

# October 2012 Southwest Area Secondary Plan Document

Latella Holdings  
(6182 Hamlyn Street & 2088 Wharncliffe Road S.)

Sergio E. Pompili & Assoc. Ltd.

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London Waterloo Region Greater Toronto Area

# Latella Properties



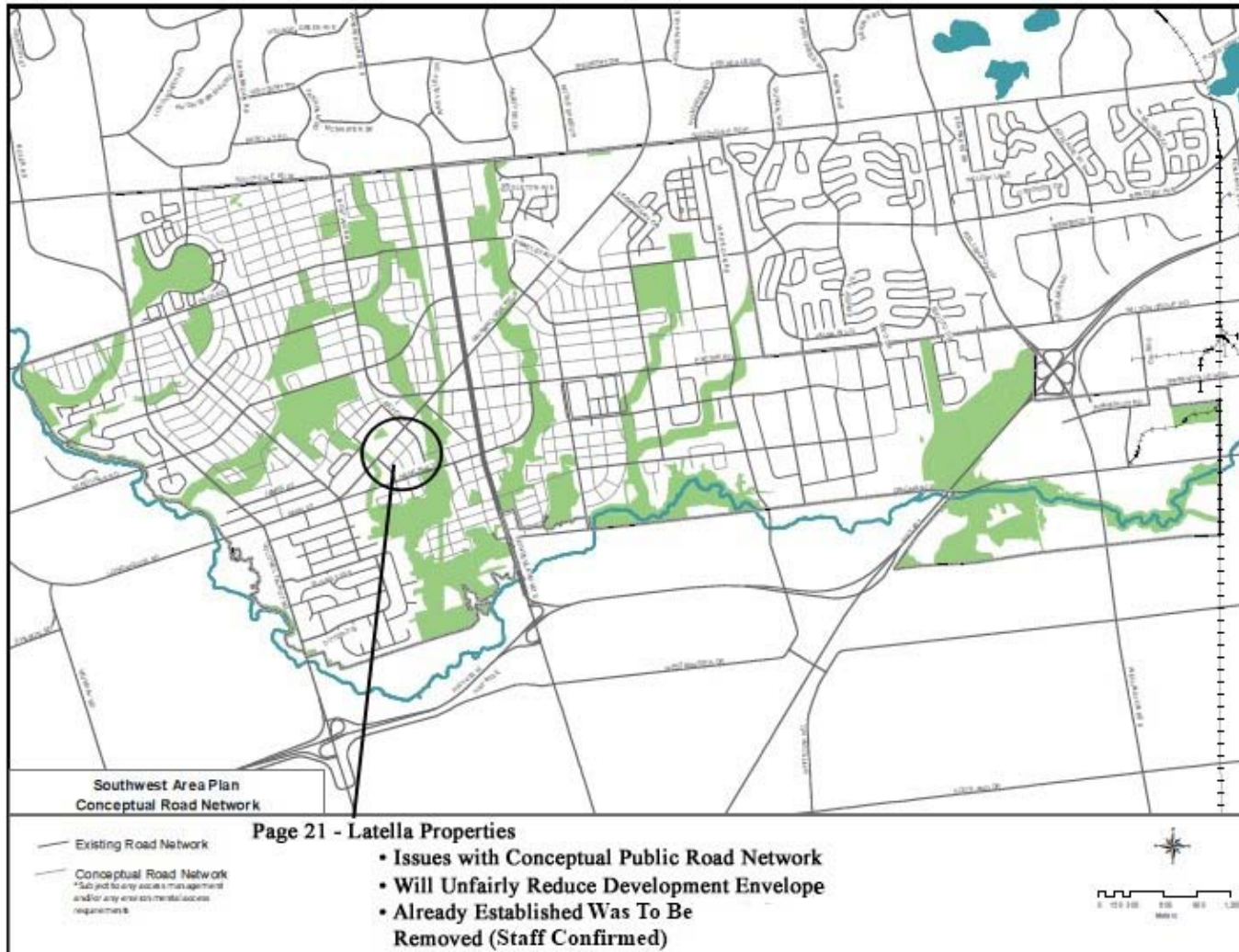
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London Toronto Regina Centre Toronto

