboriginal peoples and non-Aboriginal peoples and their respective rights, claims and interests. Consultation is an important component of the reconciliation process.

The Crown has a legal duty to consult Aboriginal communities when it has knowledge of an existing or asserted Aboriginal or treaty right and contemplates conduct that might adversely impact that right. For example, the Crown's duty to consult is triggered when it considers issuing a permit, authorization or approval for a project which has the potential to adversely impact an Aboriginal right, such as the right to hunt, fish, or trap in a particular area.

The scope of consultation required in particular circumstances ranges across a spectrum depending on both the nature of the asserted or established right and the seriousness of the potential adverse impacts on that right.

Depending on the particular circumstances, the Crown may also need to take steps to accommodate the potentially impacted Aboriginal or treaty right. For example, the Crown may be required to avoid or minimize the potential adverse impacts of the project.

III. THE CROWN'S ROLE AND RESPONSIBILITIES IN THE DELEGATED CONSULTATION PROCESS

The Crown has the responsibility for ensuring that the duty to consult, and accommodate where appropriate, is met. However, the Crown may delegate the procedural aspects of consultation to a proponent.

There are different ways in which the Crown may delegate the procedural aspects of consultation to a proponent, including through a letter, a memorandum of understanding, legislation, regulation, policy and codes of practice.

If the Crown decides to delegate procedural aspects of consultation, the Crown will generally:

- Ensure that the delegation of procedural aspects of consultation and the responsibilities of the proponent are clearly communicated to the proponent;
- Identify which Aboriginal communities must be consulted;
- Provide contact information for the Aboriginal communities;
- Revise, as necessary, the list of Aboriginal communities to be consulted as new information becomes available and is assessed by the Crown;
- Assess the scope of consultation owed to the Aboriginal communities;
- Maintain appropriate oversight of the actions taken by the proponent in fulfilling the procedural aspects of consultation;
- Assess the adequacy of consultation that is undertaken and any accommodation that may be required;
- Provide a contact within any responsible ministry in case issues arise that require direction from the Crown; and
- Participate in the consultation process as necessary and as determined by the Crown.

IV. THE PROPONENT'S ROLE AND RESPONSIBILITIES IN THE DELEGATED CONSULTATION PROCESS

Where aspects of the consultation process have been delegated to a proponent, the Crown, in meeting its duty to consult, will rely on the proponent's consultation activities and documentation of those activities. The consultation process informs the Crown's decision of whether or not to approve a proposed project or activity.

A proponent's role and responsibilities will vary depending on a variety of factors including the extent of consultation required in the circumstance and the procedural aspects of consultation the Crown has delegated to it. Proponents are often in a better position than the Crown to discuss a project and its potential impacts with Aboriginal communities and to determine ways to avoid or minimize the adverse impacts of a project.

A proponent can raise issues or questions with the Crown at any time during the consultation process. If issues or concerns arise during the consultation that cannot be addressed by the proponent, the proponent should contact the Crown.

a) What might a proponent be required to do in carrying out the procedural aspects of consultation?

Where the Crown delegates procedural aspects of consultation, it is often the proponent's responsibility to provide notice of the proposed project to the identified Aboriginal communities. The notice should indicate that the Crown has delegated the procedural aspects of consultation to the proponent and should include the following information:

- a description of the proposed project or activity;
- mapping;
- proposed timelines;
- details regarding anticipated environmental and other impacts;
- details regarding opportunities to comment; and
- any changes to the proposed project that have been made for seasonal conditions or other factors, where relevant.

Proponents should provide enough information and time to allow Aboriginal communities to provide meaningful feedback regarding the potential impacts of the project. Depending on the nature of consultation required for a project, a proponent also may be required to:

- provide the Crown with copies of any consultation plans prepared and an opportunity to review and comment;
- ensure that any necessary follow-up discussions with Aboriginal communities take place in a timely manner, including to confirm receipt of information, share and update information and to address questions or concerns that may arise;
- as appropriate, discuss with Aboriginal communities potential mitigation measures and/or changes to the project in response to concerns raised by Aboriginal communities;
- use language that is accessible and not overly technical, and translate material into Aboriginal languages where requested or appropriate;
- bear the reasonable costs associated with the consultation process such as, but not limited to, meeting hall rental, meal costs, document translation(s), or to address technical & capacity issues;
- provide the Crown with all the details about potential impacts on established or asserted Aboriginal or treaty rights, how these concerns have been considered and addressed by the proponent and the Aboriginal communities and any steps taken to mitigate the potential impacts;
- provide the Crown with complete and accurate documentation from these meetings and communications; and
- notify the Crown immediately if an Aboriginal community not identified by the Crown approaches the proponent seeking consultation opportunities.

b) What documentation and reporting does the Crown need from the proponent?

Proponents should keep records of all communications with the Aboriginal communities involved in the consultation process and any information provided to these Aboriginal communities.

As the Crown is required to assess the adequacy of consultation, it needs documentation to satisfy itself that the proponent has fulfilled the procedural aspects of consultation delegated to it. The documentation required would typically include:

- the date of meetings, the agendas, any materials distributed, those in attendance and copies of any minutes prepared;
- the description of the proposed project that was shared at the meeting;
- any and all concerns or other feedback provided by the communities;
- any information that was shared by a community in relation to its asserted or established Aboriginal or treaty rights and any potential adverse impacts of the proposed activity, approval or disposition on such rights;
- any proposed project changes or mitigation measures that were discussed, and feedback from Aboriginal communities about the proposed changes and measures;
- any commitments made by the proponent in response to any concerns raised, and feedback from Aboriginal communities on those commitments;
- copies of correspondence to or from Aboriginal communities, and any materials distributed electronically or by mail;
- information regarding any financial assistance provided by the proponent to enable participation by Aboriginal communities in the consultation;
- periodic consultation progress reports or copies of meeting notes if requested by the Crown;
- a summary of how the delegated aspects of consultation were carried out and the results; and
- a summary of issues raised by the Aboriginal communities, how the issues were addressed and any outstanding issues.

In certain circumstances, the Crown may share and discuss the proponent's consultation record with an Aboriginal community to ensure that it is an accurate reflection of the consultation process.

c) Will the Crown require a proponent to provide information about its commercial arrangements with Aboriginal communities?

The Crown may require a proponent to share information about aspects of commercial arrangements between the proponent and Aboriginal communities where the arrangements:

- include elements that are directed at mitigating or otherwise addressing impacts of the project;
- include securing an Aboriginal community's support for the project; or
- may potentially affect the obligations of the Crown to the Aboriginal communities.

The proponent should make every reasonable effort to exempt the Crown from confidentiality provisions in commercial arrangements with Aboriginal communities to the extent necessary to allow this information to be shared with the Crown.

The Crown cannot guarantee that information shared with the Crown will remain confidential. Confidential commercial information should not be provided to the Crown as part of the consultation record if it is not relevant to the duty to consult or otherwise required to be submitted to the Crown as part of the regulatory process.

V. WHAT ARE THE ROLES AND RESPONSIBILITIES OF ABORIGINAL COMMUNITIES' IN THE CONSULTATION PROCESS?

Like the Crown, Aboriginal communities are expected to engage in consultation in good faith. This includes:

- responding to the consultation notice;
- engaging in the proposed consultation process;
- providing relevant documentation;
- clearly articulating the potential impacts of the proposed project on Aboriginal or treaty rights; and
- discussing ways to mitigates any adverse impacts.

Some Aboriginal communities have developed tools, such as consultation protocols, policies or processes that provide guidance on how they would prefer to be consulted. Although not legally binding, proponents are encouraged to respect these community processes where it is reasonable to do so. Please note that there is no obligation for a proponent to pay a fee to an Aboriginal community in order to enter into a consultation process.

To ensure that the Crown is aware of existing community consultation protocols, proponents should contact the relevant Crown ministry when presented with a consultation protocol by an Aboriginal community or anyone purporting to be a representative of an Aboriginal community.

VI. WHAT IF MORE THAN ONE PROVINCIAL CROWN MINISTRY IS INVOLVED IN APPROVING A PROPONENT'S PROJECT?

Depending on the project and the required permits or approvals, one or more ministries may delegate procedural aspects of the Crown's duty to consult to the proponent. The proponent may contact individual ministries for guidance related to the delegation of procedural aspects of consultation for ministry-specific permits/approvals required for the project in question. Proponents are encouraged to seek input from all involved Crown ministries sooner rather than later.

Connor MacIsaac

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: June 1, 2022 12:54 PM
To: Connor MacIsaac
Cc: Henry Huotari; Kathleen Johnson; Matthew de Wit; Tisha Doucette
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

Categories: Technical Agency Comments

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

Thank you for providing responses / clarifications. UTRCA staff have reviewed and agree that these are adequate for the Class EA stage.

We look forward to receiving the final Notice of Study Completion and Project File Report.

