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File: O-7609  
Planner: G. BARRETT

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: CITY OF LONDON  THE SOUTHWEST AREA SECONDARY PLAN  PUBLIC PARTICIPATION MEETING ON MONDAY, OCTOBER 15, 2012 8:30 PM</b>

<b>RECOMMENDATION</b>
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That, further to the direction of Municipal Council following their meeting of June 25, 2012, with respect to the application by the City of London for an Official Plan Amendment to change the existing land uses designations and to adopt a Secondary Plan for the area generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, that the following actions **BE TAKEN**:

- (a) That the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 30, 2012 to:
- i) Amend Chapter 20-Secondary Plans, **BY ADDING** "Southwest Area Secondary Plan" to the list of Secondary Plans adopted by Council in Section 20.2 of the Official Plan for the City of London;
  - ii) Amend Chapter 20-Secondary Plans, **BY ADDING** Section 20.5-Southwest Area Secondary Plan to the Official Plan for the City of London;
  - iii) Amend Chapter 4-Commercial **BY ADDING** a new land use designation "Wonderland Road Enterprise Corridor" to be applied along the Wonderland Road corridor between Southdale Road West and Exeter Road to permit a broad range of commercial, residential, office and institutional uses;
  - iv) Change the land use designation of the subject lands within the Southwest Area Planning Area on Schedule "A"- Land Use of the Official Plan **FROM** "Urban Reserve- Community Growth", "Urban Reserve- Industrial Growth", "Environmental Review", "Agriculture", "Low Density Residential", "Multi-family, Medium Density Residential", "Auto-oriented Commercial Corridor", "Light Industrial", and "Open Space" **TO** "Urban Reserve- Community Growth", "Urban Reserve- Industrial Growth", "Environmental Review", "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", "Community Facility", "Auto-oriented Commercial Corridor", "Main Street Commercial Corridor", "Neighbourhood Commercial Node", "Community Commercial Node," "New Format Regional Commercial Node", "Office Area", "Light Industrial", "Community Facility", "Open Space", "Rural Settlement" and "Wonderland Road Enterprise Corridor";
  - v) Change to the southerly and easterly limits of the Urban Growth Boundary in the vicinity of the Brockley Area on Schedule "A"-Land Use of the Official Plan to remove a portion of the lands in the "Urban Reserve – Industrial Growth" designation, generally located north and south of Dingman Drive, and west of easterly limit of the Urban Growth Boundary;
  - vi) Change Schedule "B-1"-Natural Heritage Features of the Official Plan by adding "Environmentally Significant Area (ESA)", "Potential ESAs", "Significant Woodlands", "Woodlands", "Unevaluated Vegetation Patches", "Significant Corridors", "Locally Significant Wetlands", and "Potential Naturalization Areas";

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- vii) Change Schedule “C”-Transportation Corridors of the Official Plan by adding Primary Collector Roads, and Secondary Collector Roads; and,
- viii) Change Schedule “D”- Planning Areas of the Official Plan to add the naming and delineation of the Southwest Area Secondary Plan.

(b) That the proposed Official Plan Amendment to delete references to the Southside Pollution Control Plant and interim servicing policies (File O-7971) be circulated for public review and comment in advance of a Public Participation Meeting to be scheduled in the future.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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June 18, 2012	Information report to Planning and Environment Committee on proposed revised land use concept plan, the proposed amendments to Schedules “A” – Land Use, “B-1” – Natural Heritage Features, and “C” - Transportation of the City Official Plan, and the draft Secondary Plan for the Southwest Area.
April 30, 2012	Information report to Strategic Priorities and Policy Committee on the Southwest Area Plan Servicing Strategy and how it fits into the City’s Growth Management Implementation Strategy (GMIS).
December 12, 2011	Information report to Planning and Environment Committee on how four key public issues identified by Council have been addressed, including servicing and phasing strategy; and to obtain Council direction to circulate the revised SWAP plan to the public for review and feedback.
Sept. 20, 2011	Presentation to Committee of the Whole on a revised servicing and phasing strategy for the Southwest study area, as recommended by Civic Administration.
Sept. 13, 2010	Report to Planning Committee on the public comments received on the draft Southwest Area Plan report, preferred land use plan, and associated background studies.
June 15, 2010	Report to Planning Committee on interim public comments received on the draft Southwest Area Plan report and associated background studies.
April 26, 2010	Report to Planning Committee on the release of the draft Southwest Area Plan report and associated background studies.
July 20, 2009	Information report to Planning Committee on the landowner interviews, public visioning session and stakeholder workshop held in May and June of 2009.
May 6, 2009	Information report to Planning Committee on the Draft Public Participation Program.
February 9, 2009	Report to Planning Committee recommending approval of the Terms-of-Reference.

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**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The recommended actions will adopt the Southwest Area Secondary Plan and Official Plan policies in place to provide a framework for decisions affecting future land uses, urban design, preservation of environmental features, municipal servicing infrastructure, road networks, and phasing of development in the Southwest Area Secondary Plan planning area.

**RATIONALE**

Approval of the Southwest Area Secondary Plan is recommended because it provides a new frontier of opportunities for the southwest quadrant of the City. This Plan is innovative and progressive, and places an emphasis on promoting sustainable growth patterns, attractive urbanism, strong neighbourhoods, the protection of significant natural heritage features and built and cultural heritage, and the qualities that are unique to the southwest quadrant of the city.

Wonderland Road South is a significant gateway to London, and will serve as the primary north/south connection between the 400 series Highways and central London through the southwest of the City. It is intended through this Plan that this gateway will serve as a stunning approach to the City. The Plan proposes a design for Wonderland Road South what would be an alternative to a typical six-lane arterial road. The design introduces a high quality visual character for the corridor, provides the flexibility to support a wide range of adjacent land uses, and creates opportunities for redevelopment and future road connections over the life of the Secondary Plan. This Plan introduces a new commercial land use designation for the lands adjacent to the Wonderland Corridor which allows for a complete and flexible mix of land uses, including commercial, residential, institutional and office uses. A high level of design for the adjacent built form and enhanced landscaping, tree planting and boulevard treatment is intended along Wonderland Road South to create a high quality visual presence for this vital gateway.

Lambeth, the cornerstone of the community, has a historical presence and quaint village main street core. The picturesque tree-lined streetscapes of Lambeth serve as a backdrop for new residential neighbourhoods in the southwest part of the city.

The Southwest Area Secondary Plan proposes the creation of new distinct neighbourhoods that promote:

- a mix of uses, and diverse mix of residential housing,
- emphasis on design parameters with placemaking features,
- walkability within and between neighbourhoods,
- the integration of the Natural Heritage System as an opportunity for residents to enjoy, and
- Neighbourhood Central Activity Nodes as destination places in the neighbourhood.

This Plan recognizes the unique rural settlement of Brockley, located along Dingman Drive west of Wellington Road. The proposed policies of this Plan serve to protect the rural nature of the Brockley community by removing it from the Urban Growth Boundary and designating the lands as "Rural Settlement". Protective design and landscape enhancement measures have been incorporated in the Brockley Rural Settlement Neighbourhood to mitigate the impact of new industrial development on the existing residential neighbourhood, as well as establishing a minimum 40 metre setback requirement from the settlement boundary for the location of any new industrial buildings and structures.