# Figure 1: Conceptual Road Network

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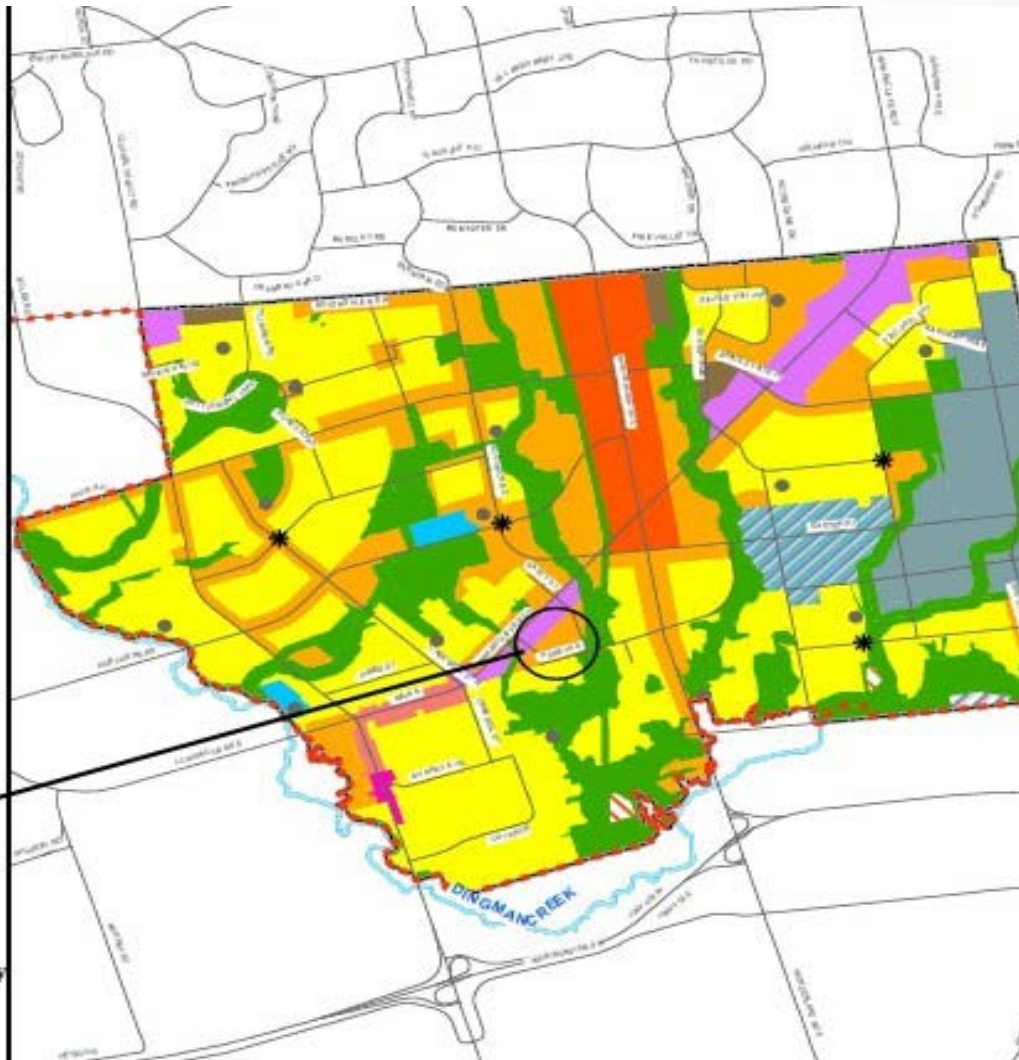


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# Schedule 4: Land Use Designations