Thank you,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Connor MacIsaac <cmacIsaac@rvanderson.com> 5/31/2022 1:11 PM >>>
Hi Jessica,

Thank you for these comments and for UTRCA's input throughout the study. Please see responses / clarifications provided below in red. We trust that the responses are adequate for the Class EA stage, as the City continues to incorporate UTRCA comments through detailed design.

We will also be providing the UTRCA the final Notice of Study Completion and Project File Report, which is planned for mid to late June.

Kind Regards,

Connor MacIsaac, ENV SP, EPt
ENVIRIONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

SUMMER HOURS: RVA celebrates the summer season from June 3rd to September 2nd. Our offices will be closed each Friday. We will remain available to address any urgent or project related matters. For these matters, please contact mobile where provided.

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: May 31, 2022 10:34 AM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: Henry Huotari <HHuotari@rvanderson.com>; Kathleen Johnson <kajohnso@london.ca>; Matthew de Wit <MdeWit@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Good morning Connor,

Thank you for giving the UTRCA an opportunity to review and provide comments. The UTRCA has reviewed the technical memorandum by RV Anderson dated April 29, 2022 and offers the following comments to be incorporated in the design:

1. Please confirm if there is any surface runoff contributed from the site to Tributary C. Tributary C is a cold water stream and any polluted runoff including thermal loading may have effect on Tributary C.
   Based on our modelling and analysis, there are no increases in peak flows to Tributary C anticipated from the proposed roundabout works.

2. Please ensure/confirm that the proposed SWM LID feature has been designed with consideration of the local soil properties including infiltration capacity.

   As noted in the SWM Report, based on preliminary geotechnical assessment the soils within the project area are anticipated to have high infiltration, and the proposed LID features will function as intended. It is important to note that prior to detailed design of the LID features, a detailed geotechnical assessment in the areas where LID features are proposed must be carried out to verify the expected infiltration rates. The total imperviousness calculations of pre-development conditions and post-development conditions are presented in Appendix B of the SWM Report.

3. The UTRCA strongly recommends submitting a cross section of the proposed enhanced swale showing the 100 and the 250-year storm water surface elevation.

The enhanced swales have a cross-section of 2 m width, 0.75 m height and side slopes of 3:1. It is important to note that during the detailed design all culvert sizing must comply with City standards and UTRCA requirements which may include the potential need to convey the regulatory 250-year storm events. Further details can be provided to UTRCA at the detailed design stage.

4. Table 5.2 shows higher flows under the post-development conditions within the south ditch. Please ensure/confirm control of the post-development flows to the pre-development levels.

   As noted in Table 5-2, peak flows during 100-year storm event have increased in the post-development condition for the south side existing ditch **due to higher major flows contributing from the proposed development on 14 Gideon Drive and 2012 Oxford Street West**. The intersection improvements slightly increase the overall imperviousness (<1%) under the proposed conditions, and LID measures have been proposed to mitigate this increase in impervious area. As noted in Table 5-2, without the proposed development area increase, the proposed roundabout LID measures will reduce the peak to below existing levels.

5. The UTRCA will require detailed Erosion and Sediment Control (ESC) drawings with consideration of the sensitivity of the site due to the proximity to Tributary C. The ESC drawings must be supported with standard notes, inspection, monitoring and reporting and sealed and dated by P.Eng. when submitted with the final design.
   A Sediment and Erosion Control Plan will be prepared during detail design implementing standard erosion and sedimentation control measures in accordance with Ontario Provincial Standard Specification (OPSS) 805 Construction Specification for Temporary Erosion and Sediment Control Measures. UTRCA requirements will be noted in the Final PFR.

Please let me know if you have any questions or would like to discuss.

Thank you,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Jessica Schnaithmann 2022-05-27 9:20 AM >>>
Hi Connor,

Thank you for following up. UTRCA comments will be provided as soon as possible, most likely early next week.

Thanks,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Connor MacIsaac <cmacIsaac@rvanderson.com> 2022-05-26 2:23 PM >>>
Hi Jessica,

Just wanted to follow-up on whether the UTRCA had any comments on the updated SWM report, and if so, when we can expect these comments. We are aiming to publish the Notice of Study Completion in mid to late June.

Thanks,

rva
Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS
t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1
rvanderson.com

BEST MANAGED COMPANIES Platinum member
SME
GREATER TORONTO'S TOP 2021 EMPLOYERS

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: May 3, 2022 12:29 PM
To: Connor MacIsaac <cmacIsaac@rvanderson.com>
Cc: Henry Huotari <HHuotari@rvanderson.com>; Kathleen Johnson <kajohnso@london.ca>; Matthew de Wit <MdeWit@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Connor,

Thank you for forwarding the updated report. It has been received and downloaded.

The updated report has been provided to UTRCA technical staff for review.

Thank you,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Connor MacIsaac <cmacIsaac@rvanderson.com> 4/29/2022 5:14 PM >>>
Hi Jessica,

I will be forwarding you the updated SWM Report, along with a preliminary servicing strategy which includes preliminary locations and sizes of the recommended stormwater infrastructure via Newforma Info Exchange momentarily. Please confirm with me once you've received the transfer, and whether you have any issues accessing the documents.

Thanks,

arva

Connor MacIsaac, ENV SP, EPt
ENVIRONMENTAL PLANNER, EA & APPROVALS

t 905 685 5049 ext. 4218
a 43 Church Street, Suite 104, St. Catharines, ON L2R 7E1

rvanderson.com

BEST MANAGED COMPANIES Platinum member
SME
GREATER TORONTO'S TOP 2021 EMPLOYERS

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: April 29, 2022 2:24 PM
To: Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>
Cc: Connor MacIsaac <cmacIsaac@rvanderson.com>; Kathleen Johnson <kajohnso@london.ca>; Matthew de Wit <MdeWit@rvanderson.com>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Henry,

Thank you for the update. We will hold off on further review until we receive the updated report. Please provide it once it is available.

Thanks,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Henry Huotari <HHuotari@rvanderson.com> 2022-04-13 11:04 AM >>>
Hi Jessica,

RVA has just completed an update to the SWM report based on comments from the City.
If you can hold off a bit we can provide the updated report shortly.

Thanks
Henry

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: April 13, 2022 8:55 AM
To: Tisha Doucette <TDoucette@rvanderson.com>
Cc: Connor MacIsaac <cmacIsaac@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Kathleen Johnson <kajohnso@london.ca>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Tisha,

UTRCA is completing another review of the SWM Report now that our Stormwater Engineer is available. We will do our best to have comments provided within several weeks.

Let me know if there are any concerns with this.

Thanks,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Tisha Doucette <TDoucette@rvanderson.com> 3/15/2022 5:05 PM >>>
Hi Jessica,

Thank you.

Kind regards,
Tisha

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: March 15, 2022 5:01 PM
To: Tisha Doucette <TDoucette@rvanderson.com>
Cc: Connor MacIsaac <cmacIsaac@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>; Kathleen Johnson <kajohnso@london.ca>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Tisha,

Sorry for the delay. The UTRCA has completed a review of the SWM Report and have no comments at this time. Please ensure proper sediment and erosion control and stormwater management are in place to prevent any impacts to natural features outside of the study area.

We would appreciate being kept updated on further information on the study and subsequent documents that will be prepared in support of the work.

Thanks,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Tisha Doucette <TDoucette@rvanderson.com> 3/11/2022 2:21 PM >>>
Hi Jessica,

Just checking into to see if we can expect to receive UTRCA comments on the SWM report today or soon?

Thanks!

Tisha

From: Tisha Doucette
Sent: February 10, 2022 5:23 PM
To: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Cc: Connor MacIsaac <CMacIsaac@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

Hi Jessica,

Thank you for the update.

If possible, we would appreciate receiving comments by March 11th. This will allow us to meet our schedule for finalizing the Project File Report (PFR).

Kind regards,

Tisha

From: Jessica Schnaithmann <schnaithmannj@thamesriver.on.ca>
Sent: February 10, 2022 3:42 PM
To: Tisha Doucette <TDoucette@rvanderson.com>
Cc: Connor MacIsaac <cmacIsaac@rvanderson.com>; Henry Huotari <HHuotari@rvanderson.com>
Subject: RE: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hi Tisha,

Thank you for reaching out for an update.

Due to current workloads and our limited staff resources it will likely be mid-March before comments can be provided.

Please let me know if there are any concerns with this and we can do our best to prioritize the review.

You are correct that we will not be providing comments on the EIS and will defer to the City ecologist's review. We would, however, appreciate a copy of the EIS report once available.

Thanks,

Jessica

UPPER THAMES RIVER
CONSERVATION AUTHORITY

Jessica Schnaithmann
Land Use Regulations Officer
1424 Clarke Rd, London, ON N5V 5B9
Tel: 519-451-2800 Ext. 307
Email:schnaithmannj@thamesriver.on.ca
Web:www.thamesriver.on.ca

All UTRCA offices and buildings are closed to the public to help protect the public and staff from COVID-19. I am working remotely during this time and will be monitoring all messages and emails. We apologize for any inconvenience this may cause.

