



ZELINKA PRIAMO LTD
A Professional Planning Practice

October 19, 2012

Chair & Members
Planning and Environment Committee
City of London
206 Dundas Street
London, ON N6A 4L6

Dear Chair & Members:

Re: South West Area Plan Study (SWAP)

At the Planning and Environment Committee (PEC) meeting of October 15, 2012, I was asked to provide a short summary of the key change to SWAP my clients are requesting the Committee to consider. We have made several previous submissions, raising many other issues on behalf of our clients; but the following are some of the most important requests arising from the PEC meeting:

1. Remove the arbitrary minimum corridor widths of 50m each side (Dingman Creek) and 30m each side (all other natural heritage features). 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.
2. Do not designate as "Open Space" any Environmental Review lands which have not been assessed.
3. Remove requirement that all lands designated Open Space (including natural heritage "corridor") lands "shall be dedicated to the City for public park purposes". Determination of areas for dedication should continue to be assessed on an individual application basis.
4. The Urban Design policies of SWAP are too rigid and prescriptive and should not be adopted in this form. As an alternative, amend SWAP to include the following statement adapted from the City's existing Official Plan:

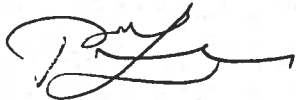
"The urban design policies contained in the Southwest Area Plan will be used primarily for guideline purposes, and their implementation will be less oriented to a regulatory approach than it will be to co-operation among developers, land owners, residents and the City in the preparation and review of development proposals."

5. The Design for Wonderland Road South requires further discussion. The minimum right-of-way requirement of 57m should be removed.
6. The small "Medium Density Residential" designation on the Southside lands (south of Bradley Avenue and east of Wonderland Road S.) is isolated by Bradley Avenue (restricted access policies), the drain to the east, commercial to the west and a concrete plant to the south. These lands should be placed in the same commercial (Enterprise) designation as the abutting lands to the west.
7. The Jim Grewall 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.
8. On the Auburn lands, lands currently designated "Residential" in the Official Plan should not be placed in an "Environmental Review" designation in SWAP.

Thank you for your consideration of these matters.

Yours very truly,

ZELINKA PRIAMO LTD.



Richard Zelinka, MES, MCIP, RPP
Principal Planner

RZ/ld

On behalf of:
Auburn Developments
Southside Group of Companies
Howard Darwin Enterprises
Jim Grewall
Try Recycling

cc Planning Division