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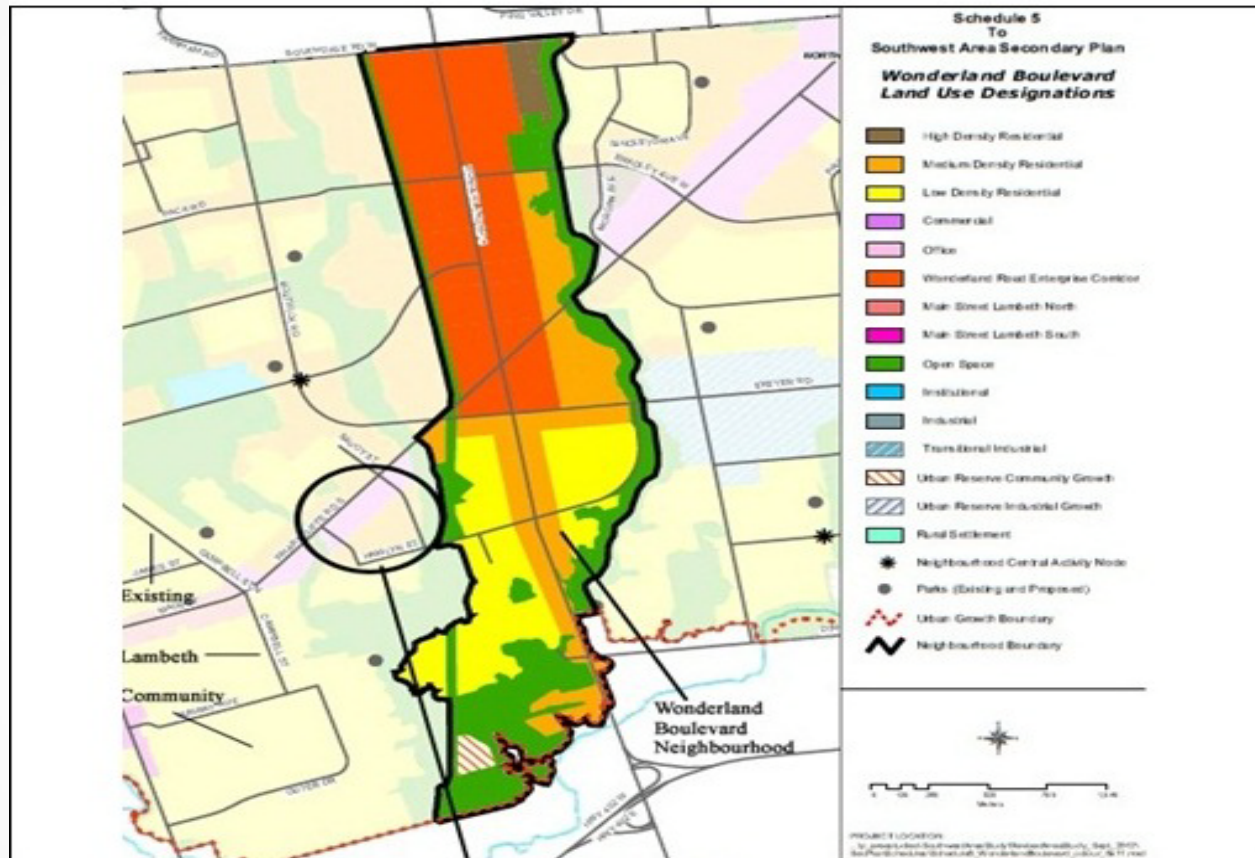
Latella Properties

- Commercial Along Wharncliffe Rd. S.
- Medium Density Residential Internally
- Open Space Along Thornicroft Drain

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# Schedule 5: Wonderland Boulevard Land Use Designations