>>> Tisha Doucette <TDoucette@rvanderson.com> 2/10/2022 11:41 AM >>>
Hi Brent and Jessica,

I am just following up on the SWM Report that we submitted on January 20 for the Oxford and Gideon Drive Intersection EA.

We are trying to update our EA schedule and would like to know when we could expect comments on the SWM Report?

I am assuming that we will not receive comments on the EIS, but please correct me if I am wrong.

Thanks so much,
Tisha

From: Tisha Doucette
Sent: January 20, 2022 9:53 AM
To: Brent Verscheure <verscheureb@thamesriver.on.ca>
Subject: Oxford and Gideon Drive Intersection EA - SWM Report and EIS

Hi Brent,

Happy new year – I hope all is well 😊

We are ready to submit our draft SWM report to UTRCA for review. I wanted to confirm whether I should include any other UTRCA staff on the submission?

I also wanted to enquire as to whether the UTRCA is also interested in receiving the EIS?

Kind regards,
Tisha

Tisha Doucette, B.Sc., EP, ENV SP (she/her)
ASSOCIATE, SENIOR PLANNING ECOLOGIST

t 519 681 9916 ext. 5035 | m 519-868-1658
a 557 Southdale Road East, Suite 200, London, ON N6E 1A2

rvanderson.com

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

<The contents of this e-mail and any attachments are intended for the named recipient(s). This e-mail may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this message in error, are not the named recipient(s), or believe that you are not the intended recipient immediately notify the sender and permanently delete this message without reviewing, copying, forwarding, disclosing or otherwise using it or any part of it in any form whatsoever.>

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and

use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

R.V. Anderson Associates Limited has been engaged in the provision of professional engineering, operations, and management services since 1948. This message is intended only for the use of the individual(s) to whom it is addressed. If you are not the intended recipient(s), disclosure, copying, distribution and use are prohibited; please notify us immediately and delete this email from your systems. Please see http://www.rvanderson.com for Copyright and Terms of Use.

APPENDIX 1-5

Indigenous Communities Communications

Connor MacIsaac

Subject: RE: City of London - Municipal Class Environmental Assessment for the Oxford St W and Gideon Dr Intersection

From: Fallon Burch <fburch@cottfn.com>
Sent: March 12, 2021 3:49 PM
To: Yanchuk, Paul <pyanchuk@london.ca>
Cc: Henry Huotari <HHuotari@rvanderson.com>; Rochelle Smith <rsmith@cottfn.com>
Subject: RE: City of London - Municipal Class Environmental Assessment for the Oxford St W and Gideon Dr Intersection

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Good afternoon,

We have received information concerning the aforementioned project. After an internal review of the project, the project does fall within the London Township Treaty area to which Chippewas of the Thames First Nation (COTTFN) is a signatory. The project also falls within the Big Bear Creek Additions to Reserve Land Selection Area as well as COTTFN's traditional territory.

Based on this review it also falls within the minimal concerns level of our Wiindmaagewin, which is partly due to the information that is available at this time. As studies are completed and more information is available please forward all notices to consultation@cottfn.com.

We look forward to continuing this open line of communication with you, if you have any questions please feel free to contact me via email at this time as I continue to work from home.

Thank you,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Yanchuk, Paul <pyanchuk@london.ca>
Sent: February 23, 2021 9:10 AM

To: Jacqueline French <jfrench@cottfn.com>
Cc: Consultation <consultation@cottfn.com>; Fallon Burch <fburch@cottfn.com>
Subject: City of London - Municipal Class Environmental Assessment for the Oxford St W and Gideon Dr Intersection

Aanii Chief Jacqueline French,

The City of London has initiated a Municipal Class Environmental Assessment (Class EA) study for improvements to the Oxford Street West and Gideon Drive Intersection. RV Anderson Associates Ltd. (RVA) has been retained to undertake the assignment on behalf of the City. Please refer to the attached Notice of Study Commencement, which includes a key plan of the study area, additional information on the project and project team contact information. The information related to this project can also be found on the City of London's website at the following link: www.london.ca/oxford-gideon.

The purpose of this letter is to provide you with the opportunity to convey any issues or concerns regarding possible impacts to Aboriginal and Treaty Rights, or any other interests or questions that your community may have with regard to this study. The City of London values the participation of all stakeholders and Indigenous communities and wishes to ensure that your community's interests and concerns are taken into consideration and addressed in a timely manner.

If you would like further information on the project, or have any questions or comments please contact either one of the project managers identified in the attached Notice.

Miigwech,

Paul Yanchuk, EIT
Engineer in Training
Transportation Planning & Design
City of London

300 Dufferin Avenue, 8th Floor, London, ON N6A 4L9
P: 519.661.(CITY)2489 x 2563 | Cell: 519.630.9682 | Fax: 519.661.4734
pyanchuk@london.ca | www.london.ca
As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our website for the latest information about City services and COVID-19.

CHIPPEWAS OF THE THAMES FIRST NATION

March 12, 2021

VIA EMAIL

Paul Yanchuk, EIT
Transportation Planning & Design
City of London
300 Dufferin Avenue, 8th Floor
London, ON N6A 4L9

RE: Oxford Street West and Gideon Drive Intersection Improvement Class Environmental Assessment Study

Dear: Mr. Yanchuk,

We have reviewed information concerning the aforementioned project. The proposed project is located within the London Township Treaty area to which Chippewas of the Thames First Nation (COTTFN) is a signatory. The project(s) also fall within the Big Bear Creek Additions to Reserve (ATR) land selection area, as well as COTTFN's Traditional Territory.

After reviewing the project information, we have identified minimal concerns with the information that you have presented to us at this time. However, I ask that as the project progresses, please keep us notified by sending an electronic notification to consultation@cottfn.com. If there is an Archaeology Assessment conducted, we require notification and the opportunity to actively participate by sending First Nation Field Liaisons on behalf of this First Nation.

We look forward to continuing this open line of communication. To implement meaningful consultation, COTTFN has developed its own protocol - a document and a process that will guide positive working relationships. We would be happy to meet with you to review COTTFN's Consultation Protocol.

As per *'Appendix D'* of the Wiindmaagewin attached is invoice 0090. Please do not hesitate to contact me if you need further clarification of this letter.

Sincerely,

Fallon Burch
Consultation Coordinator
Chippewa of the Thames First Nation
(519) 289-5555 Ext 251
consultation@cottfn.com

c: Henry Huotari, Senior Project Manager, R.V. Anderson Associates Limited

Connor MacIsaac

To: Henry Huotari
Subject: RE: Consultation Submission: R.V. Anderson Associates Limited - Oxford Street West and Gideon Drive Intersection Improvements CEA

From: Chippewas of the Thames First Nation <no-reply-cottfn@knowledgekeeper.ca>
Sent: March 12, 2021 4:21 PM
To: fburch@cottfn.com; Henry Huotari <HHuotari@rvanderson.com>
Subject: Consultation Submission: R.V. Anderson Associates Limited - Oxford Street West and Gideon Drive Intersection Improvements CEA

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

A new consultation has been submitted: Oxford Street West and Gideon Drive Intersection Improvements CEA
Submitting organization: R.V. Anderson Associates Limited
Link to consultation: https://cottfn.knowledgekeeper.ca/consultation/rv-anderson-associates-li... (also attached as a PDF)

This email confirms the submission of your project to Chippewas of the Thames First Nation's Community KnowledgeKeeper and does not mean that consultation has occured. A response to your submission will be provided within 45 days. Please do not hesitate to contact me if you need further clarification of this email.

Sincerely,

_____

Fallon Burch
Consultation Coordinator
Chippewa of the Thames First Nation
320 Chippewa Road, Muncey, ON, N0L 1Y0
(519) 289-5555 Ext 251
consultation@cottfn.com

- Chippewas of the Thames First Nation

Chippewas of the Thames First Nation

Oxford Street West and Gideon Drive Intersection Improvements CEA

Project Summary

Project Name:
Oxford Street West and Gideon Drive Intersection Improvements CEA

Consulting Organization:
R.V. Anderson Associates Limited

Project Type:
O&M on Existing Infrastructure Project

Project Details

Project Description:
The City of London has initiated a Municipal Class EA for improvements to the Oxford Street West, Gideon Drive and Kains Road Intersection. The Class EA will address the need for operational and safety improvements at the intersection in consideration of future development and associated traffic demands. In addition to addressing operational requirements, the study will include upgrades and replacement of underground services (watermain, storm and sanitary sewer) as required. The Study Area includes up to 200 meters in each direction of the intersection as shown in the key plan.

