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File No. O-7614 Meadowlily Secondary Plan
Planner: B. Turcotte

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	MEADOWLILY SECONDARY PLAN STATUS REPORT Monday, July 23, 2012

RECOMMENDATION

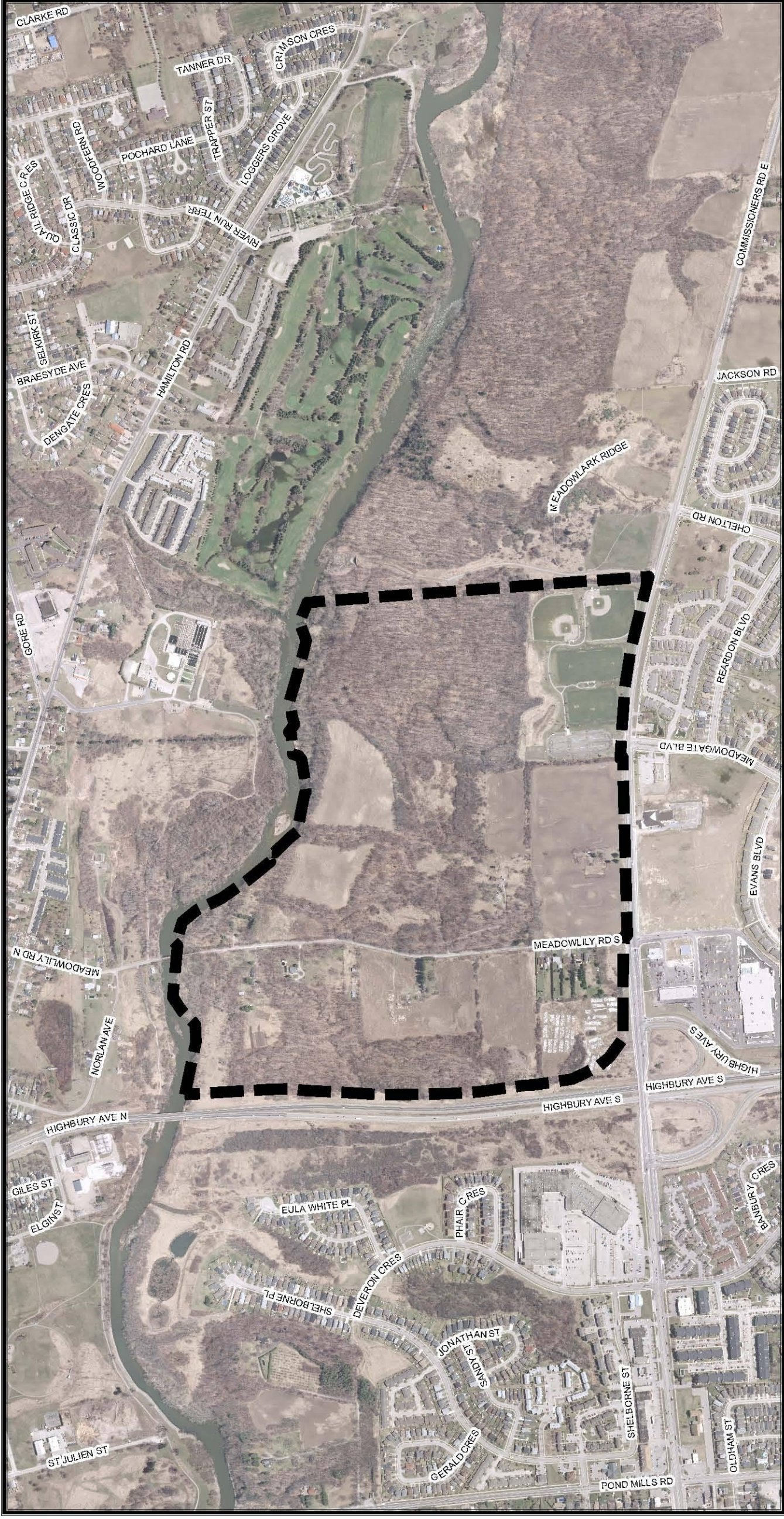
That, on the recommendation of the Director, Land Use Planning and City Planner, the following information report on the preferred land use and servicing options, and associated draft background studies for the Meadowlily Secondary Plan **BE RECEIVED**, it being noted that the preferred land use option (and associated background studies) for the Meadowlily Secondary Planning Area will be tabled for public review and comment with the Planning and Environment Committee on September 4, 2012.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- April 20, 2011 Information report to the Built and Natural Environment Committee on the public responses to the alternative land use options previously tabled with the Committee on February 14th, 2011.
- February 14, 2011 Information report to Built and Natural Environment Committee on the alternative land use options and draft background studies being circulated to members of the public, landowners and stakeholder groups.
- May 11, 2009 Report to Planning Committee and Public Participation Meeting recommending approval of the Terms-of-Reference.
- February 9, 2009 Report to Planning Committee and Public Participation Meeting on the draft Terms-of-Reference.
- September 30, 2008 Report to Planning Committee and Public Participation Meeting regarding a proposed Official Plan and Zoning By-law amendment application (OZ-7430), regarding 168 Meadowlily Road South.