## Justification

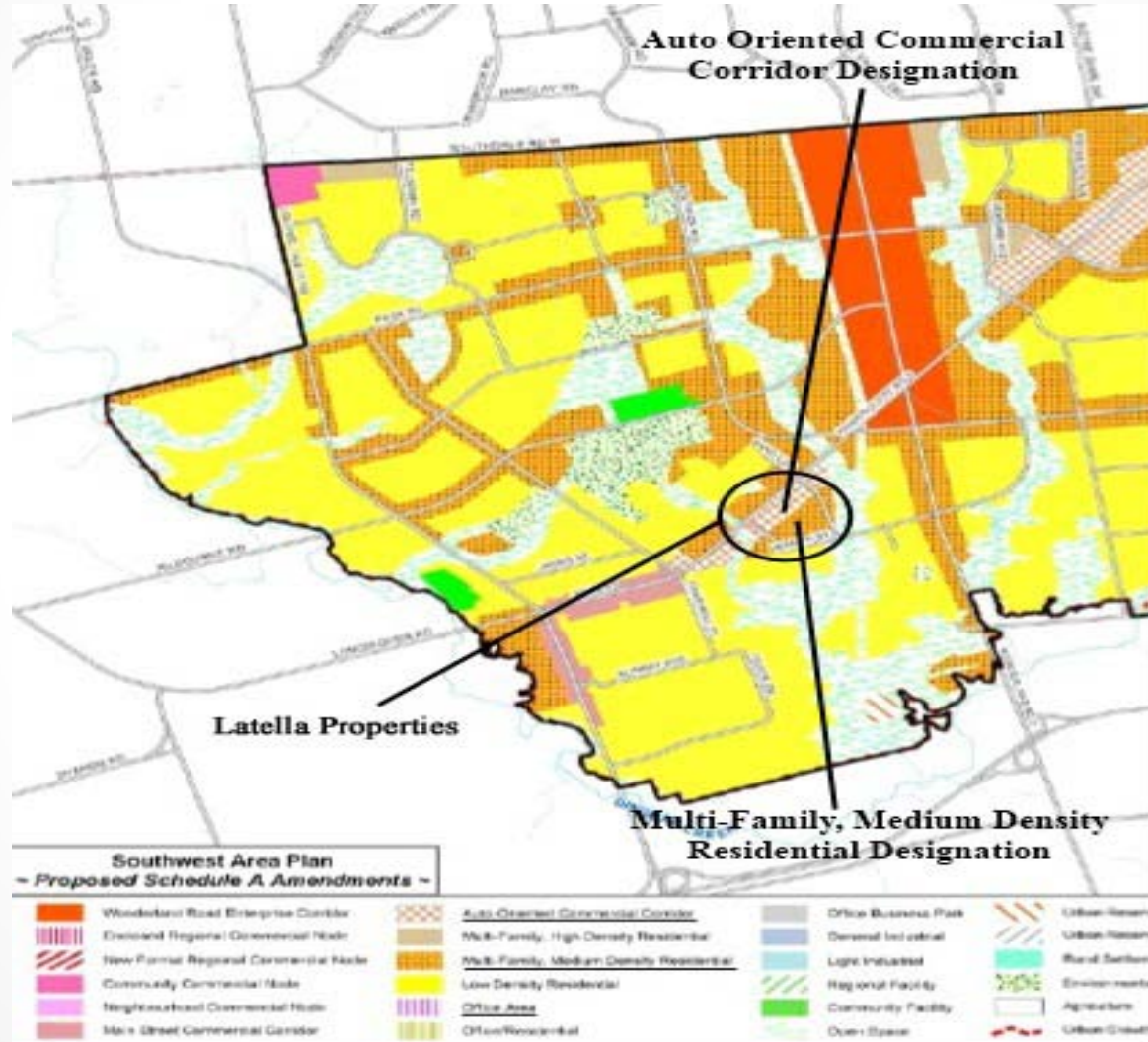
- Positioned between existing Lambeth Community & Wonderland Boulevard Neighbourhood
- November 2010 study established commercial and residential will serve and extend existing Lambeth Community
- Commercial frontage does not rely on Greenfield development

