



Stantec Consulting Ltd.
171 Queens Avenue 8th Floor
London ON N6A 5J7
Tel: (519) 645-2007
Fax: (519) 645-6675

Stantec

October 12, 2012
File: 161403352

Planning Division,
City of London,
P.O. Box 5035,
300 Dufferin Ave.,
London, ON, N6A4L9

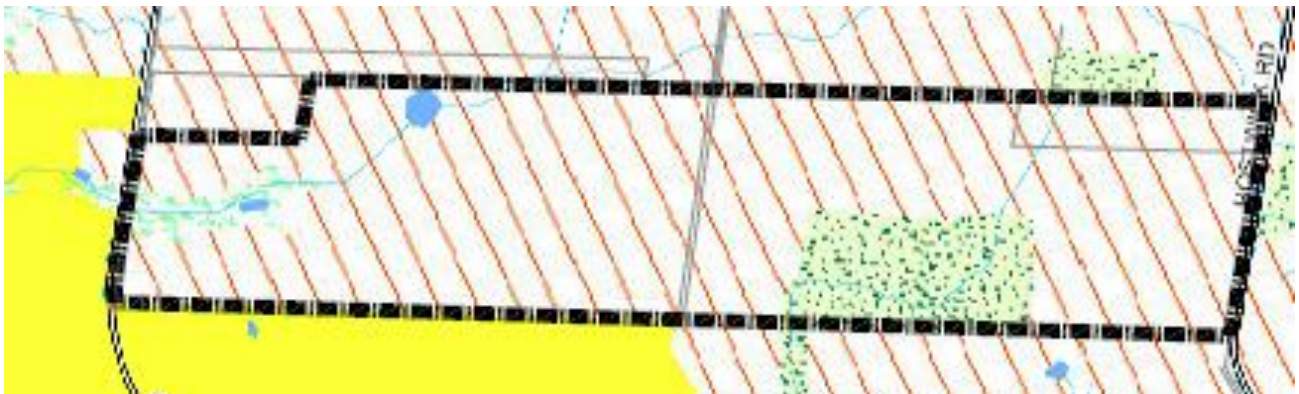
Attention: Ms. Heather McNeely, Senior Planner

Dear Heather:

Reference: Southwest Area Plan – Secondary Plan – W3 Lambeth Farms Property

On behalf of W3 Lambeth Farms, the owners of the 72 ha denoted by the thick dashed line in the enclosed figures, we wanted to draw your attention to a mapping discrepancy on the **Southwest Area Plan Schedule 4 ‘Southwest Area Land Use Designations’** as released in the Southwest Area Plan Secondary Plan 20.5 released on October 9th, 2012 and appearing before the Planning and Environment Committee on October 15th, 2012.

On the current **Schedule A – Land Use** of the City of London Official Plan, the pocket of trees has been identified as “Environmental Review” with the limits delineated in green flecks below. The majority of the holdings are “Urban Reserve Community Growth”.



Source: Schedule A – Land Use, City of London Official Plan

This is consistent with **Schedule B-1 – Natural Heritage Features** whereby it's identified as “Unevaluated Vegetation Patches”. Under both Schedules, it is recognized and understood that the existing trees have been identified and that further study is required to determine the limits of any defined woodlots, vegetative patches, or open space with this occurring at the time of development application – Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan.

As depicted on the proposed land use plan, this treed area has grown substantially in size and been denoted as “Open Space”.

Reference: Southwest Area Plan – Secondary Plan – W3 Lambeth Farms Property



Source: Southwest Area Plan, Secondary Plan 20.5 – Schedule 4 Land Use Designations, October 2012

The limits of the stand of trees and the environmental significance has yet to be evaluated and requires further analysis to determine the true extents. The arbitrary inclusion of otherwise developable lands is simply unjustified and consumes a substantial amount of private land holdings. The incorporation of pathway connections and linkages between legitimate open space (parks, natural heritage areas, SWM facilities, etc.) can be accommodated through detailed neighbourhood planning at the time of draft plan preparation.

The land owners, W3 Lambeth Farms, are requesting that a correction be made to the land use and base plans depicting only the treed area as “Open Space” and that the delineation reflect the actual limits of the coverage which can be easily determined from aerial photos and reflected on the current Official Plan Schedules.

Respectfully,

STANTEC CONSULTING LTD.

Dan Young
Senior Planner
dan.young@stantec.com

STANTEC CONSULTING LTD.

Jeff Paul, P.Eng.
Managing Principal
jeff.paul@stantec.com

- c. Ms. H. Lysynski, Committee Secretary
- Councillor Polhill (Chair)
- Councillor Bryant
- Councillor Swan

- Mayor Fontana
- Councillor Henderson
- Councillor White