The existing industrial areas along Wonderland Road South and Exeter Road are identified in this Secondary Plan as "Transitional Industrial". The intent is to build in the flexibility as part of this Plan that will allow for the shift in market demand from industrial to residential uses over the

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long term, yet still allow the existing industrial uses and properties in the identified areas to continue to develop as light industrial uses over the short term.

Enhancements are proposed to the Natural Heritage System and open space features in the southwest designing them as neighbourhood features interwoven in the urban landscape. Specifically, enhanced corridors of 30 metres on each side of identified natural areas, and 50 metres on each side of Dingman Creek also serve to protect, maintain, enhance and rehabilitate the corridors.

A flexible approach to servicing and phasing for the southwest is also proposed. Servicing for the southwest will be consistent with the servicing strategy for the City as a whole. The review for servicing will be completed as part of the 2014 Development Charges Study, and staging of development will be determined through the City's review of the Growth Management Implementation Strategy (GMIS).

<b>SUMMARY OF PUBLIC ISSUES</b>
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A public information open house was held on June 27, 2012 to review the highlights of the Plan and the nature of the possible amendments to the Official Plan. The public was given two months to review the Secondary Plan and provide feedback to City staff for inclusion in this report. Numerous meetings with various landowners & stakeholders were also conducted over the last few months. A summary of the main issues is discussed, below.

**Removal of Industrial Lands -**

In order to complete communities, protect natural heritage lands, avoid future land use conflicts, and remain economically competitive, areas of land currently designated as "Light Industrial" and "Urban Reserve-Industrial Growth" are proposed to be re-designated to other land use designations through the Southwest Area Secondary Plan.

**i)            Light Industrial**

In the general area of Bradley Avenue to the north, White Oak Road to the east, Dingman Road to the south and Wonderland Road South to the west, existing industrial uses with a Light Industrial designation are proposed for re-designation to non-industrial uses. These lands are legacy industrial lands from the Town of Westminster that were designated prior to annexation by the City of London. Through the Southwest Area Secondary Plan, the re-designation of the "Light Industrial" lands is deemed necessary and desirable in order to re-allocate the amount of land occupied by these areas to strategic locations along the Highway 401/402 corridor. In order to remain economically competitive at the local, regional, provincial, national and global levels, the City of London needs to capitalize upon opportunities to shift its supply of industrial lands to locations that provide a competitive advantage and are attractive to future employers. Additionally, the current locations of these legacy industrial lands are optimal for future residential and commercial development to support growth in the southwest portion of the City of London.

Fronting Wonderland Road South, between Southdale Road West and Exeter Road, 28 hectares of "Light Industrial" lands are proposed for re-designation to the "Wonderland Road Enterprise Corridor" designation. These lands are located immediately south of an existing major commercial node (Southdale/Wonderland) and there are approved low and medium density residential lands under construction to the east. The location of the industrial lands along Wonderland Road South represents a challenge to the future development of Wonderland Road South as an important gateway into the City of London. Future uses along Wonderland Road South in this area will have a community focus – they will support a commercial and residential corridor that stretches from the Urban Growth Boundary to the south and to Southdale Road West to the north. As a result, the continuation of a "Light Industrial" designation for these lands would result in an industrial island that is surrounded by non-



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industrial uses. There is significant potential for future land use conflicts as the Southwest Area continues to build out, challenging the viability of these lands for industrial uses. It is also noted that no objections to the re-designation have been received from the subject land owners.

A total of 23 hectares of designated “Light Industrial” land north of Exeter Road, between Wonderland Road South and White Oak Road are proposed for re-designation to residential uses. These lands are not contained in an industrial park, but rather front directly onto Exeter Road. Although designated, a total of 15 hectares (65% of the designated lands) are vacant and un-built, with a large portion being utilized for the Dreamers sports fields. A future natural heritage linkage to the east provides a boundary between these “Light Industrial” designated lands and those existing at the intersection of White Oak Road and Exeter Road. To the north of the “Light Industrial” designated lands, the future land use is proposed for low density and medium density residential. In order to complete the future Central Longwoods neighbourhood, and to avoid future land use conflicts, the re-designation of these “Light Industrial” lands is recommended. No objections to the re-designation of these lands have been received by Planning Staff.

To the south of Exeter Road, between Wonderland Road South and White Oak Road, a total of 30 hectares of “Light Industrial” lands are proposed for re-designation to residential uses. Currently, the bulk of these lands are occupied by a small older industrial business park. Although designated for “Light Industrial” uses, several businesses operating on these lands are commercial in nature. Future land uses surrounding this development are proposed for low density and medium density residential, with the exception of “Light Industrial” to the east, separated by a natural heritage corridor. While the existing “Light Industrial” uses are expected to be viable in the immediate future, it is deemed desirable to re-designate these lands for low and medium density residential uses. The re-designation will support the future South Longwoods neighbourhood to the south of these lands and will avoid future land use conflicts that could emerge if the “Light Industrial” designated lands were re-developed into more intensive uses.

Recognizing the short-term viability of the light industrial lands proposed for re-designation north and south of Exeter Road, the Southwest Area Secondary Plan identifies these lands as “Transitional Industrial.” The Secondary Plan contains policies in section 20.5.10.2 that enable the existing industrial businesses to operate, while demonstrating that the long-term intent for these lands is for non-industrial uses.

**ii) Urban Reserve – Industrial Growth**

Much of the existing “Urban Reserve – Industrial Growth” (URIG) land located in the proposed “Wonderland Road Enterprise Corridor”, Central Longwoods neighbourhood and South Longwoods neighbourhood is recommended for designation to non-industrial uses. Further, the Brockley settlement is proposed for re-designation from “URIG” to “Rural Settlement”. A total of 264 hectares of “URIG” lands are subject to re-designation. With the exception of the Brockley settlement, these lands are currently vacant and undeveloped and are not supporting industrial uses. In order to foster community development throughout the Southwest Area Secondary Plan, a non-industrial designation is preferred for these lands. Additionally, the “URIG” designated lands adjacent to Dingman Drive, and east of Wonderland Road South, south of Exeter Road are significantly constrained by natural heritage features that limit the suitability of these lands to support large-scale industrial users. Finally, it is recommended to re-designate these lands in order to support the development of new industrial lands along the Highway 401/402 corridor as part of the City of London’s Industrial Land Development Strategy.

A total of 22 hectares of “URIG” designated lands are proposed for re-designation to “Rural Settlement” to recognize the Brockley settlement in the Official Plan. The re-designation to “Rural Settlement” is consistent to the treatment of Brockley as a settlement special policy area in the former Town of Westminster Official Plan.

While the lands currently designated “Urban Reserve-Industrial Growth” are included in the City’s Vacant Land Inventory, these lands may not develop for industrial uses. The designation

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serves as an indication of the future long-term intent for these lands; however, the ultimate designation is to be confirmed through the completion of a secondary plan.

**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,
3. Ultimate Developable Lands: Build out beyond the “Interim Developable Lands”, which will require the construction of the ultimate wastewater servicing solution and additional DC funding.