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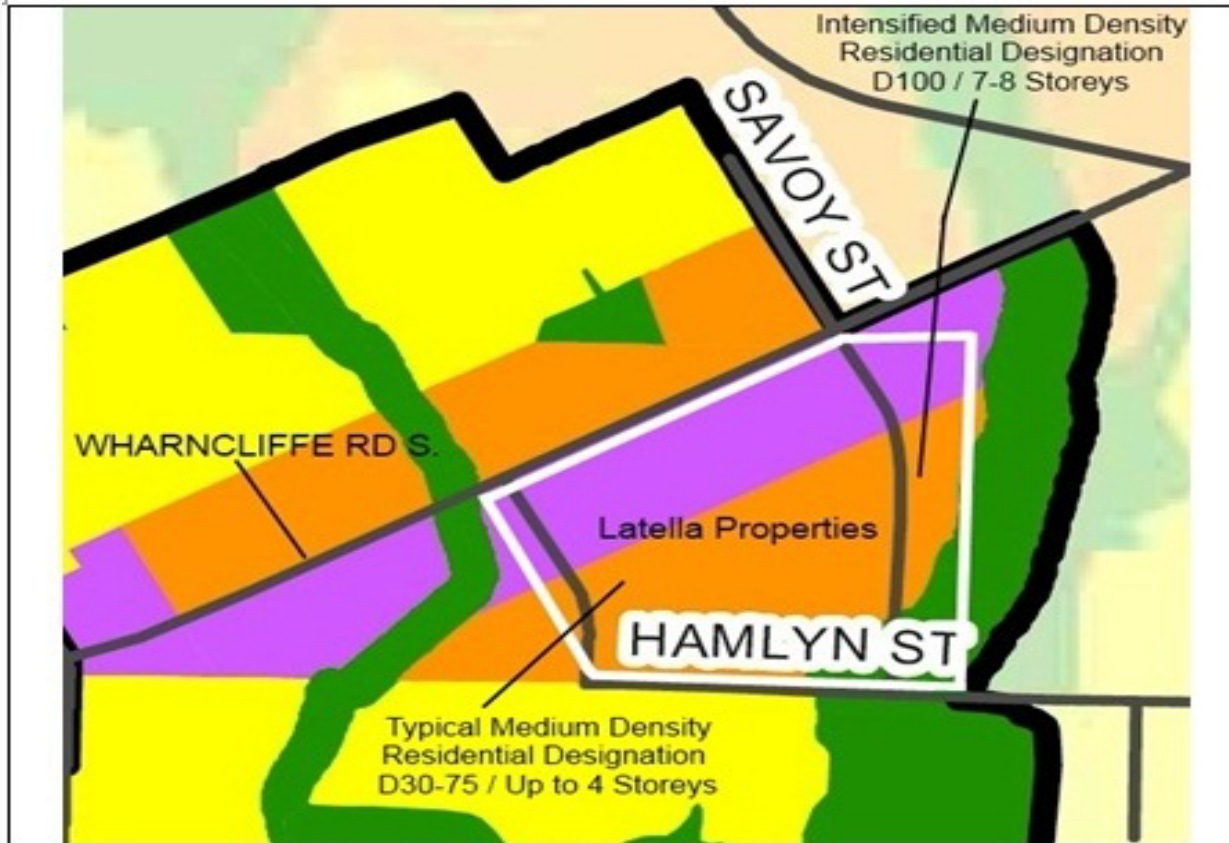
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# Appendix I: Official Plan Extracts

