

Northeast Swale Layers of Protection

In Place		
Level of Protection	What it Means	Outstanding Risks/Concerns
Public Ownership (within City Limits)	<ul style="list-style-type: none"> - Community interests govern decisions. 	<ul style="list-style-type: none"> - Ownership fragmentation outside City limits - Competing perception of community interests (hard infrastructure needs versus soft and/or social infrastructure).
Meewasin Conservation Zone	<ul style="list-style-type: none"> - Provincial authority. - Development review. - Resource management. - Awareness through education. 	<ul style="list-style-type: none"> - Inability to regulate crown utilities or federal agency initiatives. - No authority over water and sewer infrastructure; work < \$10,000 not regulated. - Budgetary challenges. - Require specific guidance on how to behave in/near the Conservation Zone. - Currently excludes some Swale land within City limits.
University Heights Sector Plan	<ul style="list-style-type: none"> - Defined geography where no urban development can occur. - Also defines complementary areas. 	<ul style="list-style-type: none"> - Multiple, clustered crossings. - Urban neighbourhoods surrounding the Swale (potential for “diminishing returns” from over-use). - Stormwater management must be done correctly to ensure water quality is not negatively impacted.
Northeast Swale Development Guidelines	<ul style="list-style-type: none"> - Updated in 2013 in conjunction with Meewasin’s comprehensive Resource Management Plan. - Designates appropriate areas where roads may cross, stormwater may be stored, and what areas are to remain natural. - Prescribes a 24 metre “Greenway” area to buffer Swale from adjacent development. 	

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Predevelopment Protocol (Zoning Bylaw)	<ul style="list-style-type: none"> - Nothing can occur without a predevelopment permit (4 weeks' notice). - Environmental screening work to have been done. - Requirement for environmental monitoring. - Construction and Design Division staff arranged for site visits three times weekly with reports at each visit. These reports are currently filed only with the Construction and Design Division (and showed no incidents for lift station). 	<ul style="list-style-type: none"> - Appears to be a good tool for areas where no approved development plan is in place, but the same requirements are not yet in place for development already approved. - Planning and Development Division formally educating developers through the Developer's Liaison Committee. - Incident response protocol does not exist; ensuring it is clear what contractors are obligated to do in the event of an incident (remediate/mitigate).
Master Plan and Resource Management Plan	<ul style="list-style-type: none"> - City's Parks Division and Meewasin will coordinate efforts in implementing a common plan. - Sets expectations for landscape/recreation development and maintenance standards. 	<ul style="list-style-type: none"> - Financial phase-in for plan expected to be long (> 10 years); maintenance/management guidelines taking some time to develop. - Monitoring is sporadic. - Things are always changing (development, use, biodiversity conditions).
Contract Management	<ul style="list-style-type: none"> - Construction and Design Division staff now assign one inspector for each active contractor in the field to monitor construction. Each contractor receives the Northeast Swale Development Guidelines and are required to sign-off an acknowledgement in the contract. - Preconstruction meetings. - Meewasin hosted orientation meetings. 	<ul style="list-style-type: none"> - Expertise of inspectors. - Incident reporting issue. - No formal mechanism yet for sharing information. - Applicable to civic contractors only (reliance on Meewasin to catch non-City projects). - Risk of Public-Private Partnership (P3) delivery model not yet known.

Under Consideration

Level of Protection	What it Means	Outstanding Risks/Concerns
Environmental Reserve	<ul style="list-style-type: none"> - During the subdivision process, Swale land could be required as a form of dedicated land called Environmental Reserve. 	<ul style="list-style-type: none"> - Could not be applied to the entire Swale at once without significant expense; otherwise, it will occur incrementally over time as subdivisions occur. - Funding strategy for natural areas to be identified.
Natural Heritage Area	<ul style="list-style-type: none"> - Municipal Heritage Designation could be applied to some areas/elements of the Swale, or the whole parcel. 	<ul style="list-style-type: none"> - Determining the extent of the heritage resource is problematic. - May hinder implementation of plans. - Potentially precedent-setting, so would require further review of implications.
Conservation Easement	<ul style="list-style-type: none"> - A protective legal designation that may be granted by agreement between a landowner (grantor) and holder. 	<ul style="list-style-type: none"> - Redundant since the City is already the landowner. - Intended primarily as a tool for private landowners to conserve significant landscapes while providing a tax incentive.
Amendments to Development Review Application Process	<ul style="list-style-type: none"> - Guidance documents to educate on best practices. - Adding more information to the concept plan application form about environmental requirements. - Adding a disclaimer to relevant forms and/or approvals, notifying applicants of the need to satisfy all federal/provincial acts and regulations. 	<ul style="list-style-type: none"> - Need to ensure complete internal review of major City infrastructure (roads, bridges, and water/sewer infrastructure). - Monitoring approvals requires continued reliance on trust in developers to do what is expected within approval.
Contractor Requirements	<ul style="list-style-type: none"> - Adding appropriate performance standards to approvals. 	<ul style="list-style-type: none"> - Resources and expertise may be required to ensure appropriate monitoring.