As noted in previous committee reports, the current 2009 Development Charge (DC) Background Study includes approximately \$90.7M (Present Value Cost Estimate) of servicing works to accommodate growth within the Southwest Area. In previous reports, the City’s engineering and finance staff provided a recommendation to service the Interim Developable Lands, which included the Wonderland Road Enterprise Corridor and Central Longwoods neighbourhoods. These neighbourhoods could be serviced within the allocated DC funds and the available wastewater treatment capacity.

In response to the June 2012 draft Secondary Plan, City staff received a considerable amount of feedback from landowners and stakeholders expressing concern with the proposed servicing and phasing strategy for the southwest planning area. The expressed concerns relate to the proposed north to south staging of development, and proposed triggers to allow development to progress within the southwest.

Following the June report, the City’s engineering and development finance staff made intensive efforts to evaluate alternative wastewater servicing options to accommodate approximately 15 years of growth within additional neighbourhoods that were included in the Ultimate Developable Lands. The two most significant possibilities include:

1. Peak flow control at the proposed Southland Pumping Station to allow development of currently designated lands in Lambeth.
2. An interim pumping station on Colonel Talbot Road that could direct wastewater to the Oxford Pollution Control Plant and allow development of the North Lambeth and North Talbot neighbourhoods.

The proposed servicing options may allow growth to proceed without triggering the ultimate wastewater treatment servicing solution; however, there are several important steps required to facilitate the proposed servicing strategy:

Firstly, the Southland Pollution Control Plant Municipal Class Environmental Assessment that is currently on hold must be reinitiated and circulated for public review and comment prior to finalization.

Secondly, the 2013 Growth Management Implementation Strategy (GMIS), to be brought to committee in November 2012, would recommend the inclusion of a capital budget item for the engineering design/staging of possible additional servicing works and to evaluate the ultimate servicing implications.

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Finally, the 2014 DC Background Study must be completed to provide the timing of required engineering works. It is anticipated that the additional cost to implement the proposed additional sanitary servicing works and associated transportation, stormwater management, and water servicing costs would be in the range of \$20M to \$30M. These costs would be in addition to the original funding allocation of \$90.7M that was allocated within the 2009 DC Study. As a result, the addition of these projects will need to be considered in the context of growth City-wide within the 2014 DC Study. Once the total costs are understood and the impact to the Development Charge Rate is known, Council will be in the best position to provide further direction on the timing of servicing to the Southwest Area.

To facilitate timelines for development, the 2013 GMIS may include 2014 projects in the southwest area based on the draft results of the engineering 2014 DC Background Studies.

The revised direction for servicing the southwest quadrant of the city will no longer necessitate specific policies in the Official Plan for servicing and staging of servicing the southwest part of the city, or the integration of special servicing policies in the Southwest Area Secondary Plan. The city-initiated Official Plan Amendment application (City File: O-7971) will continue to proceed with the intent to make refinements to the interim servicing policies as it applies to the southwest quadrant of the city and to modify any reference to “*Southside Sewage Treatment Plant*” and replace it with the “*ultimate servicing solution*”.

This is an important outcome of the Southwest area planning exercise; the ability to service these lands in advance of a southside sewage treatment plant means that from a timing of servicing perspective, the Southwest area will be on the same footing as all areas of the City. As noted above, the costs to service these lands will be confirmed through the 2014 Development Charges study to be incorporated into the new DC rate. Once this is done, the timing of servicing in the area will be part of the city-wide Growth Management Implementation Strategy (GMIS). From a policy perspective, this means that Southwest Area-specific servicing policies are not required, as there is no sanitary servicing constraint on these lands that would rely on infrastructure that is not budgeted within the planning period.

**Preference for the Environmental Review Designation in place of the Open Space Designation –**

Some landowners with woodland features on their property raised the issue of the proposed “Open Space” designation being applied to their lands. Their concern is that, upon completion and the City’s acceptance of an Environmental Impact Study (EIS), the extent of the lands to be protected as “Open Space” may not be the same as what is shown on Schedule ‘A’ of the Official Plan. The landowner expressed no objection to showing the woodland feature as significant woodland on Schedule B-1; however, it is their preference that until the lands are evaluated through detailed field investigations the woodland feature should continue to be designated as “Environmental Review” on Schedule ‘A’. The landowners expressed that this approach is better for everyone in the event that the extent of the woodland feature is reduced in accordance with the recommendations of an EIS that has been accepted by the City, especially if the public expectation is to protect the entire woodland feature if the “Open Space” designation is applied.

In response to the above concern, staff recommend that patches that have been studied and evaluated based on a complete life science inventory as per City Standards and are recommended as “Significant Woodland” will be designated as “Open Space” on Land Use Schedule “A” and as “Significant Woodland” on Schedule “B-1”. For patches that have been studied and evaluated based on desk-top review and reconnaissance survey, but for which a complete life sciences inventory or field work has not been completed and were previously recommended as Significant Woodland, will be designated as Environmental Review on Land Use Schedule “A” and Significant Woodland on Schedule “B-1”.

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**30-metre wide corridor adjacent to Natural Heritage Features -**

On June 28, 2010, Council requested that City staff review ways to augment and enhance natural heritage lands within the Secondary Plan.

The Plan proposes to add a new policy that would require that a minimum 30 metre buffer be established adjacent to any natural heritage feature other than the Dingman Creek that is identified on Schedule “B-1”-Natural Heritage Features of the Official Plan. The policy further states that if the distance for the preparation of an EIS is 30 metres or less as required in Table 15-1 of the Official Plan, then the requirement for an EIS will be waived.

The purpose of this 30 metre corridor is to create an enhanced Natural Heritage System over time that is built upon the natural heritage features as they currently exist. In large areas of the Southwest area, the natural heritage system has been seriously degraded, and in many places, consists of watercourses running through agricultural fields. It is acknowledged that beyond 10 metres adjacent to the natural heritage feature there may be limited near-term ecological function, but the intent is that over time, this larger buffer area will help to create an enhanced natural heritage system. The additional 20 metre buffer adjacent to the natural heritage feature may be used to accommodate the open space and neighbourhood pathway and trail system for the Southwest Area.

In order to implement this policy, an additional policy will be added that will require that 10 meters of the corridor adjacent to the natural heritage feature be dedicated to the City in accordance with the City’s policies regarding the dedication of environmentally significant lands, at the reduced rates as defined in the *Parkland Conveyance and Levy By-Law CP-9*. For the remaining 20 metres to be dedicated, development credit equal to the land area will be assigned to the adjacent land for the purposes of density, coverage and lot area calculations. As full development credit for these lands to be dedicated is to be provided, no parkland credit will be provided.

No additional setbacks to this buffer will be required other than as required by the regulations of the zone applied to the adjacent lands.

**Kilbourne Road East/West Connection –**

The original concept for Kilbourne Road was that it would serve as a direct connection to Wharnccliffe Road as part of the proposed resolution of the Exeter/Wharnccliffe/Wonderland “Triangle”. This re-alignment is no longer proposed, however, there are still some concerns regarding the east/west alignment and configuration of Kilbourne Road, a proposed Primary Collector, between Colonel Talbot Road and Wonderland Road South.