## Proposed Schedule A Amendments



# Amendments to Schedule A: East Side of Savoy Extension



## Justification Points

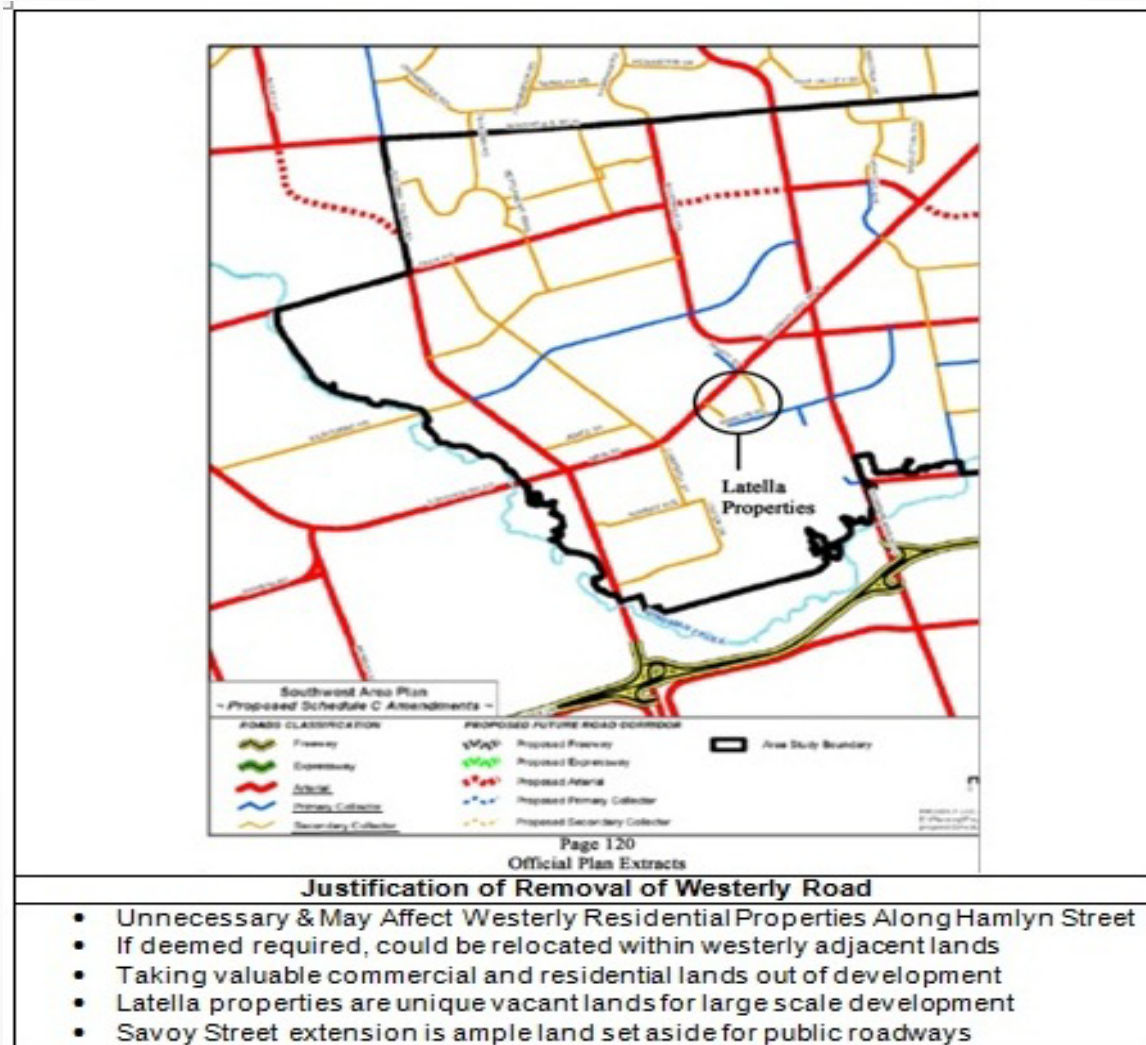
### Lands Along East Side of Savoy Street Extension

- Staff acknowledges that this area should be intensified medium density block
- Intensified block will provide the ideal stepping up and down from the Wonderland Boulevard Neighbourhood
- Intensified block will utilize the vistas of the Thornicroft Drain
- Intensified block will utilize the future Wharncliffe and Wonderland Road transit areas