Permanent:
1

General Comments and Notes:
London Township Treaty Area BBC ATR Land Selection Area Traditional Territory

Consultation Project Area

Project Area (in Hectares):
tbd

Location Description:
Oxford Street W. & Gideon Drive, City of London

Supporting Media

File Attachments:
Notice of Commencement
COTTFN Consultation Letter

Workflow

Date Received:
Friday, March 12, 2021

Anticipated Response Date:
Friday, May 14, 2021 - 17:00

External Contacts

Consulting Org Contact:
Henry Huotari

Proponent

City of London [1]

 [4]

Paul Yanchuk [4]

Engineer in Training

City of London [1]

Primary Email:
pyanchuk@london.ca [5]

Primary Phone:
519-661-2489 Ex. 2563

Links
[1] https://cottfn.knowledgekeeper.ca/consultation/city-london
[2] https://cottfn.knowledgekeeper.ca/node/13333/edit?destination=consultation/14351/state-change/0&content_lock_token=-ZRAFzHnaBiqbNS3dLkW_-QHTu9A9LnxPMXxvw84czE
[3] https://cottfn.knowledgekeeper.ca/node/13333/delete?destination=consultation/14351/state-change/0
[4] https://cottfn.knowledgekeeper.ca/consultation/city-london/contacts/paul-yanchuk
[5] mailto:pyanchuk@london.ca

Connor MacIsaac

From: Johnson, Kathleen <kajohnso@london.ca>
Sent: December 13, 2021 10:30 AM
To: Fallon Burch; consultation@cottfn.com
Cc: Jacqueline French; Rochelle Smith; Kelly Riley; Henry Huotari; Yanchuk, Paul
Subject: RE: Notice of Public Meeting - Municipal Class Environmental Assessment for the Oxford St W and Gideon Dr Intersection
Attachments: City of London Response Letter - Oxford Street and Gideon Drive EA.pdf

Categories: Filed by Newforma

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Aanii Fallon,

Thank you for your response. Please find attached answers to your questions.

Please don't hesitate to contact us if you require any further information or have any other comments or questions at this time.

Miigwech,

Kathleen Johnson, EIT (she/her)
Engineer in Training
Transportation Planning and Design
City of London
300 Dufferin Ave., London ON N6A 4LP
P: 519.661.CITY(2489) x 5232
kajohnso@london.ca | www.london.ca
As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our website for the latest information about City services and COVID-19.

From: Fallon Burch <fburch@cottfn.com>
Sent: Tuesday, November 23, 2021 3:19 PM
To: Johnson, Kathleen <kajohnso@london.ca>
Cc: Jacqueline French <jfrench@cottfn.com>; Rochelle Smith <rsmith@cottfn.com>; Kelly Riley <kriley@cottfn.com>
Subject: [EXTERNAL] RE: Notice of Public Meeting - Municipal Class Environmental Assessment for the Oxford St W and Gideon Dr Intersection

Good afternoon Kathleen,

Please find attached a response on behalf of Chippewas of the Thames First Nation. I have provided some questions that require follow up via correspondence at this time. However, as this project progresses and there is a need to meet virtually I will reach out at that time.

I look forward to continuing this open line of communication, if you have any questions, please feel free to contact me.

Thank you,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Johnson, Kathleen <kajohnso@london.ca>
Sent: November 3, 2021 12:14 PM
To: Jacqueline French <jfrench@cottfn.com>
Cc: Consultation <consultation@cottfn.com>; Fallon Burch <fburch@cottfn.com>
Subject: Notice of Public Meeting - Municipal Class Environmental Assessment for the Oxford St W and Gideon Dr Intersection

Some people who received this message don't often get email from kajohnso@london.ca. Learn why this is important

Aanii Chief Jacqueline French,

The City of London has initiated a Municipal Class Environmental Assessment (Class EA) study for improvements to the Oxford Street West and Gideon Drive Intersection. RV Anderson Associates Ltd. (RVA) has been retained to undertake the assignment on behalf of the City.

The purpose of this email is to notify you of the upcoming Public Meeting. The City of London is hosting a live, public webinar using the Zoom platform, on November 17, 2021 from 5 p.m. to 7 p.m. to present the project background, review potential design solutions and discuss preliminary study recommendations and next steps. Please visit london.ca/oxfordgideon to register for the webinar. The webinar will be recorded, and available for your review on the project website starting November 18, 2021.

We recognize that not everyone will be able to access this information online. If you require any special accommodation to access the project information or online material, we will work together to best share the information with you.

If you would prefer a meeting with City staff, that could also be arranged. Please contact me at your earliest convenience if you are interested in such a meeting. I can be reached by phone 519-661-2489, ext. 5232 or by email kajohnson@london.ca

Miigwech,

Kathleen Johnson, EIT (she/her)
Engineer in Training
Transportation Planning and Design
City of London
300 Dufferin Ave., London ON N6A 4LP
P: 519.661.CITY(2489) x 5232
kajohnso@london.ca | www.london.ca
As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our website for the latest information about City services and COVID-19.

300 Dufferin Avenue
P. O. Box 5035
London, ON
N6A 4L9

December 13, 2021

Fallon Burch
Consultation Coordinator
Chippewas of the Thames First Nation
320 Chippewa Rd
Muncey, ON
N0L 1Y0

Re: Oxford Street West and Gideon Drive Intersection Improvement
Class Environmental Assessment Study- Public Information Centre

Aanii Fallon Burch,

We have received your response regarding the Oxford Street West and Gideon Drive Intersection Improvements project. Please see our response to your questions below:

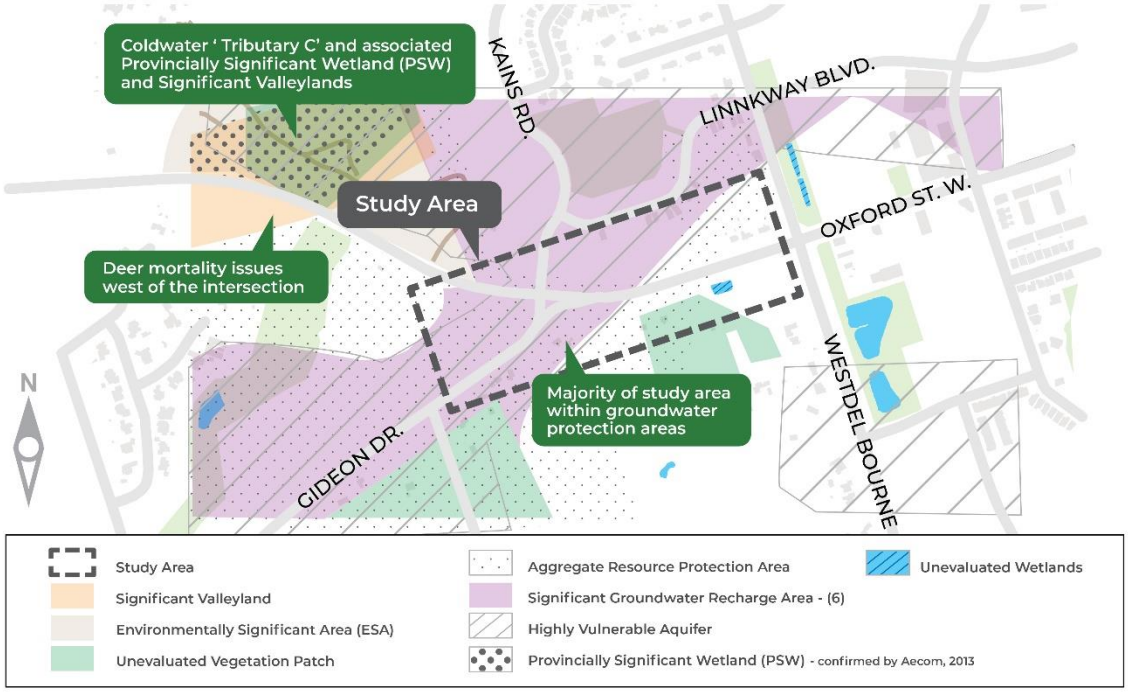
1. What type of mitigation strategies will be implemented to ensure that impacts to ground water protection areas are minimal?

   The Approved Source Water Protection Plan for the Thames-Sydenham & Region Source Water Protection Areas (2015) was reviewed to inform of any source water protection details in the Study Area. The Study Area is within the Upper Thames River source protection area. While highly vulnerable aquifer and significant groundwater recharge areas are mapped within the Study Area, no wellhead protection areas or intake protection zones were identified. That being said, we understand the importance of water to the Chippewas of the Thames First Nation. We also understand that there may have been gaps in the assessment of the recharge areas during source water protection planning and that COTTFN draws water through a series of wells as part of the GUDI system, including one intake pipe that is 50 meters from Deshkan Ziibi.

   During construction, we are recommending that nearby wells be monitored to identify and mitigate any potential impacts to groundwater. The construction contract will also include strict requirements for erosion and sediment control, measures to minimize potential for fuel spills from equipment and a requirement to maintain environmental clean-up equipment for contingencies and emergencies.