City staff continue to support the proposed primary collector road, Kilbourne Road, for the following reasons:

- Because Kilbourne Road will integrate the newly developing neighbourhoods north of Lambeth, and provide connections to Wonderland Road South and Colonel Talbot Road, better accessibility to Lambeth will be provided.
- The addition of another east/west link between Wonderland Road South and Colonel Talbot Road will mean that Main Street through Lambeth will not need to be widened, which will provide opportunities to maintain and enhance the Lambeth Village Core.
- Primary Collector road status is applied because the proposed Kilbourne Road extension connects two arterial roads. This is consistent with the road hierarchy in the City Official Plan.

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- Medium Density Residential development is proposed along both sides of Kilbourne Road, providing opportunities for a built form and building orientation that is consistent with a higher order of road.
- The alignment of the road was shifted to the south from the previous version to avoid significant woodlands, as well as to provide access and exposure to the existing church, which is identified as a central activity node feature in the Bostwick neighbourhood.

**Wonderland Road South Corridor –**

The Southwest Area Secondary Plan will establish a land use plan and policies for the sustainable long term growth and development of the Southwest Area. A challenge for this 20 year plan for such a large area is to also provide sufficient flexibility over the life of the Plan to accommodate land uses that may develop over the short- or mid-term.

The Transportation Master Plan identifies Wonderland Road South as an arterial road that will eventually require six lanes. With the completion of a connection to Highway 401, the road will serve as a significant gateway to the western part of the City in the same way that Highbury Avenue and Veteran’s Memorial Parkway currently serve as gateways to the eastern parts of the City and Wellington Road serves as the gateway to central parts of the City and Downtown. The Southwest Area Plan is proposing an innovative design for this six-lane major arterial road that will accommodate the two major functions of this road: as a major traffic artery designed to safely and efficiently move high volumes of traffic through the City, and as a major gateway to the City and central London.

The Plan proposes an alternative design for what would otherwise become a typical six-lane arterial road. The design provides the flexibility to support a wide range of adjacent land uses, and will provide a high quality design and visual quality that reflect the role of the corridor as a major gateway to the City. The final design will address the requirements of through-lanes, turn-lanes, access spacing requirements, etc. Three different conditions are proposed in this Plan that reflect different design responses to the existing constraints along the corridor.

As stated above, Wonderland Road South has two primary functions:

- it must handle and carry a high volume of traffic, and
- it must have a high quality of design and a strong visual identity as a major gateway to the City.

In response to these two functional requirements, the design provides for:

- high volume of traffic separated by medians with enhanced vegetation and trees,
- an alternative design to address the need to limit access to the arterial road so that its function as a traffic artery is maintained through the introduction of frontage streets,
- on-street parking, bike lanes on the frontage streets,
- a pleasing, walkable, pedestrian friendly streetscape, and
- flexible adjacent land uses; the creation of the frontage streets will allow direct access from adjacent properties and local streets, as well a high quality pedestrian environment that will support a wide range of adjacent land uses.

The Secondary Plan also provides for the future redevelopment of large commercial blocks by establishing an interconnected pattern of streets and blocks. Policies in the Plan will require the creation and dedication of local streets within the blocks adjacent to Wonderland Road South. These local streets may be incorporated into the site design for new commercial development, and used as part of the private development in the interim without needing to be built to municipal standards until such time as the site is redeveloped. Establishing the local street pattern now will create an organizing structure for the lands adjacent to Wonderland Road South that can provide connections to adjacent neighbourhoods east and west of the commercial/mixed-use corridor.

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**Wonderland Road Enterprise Corridor -**

In response to Council’s direction, a new land use designation is proposed to be established for the lands adjacent to Wonderland Road South between Southdale Road West and Exeter Road. This designation is intended to provide for a wide range of land uses, and, rather than geographically distribute these land uses in the Corridor, allow the uses to establish anywhere within the Corridor up to the limits, or caps, as defined in the Plan.

To capitalize on the upcoming connection of Wonderland Road South to Highway 401, within the Wonderland Road Enterprise Corridor, up to 100,000 square metres (1,080,000 square feet) of new commercial development may be permitted. This is in addition to the approximately 90,000 square metres (967,000 square feet) already developed or approved/under construction in the corridor on the designated lands generally located north of the Bradley Avenue extension.

Within the entire Southwest Area Plan planning area, up to 264,000 square metres/2,850,000 square feet of commercial development could occur on vacant lands currently designated for commercial development. This includes the 120,000 square metres of development proposed within the Wonderland Road Enterprise Corridor.

Up to 20,000 square metres (215,000 square feet) of new office development will also be permitted within the corridor. This can occur in office developments of up to 5,000 square metres (54,000 square feet), consistent with the medium scale office policies of the Official Plan.

No caps are proposed for residential or institutional uses that locate within the Corridor.

For the lands designated as Multi-family-Medium Density Residential within the Wonderland Boulevard Neighbourhood, generally located adjacent to Wonderland Road South between Exeter Road and Hamlyn Street, and along the south side of Exeter Road east and west of Wonderland Road South, densities of up to 150 units per hectare may be permitted, subject to meeting certain criteria related to design and the inclusion of mixed-use, non-residential development at heights of up to 10 stories. Small scale office, and commercial development, in addition to the amounts permitted within the Wonderland Road Enterprise Corridor, may be permitted as components of a mixed-use development.

Other policies of the Plan will provide direction regarding how the interface of these new developments will be addressed. For example, the policies will require that adjacent developments provide for joint internal access across the blocks. Also, the future block pattern will be established through the dedication of public streets that would connect Wonderland Road South to the adjacent neighbourhoods east and west of Wonderland Road Enterprise Corridor. Buffering and landscape requirements, both along Wonderland Road South and between different land uses will be established for the different land uses that may be permitted within the Corridor.

**ANALYSIS**

**Provincial Policy Statement**

***The recommended Secondary Plan supports building strong communities by:***

- Supporting an intensive development form that makes efficient use of land and services, promotes walkability and increased transit ridership and provides linkages within and between neighbourhoods;
- Accommodating an appropriate range and mix of residential uses, employment lands, and recreation and open space areas;
- Providing for a range and mix of residential housing types for people at all stages of life and income levels; and,
- Promoting energy efficient development.

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***The recommended Secondary Plan supports the wise use and management of resources by:***

- Designating and protecting the Natural Heritage System. In addition to protecting the features, policies have been established to integrate the natural heritage system into the urban fabric and to create opportunities for the residents to enjoy;
- Promoting cultural heritage in the southwest, particularly buildings and features of Lambeth.

***Public Health and Safety is protected by the following measures:***

- Policies are in place to ensure that the appropriate studies are completed and mitigative measures are put in place before residential development occurs within the areas potentially affected by existing industrial uses.

The recommended Secondary Plan and related Official Plan Schedule amendments are consistent with the *Provincial Policy Statement*.

**Official Plan**

The Plan review process included the review of various background studies, consideration of public and agency input, evaluation of land use options and developing the recommended Secondary Plan text and schedules. Throughout this process, the relevant policies of the Official Plan related to land use, housing, services, transportation, natural heritage, cultural heritage, and urban design were considered by City staff. The recommended Secondary Plan and related Official Plan amendments meet the intent of the Official Plan and represent good planning.