# Appendix I: Official Plan Extracts

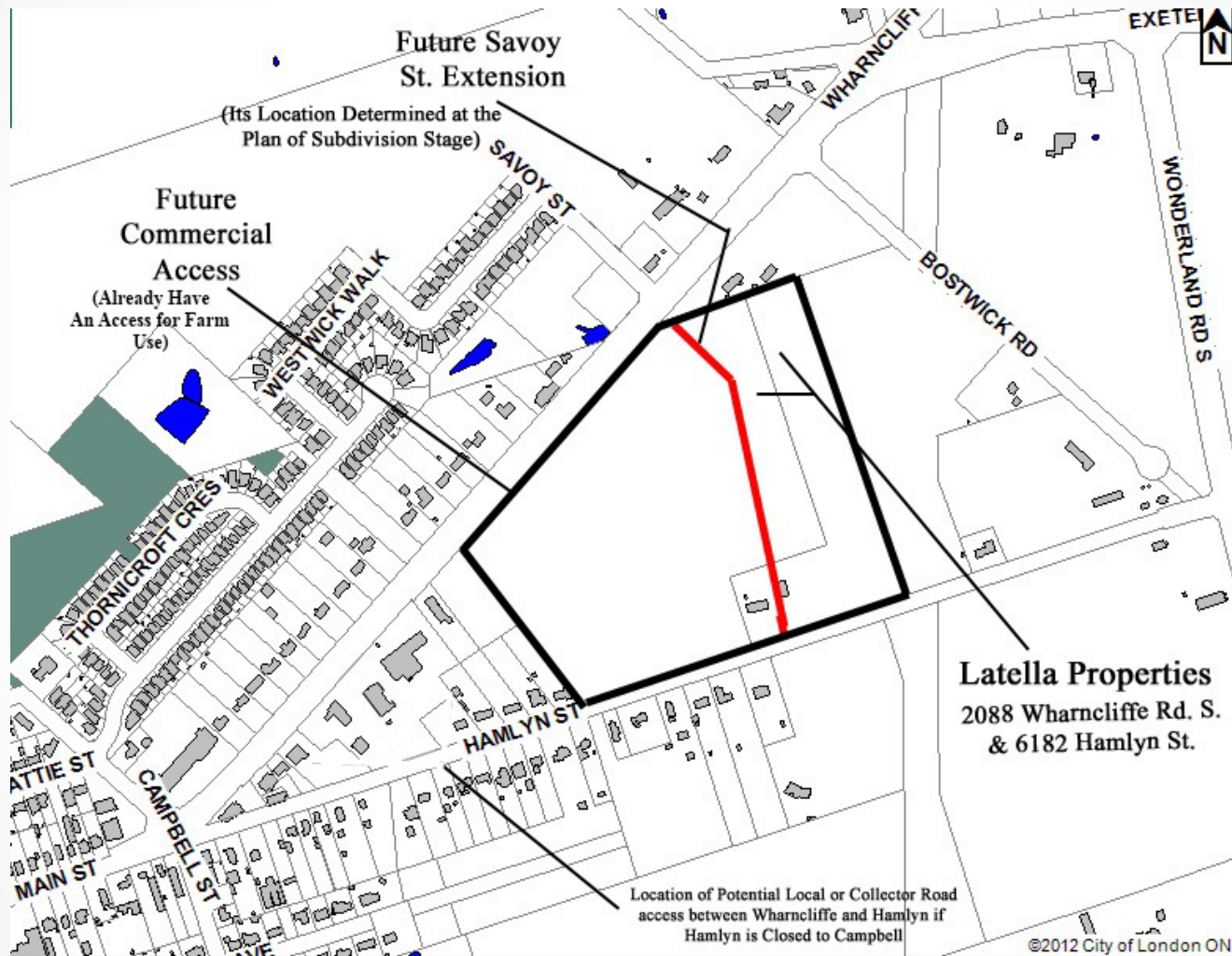
## Proposed Schedule C Amendments



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# Road Network Issues



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# Servicing & Phasing Strategy

## Servicing & Phasing Strategy –

The draft version of the Southwest Area Secondary Plan, presented in June 2012, proposed that development would occur in the southwest using a three-phase servicing strategy, within which there were to be service areas that would be dependent on the achievement of triggers. The three-phase servicing strategy for SWAP, as presented in the June 18, 2012 report, was as follows:

1. Approved Developable Lands: Lands with draft approved or registered plans of subdivision;
2. Interim Developable Lands: Opportunity for new growth in the short-to-medium term that can be serviced within the available wastewater treatment capacity and the 2009 Development Charges budget; and,

### Comments:

My client is supportive of the Interim Development Lands opportunity

Requests that his entire property be part of this direction, instead of the Ultimate Development Lands