   In addition, due to the proximity of the study area to Tributary C, a coldwater stream with resident Brook Trout population, further studies will be recommended for the next phase of design to determine the potential impacts of any required dewatering on the groundwater upwellings in the creek and associated wetland.

300 Dufferin Avenue
P. O. Box 5035
London, ON
N6A 4L9



2. The study area is located within Green Space, Farmland and areas under Environmental Review, can you provide a brief explanation of what areas are under Environmental Review and why?

   When The London Plan was developed in 2016, some lands contained natural heritage features and areas that were not assessed in detail to determine whether they are significant and worthy of protection as part of the city's Natural Heritage System. The Environmental Review Place Type ensures that development which may negatively impact the value of these features does not occur until such time as the required environmental studies are completed.

   For the Oxford Street West and Gideon Drive intersection project, the required environmental studies have been completed for the project area as part of this environmental assessment process.

3. What type of mitigation strategy is in place to protect the Green Space, not just for this project but as the residential area expands?

   The policies of The London Plan seek to protect significant natural heritage features specifically through the Green Space Place Type. The City's Environmental Management Guidelines (EMGs) are used as a guideline document to implement the policies of The London Plan by setting out in more detail the requirements of environmental studies for development and site alteration.

300 Dufferin Avenue
P. O. Box 5035
London, ON
N6A 4L9

The City is currently updating the latest version of the EMGs which were developed in 2007. This update is intended to improve the EMGs so that they are current with respect to applicable policy and legislation, incorporate the latest best practices and scientific knowledge (as well as create space for available Traditional Knowledge), combine several existing separate guideline documents into one consolidated document for easier use, and provide a clearer understanding of City expectations for the completion of environmental studies.

For the Oxford Street West and Gideon Drive intersection project, we do not anticipate any direct impacts or reduction in the designated Green Space area.

Please don't hesitate to contact us if you require any further information or have any other comments or questions.

Miigwech,

Kathleen Johnson, EIT
Engineer in Training
City of London

c. Henry Huotari, Senior Project Manager, R.V. Anderson Associates Limited

Connor MacIsaac

From: Courtney Row
Sent: February 14, 2022 4:51 PM
To: Connor MacIsaac
Subject: FW: 205505: Oxford & Gideon Intersection EA, London, ON
Attachments: OxfordGideoIntersection_StudyArea.zip

Courtney Row, CAN-CISEC (she / her)
FIELD / GIS TECHNICIAN

t 416 497 8600 ext. <1372> | m <647 285 9020>
a 2001 Sheppard Avenue East, Suite 300, Toronto, ON M2J 4Z8

rvanderson.com

From: Courtney Row
Sent: December 2, 2021 12:04 PM
To: rsmith@cottfn.com
Cc: Henry Huotari <HHuotari@rvanderson.com>; Tisha Doucette <TDoucette@rvanderson.com>; Connor MacIsaac <CMacIsaac@rvanderson.com>
Subject: 205505: Oxford & Gideon Intersection EA, London, ON

Hi Rochelle,

We just chatted together on the phone. I have attached the zip folder with the study area boundary for the project. Please let me know if you require anything further.

Have a wonderful day!

Kind regards,

Courtney Row, CAN-CISEC (she / her)
FIELD / GIS TECHNICIAN

t 416 497 8600 ext. <1372> | m <647 285 9020>
a 2001 Sheppard Avenue East, Suite 300, Toronto, ON M2J 4Z8

rvanderson.com

Connor MacIsaac

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: February 15, 2022 10:41 AM
To: Henry Huotari; Connor MacIsaac
Subject: FW: Notification of Stage 1-2 AA, London

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

NOTE: This email chain appears to contain email from outside Golder

See below for your records the response from COTTFN regarding the Oxford and Gideon Stage 1-2 Archaeological Assessment report.

Thanks,

Lafe Meicenheimer, M.A., *He/His/Him*
Project Archaeologist

T: +1 519 652 0099
C: +1 226 377 5165

*****VACATION ALERT: I will be on vacation February 23-25, 2022*****

309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
wsp.com | **golder.com**

WSP and Golder have joined together to form the premier environmental consultancy in the industry. Together we are 14,000 strong, Future Ready©, and delivering innovative solutions to our clients around the globe.

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

From: Fallon Burch <fburch@cottfn.com>
Sent: February 14, 2022 22:09
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Good evening Lafe,

Thank you for providing the final version of this report, I have no questions or concerns..

Take care,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: January 25, 2022 3:01 PM
To: Fallon Burch <fburch@cottfn.com>; Consultation <consultation@cottfn.com>
Cc: Rochelle Smith <rsmith@cottfn.com>; Carolyn Albert <calbert@cottfn.com>; Henry Huotari <HHuotari@rvanderson.com>; Connor MacIsaac <cmacIsaac@rvanderson.com>
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Fallon,

Please find attached the final version of this report. Please let me know if you have any questions or concerns.

Thanks,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

*****VACATION ALERT! I will be on vacation February 1 – 14, 2022*****

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Fallon Burch <fburch@cottfn.com>
Sent: December 14, 2021 12:57
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>; Consultation <consultation@cottfn.com>
Cc: Rochelle Smith <rsmith@cottfn.com>; Carolyn Albert <calbert@cottfn.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Good afternoon Lafe,

I appreciate you taking the time to provide an update on this assessment. I look forward to receiving the final copy of the report, at this time I have no questions.

Thank you,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: December 14, 2021 11:47 AM
To: Fallon Burch <fburch@cottfn.com>; Consultation <consultation@cottfn.com>
Cc: Rochelle Smith <rsmith@cottfn.com>; Carolyn Albert <calbert@cottfn.com>
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Fallon,

We finally completed the fieldwork for this project at the end of September (locates took forever to come through!). The majority of the study area was found to be disturbed, though two small areas were subject to test pit survey. No archaeological sites were identified, and as such, there is no further work recommended. I will send a copy of the final report. Please let me know if you have any questions.

Thanks,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Meicenheimer, Lafe
Sent: May 3, 2021 13:38
To: Fallon Burch <fburch@cottfn.com>; Consultation <consultation@cottfn.com>
Cc: Rochelle Smith <rsmith@cottfn.com>
Subject: RE: Notification of Stage 1-2 AA, London

Fallon,

Ok, sounds good. I will keep you posted with the results of the assessment and whether Stage 3 will be needed.

Thanks,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Fallon Burch <fburch@cottfn.com>
Sent: May 3, 2021 10:50
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>; Consultation <consultation@cottfn.com>
Cc: Rochelle Smith <rsmith@cottfn.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Good morning Lafe,

Thank you for the notification of the Stage 1-2 AA for the proposed intersection improvements at the intersection of Oxford Street West. As you know this project does fall within the Treaty and Traditional Territory of the Chippewas of the Thames, it would be our best interest to have an Archaeology Field Liaison onsite but due to the capacity of our Archaeology Program at this time, I request that we receive regular updates on the progress of this assessment. If this

project proceeds to at Stage 3, I would like to be notified on behalf of this First Nation with the opportunity to actively participate. If you have any questions, please feel free to contact me.

Thank you,

Fallon Burch

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: April 30, 2021 4:14 PM
To: Consultation <consultation@cottfn.com>
Cc: Fallon Burch <fburch@cottfn.com>; Rochelle Smith <rsmith@cottfn.com>
Subject: Notification of Stage 1-2 AA, London

Hello,

Golder has been contracted by RV Anderson Associates Limited to conduct a Stage 1-2 Archaeological Assessment for proposed intersection improvements at the intersection of Oxford Street West, Gideon Drive, and Kains Road in northwest London. This assessment is part of an environmental assessment for the intersection improvements. As this area may be of interest to you, we are seeking your community's level of interest in our project.

The Study Area for this Stage 1-2 assessment includes the rights-of-way for Oxford Street West, Gideon Drive, and Kains Road as indicated in the attached map. The assessment will include a property inspection to evaluate the archaeological potential of the Study Area and test pit survey at 5 m intervals in areas that are found to retain archaeological potential. It is estimated that the Stage 1-2 assessment will take one day with a crew of four archaeologists. We are hoping to conduct the assessment the week of May 10-14, 2021.

If the Chippewas of the Thames First Nation has any questions or concerns regarding this site, or wishes to provide any information that may contribute to their current interpretation, or receive copies of pertinent project reports, please feel free to contact me via email or at 226-377-5165.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

Connor MacIsaac

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: January 25, 2022 3:02 PM
To: Al Day
Cc: Henry Huotari; Connor MacIsaac
Subject: RE: Notification of Stage 1-2 AA, London
Attachments: P1013-0008-2021_07Jan2022_RE.pdf

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

NOTE: This email chain appears to contain email from outside Golder

Al,

Please find attached the final version of this report. Please let me know if you have any questions or concerns.