**CONCLUSION**

The Southwest Area Secondary Plan achieves a strong community vision and provides a flexible approach to land use planning and servicing in the southwest quadrant of the City. The Secondary Plan supports new development opportunities; allows for a range and mix of housing form and intensity; additional commercial, office, and industrial uses where appropriate; and the Plan provides for transitional areas to allow existing industrial uses to continue for the short term until the identified lands redevelop ultimately to residential uses over the life of the Secondary Plan.

The City has received many responses to the draft Southwest Area Secondary Plan and proposed Official Plan amendment. The expressed concerns relate to the proposed phasing and servicing strategy; protection of Natural Heritage areas; proposed land uses along the Wonderland Road South corridor; proposed industrial land uses in the Brockley Industrial Neighbourhood; and general text errors, omissions and mapping changes.

City Staff have met with many landowners and stakeholders since the last public participation meeting on the June 2012 draft Southwest Area Secondary Plan. This report and proposed amendments have attempted to resolve many of the issues identified by the public and, where possible, Staff have made refinements to the Secondary Plan policies and schedules to address those concerns.

The Plan also has incorporated Council's request for a new "Enterprise" designation along Wonderland Road South corridor. The proposed Wonderland Road Enterprise Corridor land use designation has been applied to those lands that front on Wonderland Road South between Southdale Road West and Exeter Road. Policies for this land use designation have also been developed in response to Council's request.

Agenda Item #    Page #

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**File:** O-7609  
**Planner:** G. BARRETT

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>HEATHER McNEELY SENIOR PLANNER CITY PLANNING &amp; RESEARCH</b>	<b>GREGG BARRETT, AICP MANAGER, POLICY PLANNING &amp; PROGRAMS</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

September 25, 2012  
GB/HMcN  
"ATTACH"

Y:\Shared\policy\Area-Community Plans\SW Area Study\PC Reports\October 15, 2012\OPA-ZBL Amendment Report (2).docx



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**File:** O-7609  
**Planner:** G. BARRETT

**Responses to Public Liaison Letter and Publication in “Living in the City”**

Lambeth Community Association c/o Joan Boyce	6197 Decker Drive London, Ontario N6P 1J6
Vision Southwest (unincorporated group) c/o Geoff Fournie	4 Selden Court London, Ontario N6P 1C6
Friends of Dingman Creek c/o Cathy Melo	1538 Thornley Street London, Ontario N6K 0A9
London Development Institute c/o Jim Kennedy	630 Colborne Street, Suite 203 London, Ontario N6B 2V2
London Home Builders Association c/o Larry Kotseff	571 Wharncliffe Rd. South London, Ontario N6J 2N6
Thames Region Ecological Association c/o Grosvenor Lodge	1017 Western Road London, Ontario N6G 1G5
Reforest London c/o Julie Ryan	P.O. Box 25144 London ON N6C 6A9
Margaret and Brian Sigmund	Brockley Area
Forest City Community Church c/o Rob Hogendoorn	
Wells Medical Services c/o Drs. Washington & Luisa Sumabat	117 S. Main Street Bluffton, IN 46714
Betsy Odegaard	463 Jarvis Street London, ON N6K1X3
Joe Pereira Sutton Group	
Hisham Slim	
Jim Giannoulis	
Todd Pylypiw	
Jenny Ditchfield Rob Ditchfield	
Garry Vanhoucke	
Sandy Levin	
Dave Lundrey	
Wes From	
Gina Barber	
Jim Giannoulis	
Lawrence Lynch	
Ashley Patterson	
Brent West	
Jan & Roger Polgar	

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**File: O-7609**  
**Planner: G. BARRETT**

Diane Szoller	
Cheryl Hassard	
Jay McGuffin	
Norm Millar	
Tom Bes	
Ahmed Zebian	
Joe Ornato	
Greg Forest	
Roma-Lynn Gillis	Brockley Coalition
Allan Tipping	Brockley Coalition
Brad McLellan	Brockley Coalition
Bob Scott	Brockley Coalition
John Hatch	John Hatch sports camp 4621 Wonderland Rd S
Windmill Development Group Ltd. Attention: Jonathan Westeinde	1749 Woodward Drive Ottawa ON K2C 0P9
York Developments Attn: Ali Soufan	233 York Street East LONDON ON N6B 1L1
Zelinka Priamo Ltd. Attn: Harry Froussios, Steve Cornwell & Melissa Campbell	318 Wellington Road LONDON ON N6C 4P4
Greenhills Shopping Centres Ltd. Attn: Josh Kaufman & Elaine Sui	700 Applewood Crescent VAUGHAN ON L4K 5X3
ZGroup Attn: Dara Honeywood	1135 Adelaide Street N. LONDON ON N5Y 5K7
GSP Group Attn: Eric Saulesleja and Bill Green	72 Victoria Street South, Suite 201 KITCHENER ON N2G 4Y9
Vito Frijia, Southside Group	358 Horton Street East LONDON ON N6B 1L7
T. Brayl Copp Family Corporation and Copp Limited	T. Brayl Copp Family Corp. and Copp Ltd c/o 45 York St London ON N6A 1A4 Attn: Dave Loughlin
West Talbot Landowners c/o William Pol	William Pol and Associates  Tim Brown 3133 Colonel Talbot Rd London ON N6P 1H3  Lynn Moir 14870 10 Mile Road, RR #3 Ilderton, Ontario N0M 2A0  Lloyd & Shirley Courtney 3493 Colonel Talbot Road London ON N6P 1H6
Mukhtar Abu Basha and 1675101 Ontario Inc.	William Pol and Associates

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**File:** O-7609  
**Planner:** G. BARRETT

c/o William Pol	
Dennis Oliver c/o William Pol, IBI Group	William Pol and Associates
Craig Linton Norquay Developments Ltd.	301 – 100 Wellington Street LONDON ON N6B 2K6
Kirkness Consulting Inc. Attn: Laverne Kirkness	1647 Cedar creek Crescent LONDON ON N5X 0C8
Kirkness Consulting Inc. Attn: Laverne Kirkness	1647 Cedar creek Crescent LONDON ON N5X 0C8
Representing: -Dan Hunt, - Matt and Dave Johnstone, -Goodwill Industries (S.Louch)	
MATTHEW JOHNSTONE  David Johnstone	284 Exeter Road London, ON N6L 1A3 519-652-9581
Stantec Consulting  Attn: Anthony Gubbels	800 – 171 Queens Ave London ON N6A 5J7
Bluestone Properties Inc. Attn: Mardi Turgeon	130 Dufferin Avenue, Suite 105 LONDON ON N6A 5R2
SERGIO POMPILII & ASSOCIATES LTD.  Representing:  -Sal Latella, -Triune Investments	301 OXFORD STREET W SUITE 24138 LONDON ON N6H 5C4
Stacy Anastasiadis Sutton Group – Select Realty Inc.	250 Wharnclyffe Road N London ON N6H 2B8
TRIUNE INVESTMENT ENTERPRISES LTD.	591 LIVERPOOL RD PICKERING ON L1W 1R1
SIFTON PROPERTIES LTD. ATTN: PHIL MASSCHELEIN	P.O. BOX 5099 LONDON ON N6A 4M8
MHBC PLANNING ATTN: OZ KEMAL	7050 WESTIN ROAD SUITE 230 WOODBRIIDGE ON L4L 8G7
MHBC PLANNING ATTN: CAROL WIEBE  Representing: John Hatch – Wonderland Rd S	MHBC Planning 630 Colborne Street, Suite # 202 London, Ontario N6B 2V2
STANTEC CONSULTING LTD. ATTN: DAN YOUNG and Jeff Paul	800 – 171 QUEENS AVE LONDON ON N6A 5J7
KNUTSON PLANNING INC. ATTN: RIC KNUTSON	1918 Ironwood Road LONDON ON N6G 4Y9
NEW LINE PLANNING INC. ATTN: HENRY KOMAREK	