BACKGROUND

The Meadowlily Secondary Plan and Municipal Class Environmental Assessment (EA) is a City led and Development Charge funded project that was initiated by London City Council in May 2009. The purpose of the study is to develop a preferred land use plan and to be used in the consideration of future land use planning and development approvals within the Meadowlily planning area. Municipal Class EA requirements for sanitary and stormwater infrastructure would also be undertaken. The focus of the Secondary Plan and EA review is on lands currently undeveloped and designated as "Urban Reserve – Community Growth" in the Official Plan, as indicated on the attached Figure.



Meadowlily Area Study MAP NO. 8 - Aerial Photo Map -



Meadowlily Area Study Boundary



Date Prepared: March 24, 2009
PROJECT LOCATION: ...planning\project\p_aerial.mxd
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The study area is approximately 95 hectares (235 acres) in size, with 65 hectares (161 acres) of land currently designated as “Open Space”. The primary study area comprises the lands located east of Highbury Avenue, between the Thames River and Commissioners Road E, and includes the City-wide Sports Park, which forms the east boundary of the study area. This area has approximately 1000 metres of frontage along Commissioners Road East. Substantial tracts of land within the study area are held in public ownership and contain significant environmental features.

On March 9, 2011, a public open house was held to seek public response on five alternative concepts, prepared for the Secondary Plan and Class EA. Public responses to the five land use options were summarized in a report to the Built and Natural Environment Committee on April 11, 2011. A further stakeholder meeting was held on April 12, 2011 - the outcome of which was presented verbally to the BNEC on April 20, 2011. The alternative land use options and background studies for Meadowlily are available for review on the City of London website at <http://www.london.ca/meadowlily>. Since that time due to resource constraints relative to workload, the Meadowlily plan has been inactive. Staff are now re-initiating the process.

Consistent with the approved Terms of Reference, City staff is currently finalizing a preferred land use plan and associated policies; a sanitary servicing EA and stormwater servicing EA. The land use and servicing document, which is intended to form the basis of the Secondary Plan, is intended to provide a comprehensive framework for long term planning decisions within the study area; and implementation of the Class EA for sanitary and storm water servicing.

The preferred land use plan will be tabled with the Planning and Environment Committee in September to be circulated to members of the public, landowners and stakeholder groups for review and comment. To facilitate this review, the preferred land use plan and associated background studies will be also posted to the City’s website. A community open house and meeting will be held in October. It is intended that this will lead to a statutory public participation meeting of the Planning and Environment Committee to be held in December, at which time the recommended Official Plan Amendment, Secondary Plan and Class EA will be submitted to Council for approval.

CONCLUSION

The Meadowlily Secondary Planning process is nearing completion. The preferred land use plan and supporting documentation will be tabled with the Planning and Environment Committee in September. Public information and Open House sessions on the preferred land use option will follow in October. A Statutory Public Meeting of the Planning and Environment Committee will be conducted, with Council adoption of the Plan anticipated in December of 2012.

PREPARED BY:	SUBMITTED BY:
BRIAN TURCOTTE SENIOR PLANNER - PLANNING DIVISION	GREGG BARRETT, AICP MANAGER – CITY PLANNING & RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

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