Thanks,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

VACATION ALERT! I will be on vacation February 1 – 14, 2022

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | golder.com
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Al Day <aday@namerind.on.ca>
Sent: December 15, 2021 11:35
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Hi Lafe,

Thanks for the information. Please send a copy of the report.

Take care
Al

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: December 14, 2021 11:51 AM
To: Al Day <aday@namerind.on.ca>
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Hi Al,

We completed the fieldwork for this project at the end of September. majority of the study area was found to be disturbed, though two small areas were subject to test pit survey. No archaeological sites were identified, and as such, there is no further work recommended. I will send a copy of the final report. Please let me know if you have any questions.

Thanks,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Al Day <aday@namerind.on.ca>
Sent: September 23, 2021 16:38
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Hi Lafe,

Thank you for the updates. I understand about the delay from our end.

Please keep me informed about the developments.

Be well
Al

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: September 23, 2021 1:47 PM
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Al,

We have finally received our utility locates earlier this week for the Stage 1-2 Archaeological Assessment for proposed intersection improvements at the intersection of Oxford Street West, Gideon Drive, and Kains Road in northwest London. You had indicated in May that you wanted to send a representative to the fieldwork, however the utility locates have delayed this project until now and our MSA with the On^yota a:ka Lotiyaneshu is not yet completed. As the project is so far behind, we need to get it completed ASAP and are planning on sending a crew out tomorrow. If your legal counsel is unable to complete the review of the MSA by then, then we can send you updates regarding the fieldwork to keep you involved in this project. Hopefully the MSA will be sorted soon to have representatives of the On^yota a:ka Lotiyaneshu on future projects. Please feel free to reach out if you have any questions.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Meicenheimer, Lafe
Sent: September 23, 2021 09:40
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

Thank you, Al!

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Al Day <aday@namerind.on.ca>
Sent: September 22, 2021 17:32
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Hi Lafe,

Thanks for reminding me. I sent this to the On^yota a:ka Lotiyaneshu legal consul for review and comment. I will ask him where he is at.

Thank you
Al

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: September 22, 2021 1:25 PM
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Hello Al,

I hope this email finds you well. I am just checking in to see how the review of the proposed MSA is coming? Please let us know if you have any questions.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Meicenheimer, Lafe
Sent: September 2, 2021 14:09
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

Hello Al,

I hope this email finds you well. I am just checking in to see how the review of the proposed MSA is coming? Please let us know if you have any questions.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Meicenheimer, Lafe
Sent: July 9, 2021 13:11
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>; Baylis, Karen <Karen_Baylis@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

Hello Al,

I hope this email finds you well. I am just checking in to see how the review of the proposed MSA is coming? Please let us know if you have any questions.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Al Day <aday@namerind.on.ca>
Sent: June 16, 2021 13:01
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>; Baylis, Karen <Karen_Baylis@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Hi Lafe,

Thank you for sending the document. I will ask our legal counsel to review the document.

Be well
Al

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: June 14, 2021 2:53 PM
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca; Teal, Michael <Michael_Teal@golder.com>; Baylis, Karen <Karen_Baylis@golder.com>
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Al,

I hope this email finds you well. I apologize for the delay in getting back to you about this. Please find attached a proposed Master Services Agreement (MSA) between Golder and the On^yota a:ka Lotiyaneshu. This is the same MSA we have in place with the elected council of the Oneida Nation of the Thames, which allows us to have representatives from the On^yota a:ka Lotiyaneshu on our projects without the need for a separate contract each time. Please let us know if you have any questions or concerns about the MSA.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Al Day <aday@namerind.on.ca>
Sent: May 6, 2021 14:14
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca
Subject: RE: Notification of Stage 1-2 AA, London

EXTERNAL EMAIL

Good Afternoon Mr Meicenheimer,

I believe you are asking if the attached agreement is acceptable to the On^yota a:ka Lotiyaneshu in the context that the elected council signing the agreement on behalf of the On^yota a:ka Lotiyaneshu.

If my understanding of your question is correct; the answer is no.

To be clear the elected council is not authorized to sign documents on behalf of the our council.

If the question was to have the MSA amended to contain consideration for and of the On^yota a:ka Lotiyaneshu and our representatives, we could review this amended consideration.

Thank you
Al

From: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Sent: May 6, 2021 1:25 PM
To: Al Day <aday@namerind.on.ca>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca
Subject: RE: Notification of Stage 1-2 AA, London

NOTE: This email chain appears to contain email from outside Golder

Al,

Thanks for getting back to me. I also spoke with Bear John on the phone yesterday about details of this project. Golder set up a Master Service Agreement (MSA) with the Oneida Nation of the Thames in 2019 (attached). This streamlines the process of getting your representatives out on site with us, as we can just send a work order for each project rather than have separate contracts. Would this MSA with the Oneida Nation of the Thames be suitable for representatives from the On^yota a:ka Lotiyaneshu, such as Bear John, as well?

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

GOLDER
MEMBER OF WSP

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

From: Al Day <aday@namerind.on.ca>
Sent: May 5, 2021 12:09
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>
Cc: adrian.chrisjohn@oneida.on.ca; Brandon Doxtator <brandon.doxtator@outlook.com>; Bear John <jerseydevil777@hotmail.com>; Al Day <lutahawit@execulink.com>; Howard Elijah <howard.elijah1@gmail.com>; Marlene Doxtator <mdoxtator57@gmail.com>; environment@oneida.on.ca
Subject: RE: Notification of Stage 1-2 AA, London
Importance: High

EXTERNAL EMAIL

Shekoli (hello) Mr. Meicenheimer,

My english name is Al Day. I sit in the title of Shonuhses, one of nine titles of the On^yota a:ka Lotiyaneshu (Oneida Nation Council of Chiefs).

Dating back to close to forty years, that is when archaeological firms and developers started to finally contact nearby Indigenous communities with respect to archaeological assessments/works/digs etc; the elected council at Oneida has referred matters such as this to the On^yota a:ka Lotiyaneshu.

More recently the elected council has been contacted by developers and at times informed the On^yota a:ka Lotiyaneshu but sometimes not. Previous to Adrian Chrisjohn, the Loyane (chiefs) had a loose working relationship with the elected council. I have spoken to Adrian about matters such as this and suggested that a written agreement be reached between the elected council and ourselves. Given the current impacts of the pandemic, attention has been diverted away from this task.

Please be advised the On^yota a:ka Lotiyaneshu have been involved with numerous projects in the area. We have reached written and verbal agreements with municipalities and developers regarding projects.

The On^yota a:ka Lotiyaneshu have been consulted on projects and we have provided advice on developments. We expect no less in this project.

Also be informed Bear John, who has been copied on this email, is to be involved by Golder.

Yaw^ko (thank you)
Shonuhses

From: Brandon Doxtator <brandon.doxtator@outlook.com>
Sent: May 5, 2021 11:06 AM
To: Meicenheimer, Lafe <Lafe_Meicenheimer@golder.com>; Al Day <aday@namerind.on.ca>; environment@oneida.on.ca
Cc: adrian.chrisjohn@oneida.on.ca
Subject: RE: Notification of Stage 1-2 AA, London

Good Day Lafe,

It is good to hear from you.

Thank you for sending this along. Currently I am still waiting to hear from Chief and Council if we can participate in archaeological assessments this year. Hopefully it goes back to council next Tuesday. Once I get the go ahead we would

be interested in participating in archaeological monitoring. I have some newly trained monitors who are eager to get out there.

Have a great day and hope to talk soon.

Brandon Doxtator
226-378-4725
Brandon.doxtator@outlook.com

From: Meicenheimer, Lafe
Sent: April 30, 2021 4:12 PM
To: Brandon Doxtator; aday@namerind.on.ca; environment@oneida.on.ca
Cc: adrian.chrisjohn@oneida.on.ca
Subject: Notification of Stage 1-2 AA, London

Hello,

Golder has been contracted by RV Anderson Associates Limited to conduct a Stage 1-2 Archaeological Assessment for proposed intersection improvements at the intersection of Oxford Street West, Gideon Drive, and Kains Road in northwest London. This assessment is part of an environmental assessment for the intersection improvements. As this area may be of interest to you, we are seeking your community's level of interest in our project.

The Study Area for this Stage 1-2 assessment includes the rights-of-way for Oxford Street West, Gideon Drive, and Kains Road as indicated in the attached map. The assessment will include a property inspection to evaluate the archaeological potential of the Study Area and test pit survey at 5 m intervals in areas that are found to retain archaeological potential. It is estimated that the Stage 1-2 assessment will take one day with a crew of four archaeologists. We are hoping to conduct the assessment the week of May 10-14, 2021.

If the Oneida of the Thames First Nation has any questions or concerns regarding this site, or wishes to provide any information that may contribute to their current interpretation, or receive copies of pertinent project reports, please feel free to contact me via email or at 226-377-5165.