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**File:** O-7609  
**Planner:** G. BARRETT

MATT FALLS	JOHN AARTS GROUP 31 EXETER ROAD LONDON, ONTARIO N6L 1B6
JOHN AARTS GROUP ATTN: KEVIN AARTS	JOHN AARTS GROUP 31 EXETER ROAD LONDON, ONTARIO N6L 1B6
AUBURN DEVELOPMENTS STEPHEN STAPLETON	Auburn Developments
Seanna Kerr	RG Richards & Associates 1705 Lakeshore Rd. West, Suite 200 Mississauga, ON L5J 1J4
BARRY CARD Representing: -Farhi Holdings, -G.M.S. Mortgage Investment Corp., -Flexion Properties Inc., -1787996 Ontario Inc., -394156 Ontario Inc., -Norquay Developments, -Barbara & Jerry Kightley, Catherine Gauthier, and Wesley Meriam	252 PALL MALL ST. LONDON ON N6A 5P6
FLEXION PROPERTIES INC. C/O JUG MANOCHA	2 OLD MILL COURT LONDON, ONTARIO N6K 4H6
RAJ (JIM) GREWAL	4680 WELLINGTON RD S
JOEL ALBIN GOAL VENTURES INC – 3260 Dingman Drive	335 CAREY COURT OAKVILLE ON L6J 5V7
TED WERNHAM  Representing R. & A. Collins – 1705 and 1629 Wharncliffe Rd S	6 LONGVIEW COURT LONDON ON N6K 1J1
RANDY AND AUDREY COLLINS	1705 WHARNCLIFFE RD S LONDON ON N6L 1J9
JEFF WILLICK	233 HYMAN ST. LONDON ON N6A 1N6
MURRAY CUMMINGS TSC Store	25 Edwin Drive London ON N6C 6A7
DR. JOSEPH MAI	6191 HAMLIN ST
Nature London	Sandy Levin, Chair Conservation Committee 59 Longbow Road London ON N6G 1Y5
Friends of Dingman Creek	Elli Westeinde
Gary Robinson	
Stan Topilko Prime contact for:	

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**File:** O-7609  
**Planner:** G. BARRETT

Dave McNiece, John Danylchenko, Alice & Bill Brown, Ron & Linda Johnson, and Helen Jenner Compton	
Jack Malkin	
Shmuel Fahri	
Jack Sousa	
Douglas Schneider and Murray Cummings (TSC Store)	
Rick Dykstra	
Sabrina Stanlake	Dillon
George Bikas	Drewlo Holdings Inc
Andrea Sinclair	MHBC
Greg Bierbaum	Old Oak Properties
Jim Hebb	Jim Hebb Consulting
Scott Hebb	2093 and 2109 Wharnccliffe Road S
Craig White, Homematix	2237 Wharnccliffe Road South
Victor Cote Trinity Planning & Projects Consulting	Representing: Homematix Systems Inc.

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**File:** O-7609  
**Planner:** G. BARRETT

**Bibliography of Information and Materials**  
**File No. O-7609**

**Request for Approval:**

City of London Official Plan Amendment Request Form, November 4, 2008.

City of London. *Southwest Area Plan Terms of Reference*. February 9, 2009, as amended.

**Reports to Committee of Council:**

Draft Southwest Area Secondary Plan & Information report to Planning and Environment Committee, June 18, 2012.

Draft Southwest Area Plan Servicing Strategy and how it fits into the City's Growth Management Implementation Strategy (GMIS) & information report to Strategic Priorities and Policy Committee, April 30, 2012.

Information report to Planning and Environment Committee, December 12, 2011.

Revised servicing and phasing strategy for the Southwest study area, presentation to Committee of the Whole, Sept. 20, 2011.

Public comments received on the draft Southwest Area Plan report, preferred land use plan, and associated background studies Report to Planning Committee, Sept. 13, 2010.

Interim public comments received on the draft Southwest Area Plan report and associated background studies report to Planning Committee, June 15, 2010.

Draft Southwest Area Plan report and associated background studies and report to Planning Committee, April 26, 2010.

Information report on the landowner interviews, public visioning session and stakeholder workshop held in May and June of 2009 to Planning Committee, July 20, 2009.

Draft Public Participation Program and information report to Planning Committee, May 6, 2009

Staff recommending approval of the Terms-of-Reference, report to Planning Committee, February 9, 2009.

Public Participation Meeting and report to Planning Committee on the draft Terms-of-Reference, November 28, 2008.

Report to Planning Committee regarding the draft Terms-of-Reference, October 27, 2008.

Report to Planning Committee regarding the Growth Management Implementation Strategy (GMIS), June 16, 2008.

Southwest Area Issues Summary Report, January 14, 2008 and supporting documents:

Planning Committee June 18, 2007 – Official Plan Review: Proposed Revisions to the Growth Management Policies

Planning Committee May 28, 2007 and July 30, 2007 – Official Plan Review: Land Needs Background Study

Committee of the Whole, March 1, 2007; "Blue Ribbon Panel Implementation Strategy"

Board of Control, October 18, 2006; "Blue Ribbon Panel Report"

Environment and Transportation Committee, May 29, 2006; "Timing of Southside Pollution Control Plant"

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**File:** O-7609  
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Planning Committee, January 30, 2006; "Sanitary Sewage Servicing Capacity Policy Review"

Environment and Transportation Committee, June 20, 2005; "Allocation of Available Sanitary Sewage Capacity"

Environment and Transportation Committee, April 26, 2004; "Sanitary Sewage Servicing Strategy for the Area Served by the Greenway Pollution Control Centre"

### **Background Documents**

Background Studies, AECOM, May 5, 2010:

- Draft Southwest Area Plan Document & Executive Summary
- Draft Natural Heritage Study
- Transportation Servicing Report
- Sanitary and Water Servicing Report
- Stormwater Management Servicing Report & SWM Appendix

Archaeological and Built Heritage Background Assessment, Golder Associates, July 2009

Alternative Land Use Concepts Workshop, November 4, 2009

Strengths, Weaknesses, Opportunities and Threats Session, June 17, 2009

Vision Session, June 9, 2009

Background Studies, AECOM, November 19, 2009:

- SWAP Sanitary and Water Servicing Report
- SWAP Stormwater Management Report
- SWAP Stormwater Management Report Appendix
- SWAP Natural Heritage Strategy
- SWAP Transportation Report

### **Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

Ontario. Ministry of the Environment. *Environmental Assessment Act, R.S.O. 1990, CHAPTER E.18*, as amended.

