



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

**VIA EMAIL**

October 22, 2012

City of London Planning Division  
City of London  
204/205 Dundas Street  
London, ON  
N6A 4L9

Attention: Ms. Heather McNeely – Policy Planner

Re: **Draft Southwest Area Plan – Secondary Plan October 2012 ('SWAP')**  
**Comment on Behalf of Jim Grewall.**  
**London, ON**

Our File: **GWL/LON/12-01**

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We are the planning consultants for Jim Grewall with regard to the Southwest London Area Study and Southwest Area Plan ('SWAP'). As active participants in the study we offer the following comments:

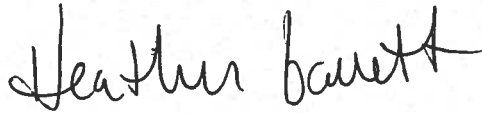
1. We are generally supportive of the "Light Industrial" designation, however, a broader range of uses would be more appropriate for an area that has direct access to highway 401.
2. With regard to the draft land use policies for SWAP that address Industrial lands, we are concerned that the language used in the draft policies lacks flexibility. In particular, the language used in draft policy 20.5.14.1 (ii) Built Form and Intensity (c) regulations in the Zoning By-law shall include provisions requiring building and structures to be located a minimum of 40 metres from the Brockley Rural Settlement boundary. The proposed 40 m setback is excessive especially since there are requirements for high visual standard and quality for building design as well increased landscape buffer areas.
3. The portion of the subject lands with access on the east side of Wellington Road south of Dingman Creek should be designated Light Industrial and not retained in an Urban Reserve designation. The January 2012 draft showed the lands as Light Industry, there has been no justification for the change.

4. The requirement that all lands designated Open Space (including natural heritage "corridor") lands "shall be dedicated to the City for public park purposes" should be removed. Determination of areas for dedication should continue to be assessed on an individual application basis. In addition, the arbitrary minimum corridor widths of 50m each side (Dingman Creek) and 30m each side (all other natural heritage features) should be removed. Minimum widths for protection should be based on an Environment Impact Study (EIS). The City may accept parkland dedication to augment corridors for enhancement purposes or to establish linkages.

We appreciate the opportunity to provide these comments. Should you have any questions or require additional information, please feel free to contact us.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Richard Zelinka, MES, MCIP, RPP  
Principal Planner

cc. Mr. Jim Grewal (Via Email)  
Heather Lysynski, City of London (Via Email)