Thank you,

Lafe Meicenheimer (M.A.) (he, him, his)
Staff Archaeologist

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, Canada N6L 1C1
T: +1 519 652 0099 | **C:** +1 (226) 377-5165 | **golder.com**
LinkedIn | Instagram | Facebook | Twitter

Work Safe, Home Safe

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

Golder and the G logo are trademarks of Golder Associates Corporation

Please consider the environment before printing this email.

← Back to My Projects

Project Overview

Project:	Oxford Street West and Gideon Drive Intersection Improvements
Created:	Nov 2, 2021
Timeline:	2021-2024
Status:	More information required
Description:	This project is currently undergoing a Schedule "B" Municipal Class Environmental Assessment to develop and review options for the Oxford Street West and Gideon Drive intersection in the City of London and determine the most suitable alternative that will be carried forward to the detailed design phase. Expected timing for the different project phases included: Municipal Class Environmental Assessment (2021-2022), Detailed design (2022-2023) and construction (2024).
Assessment Level:	NA

UPDATE PROJECT

Project Report

Project Location

Does your project or any associated activities physically overlap with any of the following areas, including land, water and flora and fauna therein? Please see the map for reference and select all that apply.

- None

Does your project or any associated activities likely to result in impacts on the highlighted area on the map, including land, water and flora and fauna therein? Please see the map for reference.

No

Is it possible the project could still have impacts on the air, water or land within a 100 km radius of The Municipality of Leamington, The Town of Essex, The Township of Kingsville, and The Township of Pelee (Point Pelee & Pelee/Island), as set out on the map? Please see the map for reference.

Yes

Project Impact Assessment

Do you anticipate or are you already aware that this project will require approvals by any of the following regulatory authorities or ministries? Please select all that apply.

- Ontario Ministry of the Environment, Conservation and Parks

- Ministry of Heritage, Sport, Tourism and Culture Industries

If you anticipate that the project requires a federal impact assessment and/or a provincial environmental assessment, or you are already aware that such an assessment is required, please indicate the classification for each assessment (e.g. Municipal Class EA, Schedule C, TPAP, etc.)

- **Provincial**
  Municipal Class EA: Schedule 'B'

Impact assessment documents - description of uploads:

City of London - Municipal Class EA Notice of Commencement - February 23, 2021

Impact assessment documents - files

- https://consultwithcaldwell.ca/wp-content/uploads/wpforms/363-88590a36b5fe6da407bb476a1584160a/Notice-of-Commencement-Oxford-and-Gideon-Intersection-EA-9869eb5877d84e6e7f6bce7f385ddba0.pdf

Economic Impacts

Could this project directly benefit CFN members economically through any of the following? Please select all that apply:

- None of the above

Could this project directly impact the CFN members economically through any of the following? Please select all that apply:

- None of the above

Does this project physically overlap with the area highlighted in this map (located within the municipality of Leamington)?

No

Archaeological & Sacred Sites

Please select all of the statements regarding archaeological and sacred sites that apply to this project.

- An archaeologist has been hired for this project

According to the Ministry of Heritage, Sport, Tourism and Culture Industries' Standards and Guidelines for Consultant Archaeologists, does this project require any of the following. Please select all that apply. If unsure about any, please select 'Unsure' as well.

- Stage One Archaeological Assessment
- Stage Two Archaeological Assessment

Archaeological assessment documents - description of uploads:

City of London - Municipal Class EA Notice of Public Meeting: The archaeology study reports are currently in progress. A preliminary overview of the archaeology results will be presented as part of the public meeting on November 17, 2021.

Archaeological assessment documents - files

- https://consultwithcaldwell.ca/wp-content/uploads/wpforms/362-3267f5c8b63524b438a7bbcd57b036b6/City-of-London-Notice-of-Public-Meeting-Oxford-Gideon-EA-166504a5d9cdeb37cb54928d60a26c51.pdf

Species at Risk

Have you entered into, or are you in negotiations toward a landscape agreement under Ontario's Endangered Species Act, 2007?

No

Have you applied for a permit under section 17 of Ontario's Endangered Species Act, 2007, or have you applied for a permit or an agreement under section 73 of the Species at Risk Act?

No

Does the project construction, operation and / or implementation overlap with the habitat or flight paths of the following species listed in Ontario's Endangered Species Act, the Species at Risk Act, or in the Schedule of the Migratory Birds Convention Act?

No

Waterways

Do any of the following apply to the project? Please refer to the map. If you are unsure about any of these, please select unsure as well.

- None of the above apply to this project

Do any of the following apply to the project? If you are unsure about any of these, please select unsure as well.

- The project requires at least one approval, license or permit under the Ontario Water Resources Act (e.g., for Permits to Take Water, sewage works permits, etc)
- Unsure, too early in the process (to be determined in a later phase)

Please explain.

A permit to take water (PTTW) may be required for this project and this will be determined during the detailed design phase (2022-2023).
Follow up date: 2023

Culture & Language

Could this project directly benefit CFN members culturally through any of the following? Please select all that apply. If you are unsure about any of these, please select unsure as well.

- None of the above apply to this project

Human Health

Does this project involve the use, production, or release of any pollutant, effluent or substance that has been known or presumed to have harmful effects on human health?

No

Please list which substances, pollutants or effluents this project will use, produce and release.

Are there any scientific reports you have had to submit or will have to submit to the Crown concerning the use of toxins or contaminants?

No

Other

Does the project involve an influx of people during the construction phase (more than 100) within any of the regions below? Please select all that apply.

- None of the above

Are there any addition documents you would like to include for this submission?

Yes

Additional documents - description of uploads:

City of London - Municipal Class EA Notice of Public Meeting

Additional documents - files

- https://consultwithcaldwell.ca/wp-content/uploads/wpforms/478-ea6042b7834ea85c60294615fd808388/City-of-London-Notice-of-Public-Meeting-Oxford-Gideon-EA-745a61790d196f9df05c996d13ab8fd3.pdf

Is there anything else you would like to share about the project?

Would you like a follow-up meeting?

- No meeting is necessary

Copyright 2020 CFN Consultation Tool | All Rights Reserved
Developed by Sisco Consulting

APPENDIX 1-6

Residents and General Public Comments Received

Connor MacIsaac

From: Henry Huotari
Sent: August 16, 2021 1:59 PM
To: Connor MacIsaac
Subject: FW: [EXTERNAL] Oxford Street West and Gideon Drive intersection.

From: Yanchuk, Paul <pyanchuk@london.ca>
Sent: August 16, 2021 1:49 PM
To: [redacted]
Cc: Henry Huotari <HHuotari@rvanderson.com>
Subject: RE: [EXTERNAL] Oxford Street West and Gideon Drive intersection.

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Hello [redacted]

The Public Information Centre Meeting (PIC) has not been scheduled yet, but we are in the process of preparing for it.

In advance of this meeting, the City will be sending you an invitation with more details and the website will be updated as well.

Sincerely,

Paul Yanchuk, P.Eng.
Transportation Design Engineer
Transportation Planning & Design
City of London

300 Dufferin Avenue, 8th Floor, London, ON N6A 4L9
P: 519.661.(CITY)2489 x 2563 | Cell: 519.630.9682 | Fax: 519.661.4734
pyanchuk@london.ca | www.london.ca
As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our website for the latest information about City services and COVID-19.

From: [redacted]
Sent: Monday, August 16, 2021 1:07 PM
To: Yanchuk, Paul <pyanchuk@london.ca>
Subject: [EXTERNAL] Oxford Street West and Gideon Drive intersection.

Good afternoon Paul,

I reside at [redacted] Oxford Street West and will be directly impacted by any future development of this intersection. I received a Notice of Study Commencement letter but have not received any further communication. I've just been on the website and it looks like there was supposed to be a Public Information Centre meeting this summer.

"The project team will hold a PIC meeting in which they will present some of the options that are being explored as solutions for this intersection. This is an opportunity for interested parties to provide feedback on the EA and ask any questions to the project team."

However, I've not been informed of any such meeting. And, I've not been asked for any input to the EA.

Has such a meeting been scheduled? And, when can I expect to be contacted by Henry Huotari from R.V. Anderson Associates LImited?

Sincerely,

[redacted]

Connor MacIsaac

From: Henry Huotari
Sent: April 15, 2021 3:53 PM
To: Connor MacIsaac
Subject: FW: Oxford Street West & Gideon Drive - intersection improvements

Categories: Resident Comments

From: [redacted]
Sent: April 15, 2021 3:48 PM
To: pyanchuk@london.ca; Henry Huotari <HHuotari@rvanderson.com>
Subject: Oxford Street West & Gideon Drive - intersection improvements

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

Good afternoon,

The notice we received about this upcoming study was informative, thank you.