Ontario. Ministry of the Environment. *Environmental Protection Act, R.S.O. 1990*

Ontario. Ministry of the Environment. *Guideline D-6 – Compatibility Between Industrial Facilities and Sensitive Land Uses*. July, 1995.

Ontario. Ministry of Tourism and Culture. *Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *New Provisions to Protect Employment Lands*. <http://www.mah.gov.on.ca/Page/450.aspx>.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

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**File:** O-7609  
**Planner:** G. BARRETT

City of London. *Parkland Conveyance and Levy By-law C.P.-9*. January 1, 2011

City of London. *Residential and ICI (Institutional, Commercial and Industrial) Vacant Land Inventory, 2011 Update*.

American Planning Association - *Land-Use Allocation in a Typical Suburban Commercial District*, Joel Nickol, AICP July 2012

Retail Market Demand Analysis for SWAP, prepared by Kircher Research Associates Ltd., May 15, 2012.

Leung, Hok-Lin. *Land Use Planning Made Plain (Second edition)*. Toronto: University of Toronto Press, 2003.

**Correspondence:**

Mail and e-mail correspondence sent and received with respect to the Southwest planning area and Secondary Plan process from April 2007 to Present.

**Other:**

Site visits with respect to the Southwest planning area and Secondary Plan process from January 2003 to Present, including the review of North Longwoods, Bostwick East and Dingman Drive Industrial Area Plans.



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**File:** O-7609  
**Planner:** G. BARRETT

**Appendix "A"**

Bill No. ( )  
2012

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary.

The Municipal Council of The Corporation of the City of London enacts as follows:

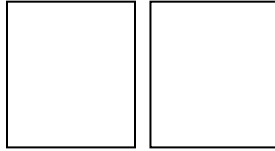
1. Amendment No. ( ) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 30, 2012

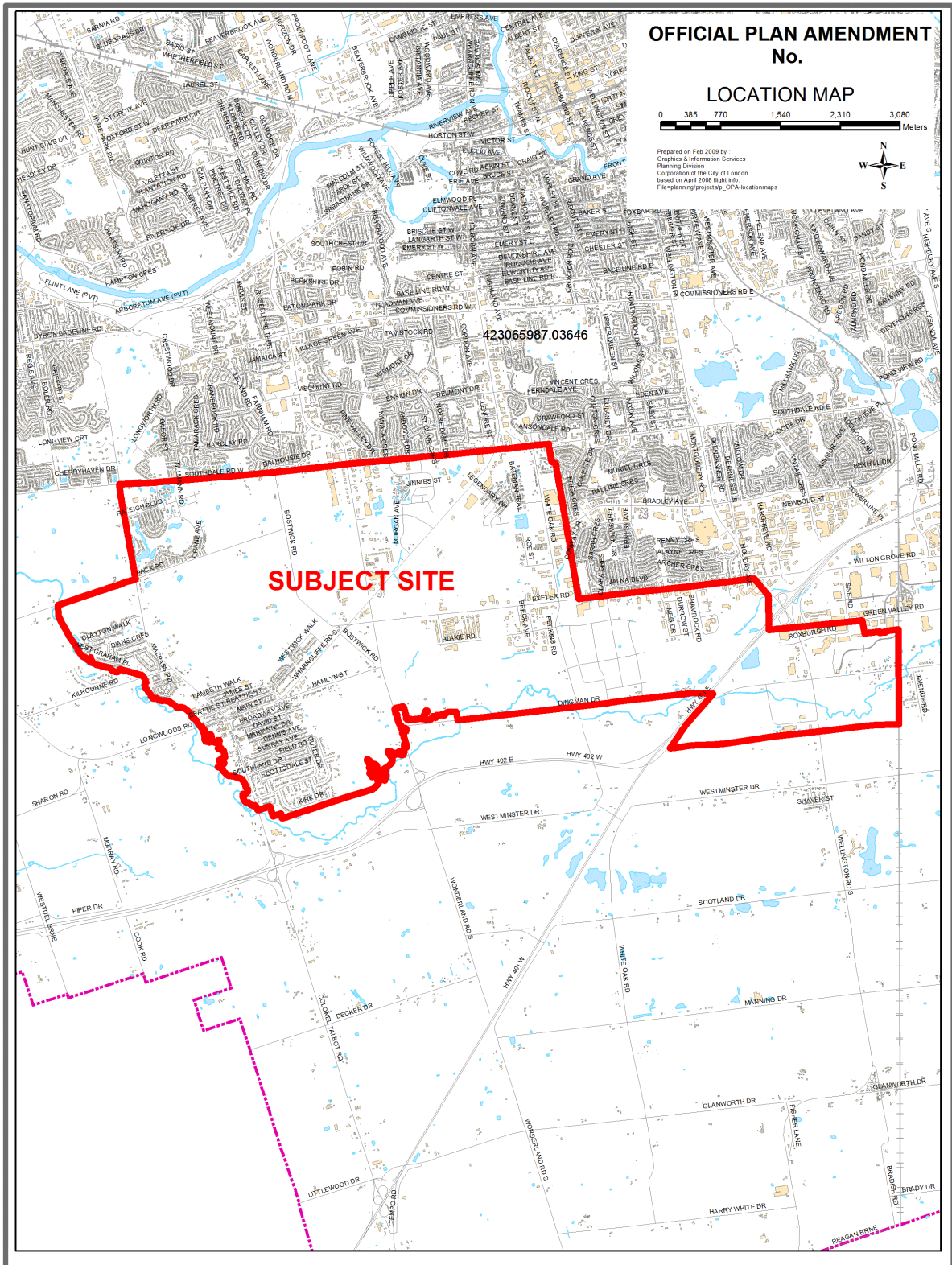
Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 30, 2012  
Second Reading – October 30, 2012  
Third Reading – October 30, 2012



File: O-7609  
Planner: G. BARRETT



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File: O-7609  
Planner: G. BARRETT