Hopefully this is already planned to be considered, but for what it's worth, here is a comment:

"I hope whatever is decided at the Oxford West and Gideon Drive intersection allows for traffic to turn left off of Kains Road. The current setup does not allow for this. The traffic going down Westdel Bourne has increased significantly over the past few years. Allowing for traffic to turn left off of Kains Road onto Oxford West will divert current traffic that is going over to Westdel Bourne in order to turn left on Oxford West."

[redacted]

R.V. Anderson Associates Limited
557 Southdale Road Suite 200
London Ontario N6E 1A2 Canada
Tel 519 681 9916 Fax 855 833 4022
www.rvanderson.com

COMMUNICATION RECORD

DATE:	November 16, 2021	**TIME:**	1:00 PM
BY:	Henry Huotari	**PROJECT NUMBER:**	205505
PROJECT NAME:	Oxford and Gideon Drive Municipal Class EA		

☒ Call From ☐ Call To ☐ Meeting With ☐ Memo to File

NAME: [redacted]

DETAILS:

Henry received a phone call from [redacted], who is acting on the behalf of his brother [redacted].

[redacted] owns a property [redacted] in Kilworth near the Thames River bridge and received a copy of the PIC notice. They are fully supportive of the study and recommendations and understand the importance to the community.

Connor MacIsaac

From: Henry Huotari
Sent: November 23, 2021 11:43 AM
To: [redacted]; kajohnso@london.ca
Cc: Connor MacIsaac
Subject: RE: Oxford Gideon Intersection Project

[redacted]

Thank you for your comments regarding the Oxford and Gideon Drive Class EA Study. Please see our responses to your comments below in 'red' text.

If you have any further comments or questions on the study recommendations please let us know.

Kind regards,
Henry Huotari

From: [redacted]
Sent: November 19, 2021 10:21 AM
To: kajohnso@london.ca; Henry Huotari <HHuotari@rvanderson.com>
Subject: Re: Oxford Gideon Intersection Project

[CAUTION EXTERNAL EMAIL] Make Sure that it is legitimate **before** Replying or Clicking on any links

... sorry... "roundabout" (not turning circle)...

On Fri, Nov 19, 2021 at 10:10 AM [redacted] wrote:

> Hi folks,
> I live at the corner of Oxford and [redacted](another tricky intersection) and pass through the subject intersection every day.
>
> 1) My personal recommendation would be to build a turning circle there.
> - A roundabout was determined to be the best option to improve overall traffic operations and safety and to accommodate all users within the corridor. As such, the Oxford Street West and Gideon Drive intersection is recommended to be reconstructed to a roundabout intersection.
> 2) A traffic light would be my 2nd choice. However, I've never liked traffic lights installed in curves (ie. the lights in Killworth). Curves cause visibility issues for drivers turning left.
> - Point noted. Avoiding the placement of a new traffic signal located between the curves in Oxford Street east and west of the intersection was another factor considered in the recommendation of a roundabout.

3) Make it an uncontrolled intersection except for stop signs on the side streets. However, this would require removing the concrete island that is currently there.

- The existing Oxford and Gideon intersection is uncontrolled with stop signs on Kains and Gideon. The existing concrete island was place as a temporary measure to prohibit left turns into and out of Kains Road as a safety measure, prior to full intersection reconstruction. As shown in the photo attached, the new roundabout intersection will not have any restrictions for vehicles travelling to/from Kains Road.

4) remove the "on-ramp" from Gideon. I regularly find drivers treat that as an on-ramp and ignore the yield sign. Tempers flare!

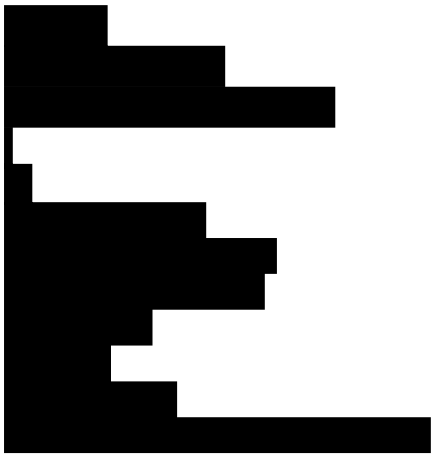
- Point noted. The on-ramp is being removed and only being considered as a future option to introduce a second lane eastbound which would not require a merge.

Summary: I suspect the island was built as a prelude to traffic lights. I would be fine with that if a turning circle was impossible. However, a turning circle would then eliminate the on-ramp from Gideon that I despise, and slower speeds would be necessary through the dangerous curve on Oxford.

- Points noted. Roundabouts have the benefit of reducing speeds while improving operations and safety

I'm looking forward to future plans for Oxford/Woodhull. I have suggestions-galore there ;)

- As the Oxford and Woodhull intersection is beyond the limits and scope of the Oxford and Gideon study area, the City would need to conduct a separate study for this intersection.
- The City is about to start developing its new Mobility Master Plan which will outline transportation and mobility policies, plans, and programs for the next 25 years. There will be many opportunities for Londoners to provide input throughout this process. For more information on the Mobility Master Plan please visit: https://getinvolved.london.ca/mobility-master-plan





[redacted]

R.V. Anderson Associates Limited
557 Southdale Road Suite 200
London Ontario N6E 1A2 Canada
Tel 519 681 9916 Fax 855 833 4022
www.rvanderson.com

COMMUNICATION RECORD

DATE:	November 25, 2021	**TIME:**	9:00 AM
BY:	Henry Huotari	**PROJECT NUMBER:**	205505
PROJECT NAME:	Oxford and Gideon Drive Municipal Class EA		

☒ Call From ☐ Call To ☐ Meeting With ☐ Memo to File

NAME: [redacted]

DETAILS: Henry received a phone call from [redacted], who is the property owner at [redacted] Oxford Street West.

[redacted] is generally supportive of the roundabout but had a number of questions regarding potential impacts to her property:

1. Driveway culvert and ongoing erosion:
    a. The culvert at the end of [redacted] driveway was recently replaced however there is ongoing erosion of the gravel shoulder. Runoff is coming from the ongoing residential development in Eagle Ridge and sediments are plugging the culvert and ditch. City staff have been onsite to review the situation and made attempts to stabilize the shoulder however problems continue to persist.
    b. Henry noted that once the roundabout is constructed there will be curb/gutter across the entrance and a flatter boulevard area which will alleviate the current concerns.
    c. The Study is also recommending that the City acquire the portion of property at the driveway which includes the privately owned culvert so that the City can take ownership of the culvert and be responsible for maintenance. The culvert also requires upsizing to accommodate design flows.
    d. Henry noted that the City was not yet aware of the Study recommendations to acquire property during previous conversations with [redacted].

2. Access during construction:
    a. Henry noted that during construction there will be a Resident Inspector onsite on a daily basis to coordinate access and act as a liaison.
    b. Construction contracts include stipulations dictating that access to private properties be maintained at all times for homeowners, deliveries and emergency services.

3. Hydrogeology and potential impacts to wells:
    a. The property at [redacted] is on a municipal water service however [redacted] expressed concerns regarding potential impacts to water wells on other properties, especially Woodeden Camp.
    b. Henry noted that a well inventory can be conducted during the detailed design phase and that well monitoring could be conducted during construction. There are no deep excavations required to construct the roundabout that might affect groundwater levels however the corridor is being protected for potential extension of the existing watermain and sanitary sewers at the intersection.

4. Vibration impacts:
    a. [redacted] is a century home with stone foundations and could be prone to vibration impacts during construction.
    b. Henry noted that a condition assessment could be carried out prior to construction to document conditions of the home.

5. Private utility impacts:
    a. There is a Bell line and waterline along the driveway and [redacted] was concerned about impacts during construction. There is no gas line as the property has an oil tank.
    b. Henry noted that they had requested records from all utility companies to include on the design plans. During construction, the contractor is required to locate and mark all buried utilities prior to any excavation and that they would be responsible for restoring any severed utilities.

6. Wildlife impacts:
    a. [redacted] has lived at the property for many years and has previously noted that snapping turtles would cross the road however mortality was high. She has not seen any turtles for many years. She also noted that there are a lot of deer in the area though has not observed any deer/vehicle collisions.
    b. Henry noted that the City generally looks for opportunities to implement wildlife passages under roads where there are known corridors being used. He also noted that the introduction of the roundabout would reduce vehicle speeds and in conjunction with additional roadway lighting, the potential for deer collisions should be reduced.

7. Tree impacts:
    a. [redacted] noted that there is a large mature tree at the roadside to the east of her driveway and was hopeful it would not be disturbed.
    b. Henry mentioned that the project arborist had examined the tree and noted that it was in good health. With the roundabout being shifted to the south the tree should be protected from potential damage.

8. Future consultation:
    a. [redacted] mentioned she wished to remain in contact as the project moves to the detailed design and construction stages.
    b. Henry noted that the City typically provides consultation opportunities during detailed design and conducts Public Update Meetings prior to construction.