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add "Southwest Area Secondary Plan" to the List of Adopted Secondary Plans in Section 20.2 of the Official Plan for the City of London;
2. To add Section 20.5 – Southwest Area Secondary Plan to Chapter 20 - Secondary Plans of the Official Plan for the City of London;
3. To add a new land use designation "Wonderland Road Enterprise Corridor" to Chapter 4- Commercial Land Use Designations to be applied along the Wonderland Road South corridor between Southdale Road West and Exeter Road to permit a broad range of commercial, residential, office and institutional uses.
4. To change the land use designations of the subject lands within the Southwest Area Planning Area on Schedule "A"- Land Use of the Official Plan **FROM** "Urban Reserve- Community Growth", "Urban Reserve- Industrial Growth", "Environmental Review", "Agriculture", "Low Density Residential", "Multi-family, Medium Density Residential", "Auto-oriented Commercial Corridor", "Light Industrial", and "Open Space" **TO** "Urban Reserve- Community Growth", "Urban Reserve- Industrial Growth", "Environmental Review", "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", "Community Facility", "Auto-oriented Commercial Corridor", "Main Street Commercial Corridor", "Neighbourhood Commercial Node", "Community Commercial Node," "New Format Regional Commercial Node", "Office Area", "Light Industrial", "Community Facility", "Open Space", "Rural Settlement" and "Wonderland Road Enterprise Corridor".
5. To change the southerly and easterly limits of the Urban Growth Boundary in the vicinity of the Brockley Area, to remove a portion of the lands in the "Urban Reserve – Industrial Growth" designation, generally located north and south of Dingman Drive, and west of easterly limit of the Urban Growth Boundary.
6. To change Schedule "B-1"-Natural Heritage Features of the Official Plan by adding "Environmentally Significant Area (ESA)", "Potential ESAs", "Significant Woodlands", "Woodlands", "Unevaluated Vegetation Patches", "Significant Corridors", "Locally Significant Wetlands", and "Potential Naturalization Areas".
7. To change Schedule "C"-Transportation Corridors of the Official Plan by adding Primary Collector Roads, and Secondary Collector Roads.
8. To change Schedule "D"- Planning Areas of the Official Plan to add the naming and delineation of the Southwest Area Secondary Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, as amended above, in the City of London.

**C. BASIS OF THE AMENDMENT**

The preparation of the Southwest Area Secondary Plan was undertaken in accordance with the Community Plan Process Guidelines and Official Plan Amendment No. 501, adopted by Council on May 30, 2011, which permits the completion of Secondary Plans that can be adopted as part of the Official Plan.

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**File:** O-7609  
**Planner:** G. BARRETT

Comprising approximately 2,700 hectares of land, this Secondary Plan is the result of a City-led process intended to guide and manage the long-term growth and development of the Southwest Area of the City. The Plan was developed through a comprehensive public and agency consultation process, current policy direction, and an analysis of opportunities and constraints. The Plan was developed in accordance with the Terms of Reference adopted by Council for the study. The background studies, community and agency input, options and proposed policies were, in turn, reviewed and assessed by municipal staff in the context of the *Provincial Policy Statement* and the *City of London Official Plan*, and used in the completion of the Secondary Plan. The background work also forms the basis and rationale for amendments to Official Plan Schedules “A”, “B-1”, “C” and “D” to address land use changes, identify significant environmental features, specify a collector road system for the planning area, and delineate the secondary planning area.

The Secondary Plan, in conjunction with the policies and Schedules of the Official Plan, will be used in the consideration of all planning applications including subdivisions, condominiums, Official Plan amendments, Zoning by-law amendments, site plans, consents and minor variances within the Planning Area. The Secondary Plan consists of both text and maps (schedules). The text creates new designations and special policies related to those designations and general development matters. The schedules delineate land use designations, describe neighbourhood areas, describe the open space and natural heritage system, and establish a road pattern for the Planning Area.

**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended as follows:

1. Amend Chapter 4 Commercial Land Use Designations to add a new designation as follows:

**4.8. Wonderland Road Enterprise Corridor**

**4.8.1  
Description of Boundaries**

The Wonderland Road Enterprise Corridor applies to those lands fronting on Wonderland Road South between Southdale Road West and Exeter Road.

**4.8.2  
Function of Corridor**

The centrepiece of the Wonderland Boulevard Neighbourhood as described in the Southwest Area Secondary Plan is Wonderland Road South, which is the primary north-south arterial corridor into the City from Highways 401 and 402.

Wonderland Road South serves as a significant gateway to the City, and the intent of the Wonderland Road Enterprise Corridor is to provide for a broad range of commercial, office, residential and institutional uses. The policies of the Secondary Plan will describe the intensity and mix of these land uses, and establish a future public road pattern that will facilitate the future redevelopment of the area. The Wonderland Road Enterprise Corridor will establish the identity of the broader Southwest Secondary Planning Area, and accommodate a range and mix of land uses to meet service, employment, residential and community activity needs. Development in the Corridor will provide an enhanced pedestrian environment, and be at the

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Planner: G. BARRETT

greatest densities and intensity in the Southwest Area Secondary Plan area.

**4.7.1.5.3  
Permitted Uses**

Within the Wonderland Road Enterprise Corridor, a broad range of commercial, residential, office and institutional uses are permitted.

2. Section 4.8 – Planning Impact Analysis of the Official Plan is amended by changing the section number to 4.9.
3. Section 4.9 – General Servicing Provision for Commercial Land Use Designations is amended by changing the section number to 4.10.
4. Section 4.10 – Drive-Through Facilities is amended by changing the section number to 4.11.
5. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20.5 Southwest Area Secondary Plan, attached hereto as “Schedule 5”.
6. The following is added to Subsection 20.2 – List of Adopted Secondary Plans, of the Official Plan for the City of London:
  - ) Southwest Area Secondary Plan
7. Schedule “A” – Land Use of the Official Plan for the City of London is amended by changing the designation of those lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, as amended above, in the City of London Plan **FROM** “Urban Reserve- Community Growth”, “Urban Reserve- Industrial Growth”, “Environmental Review”, “Agriculture”, “Low Density Residential”, “Multi-family, Medium Density Residential”, “Auto-oriented Commercial Corridor”, “Light Industrial”, and “Open Space” **TO** “Urban Reserve- Community Growth”, “Urban Reserve- Industrial Growth”, “Environmental Review”, “Low Density Residential”, “Multi-family, Medium Density Residential”, “Multi-family, High Density Residential”, “Community Facility”, “Auto-oriented Commercial Corridor”, “Main Street Commercial Corridor”, “Neighbourhood Commercial Node”, “Community Commercial Node,” “New Format Regional Commercial Node”, “Office Area”, “Light Industrial”, “Community Facility”, “Open Space”, “Rural Settlement” and “Wonderland Road Enterprise Corridor”, as indicated on “Schedule 1” attached hereto;
8. Schedule “A” – Land Use of the Official Plan for the City of London is amended by changing the southerly and easterly limits of the Urban Growth Boundary in the vicinity of the Brockley Area, to remove a portion of the lands in the “Urban Reserve – Industrial Growth” designation, generally located north and south of Dingman Drive, and west of easterly limit of the Urban Growth Boundary, as indicated on “Schedule 1” attached hereto;.
9. Schedule “B-1”-Natural Heritage Features of the Official Plan for the City of London is amended by adding “Environmentally Significant Area (ESA)”, “Potential ESAs”, “Significant Woodlands”, “Woodlands”, “Unevaluated Vegetation Patches”, “Significant Corridors”, “Locally Significant Wetlands”, and “Potential Naturalization Areas”, as indicated on “Schedule 2” attached hereto;
10. Schedule “C”-Transportation Corridors of the Official Plan for the City of London is amended by adding Primary Collector Roads, and Secondary Collector Roads, as indicated on “Schedule 3” attached hereto; and

Agenda Item #    Page #

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**File:** O-7609  
**Planner:** G. BARRETT

11. Schedule "D" of the Official Plan for the City of London is amended by delineating the Southwest Secondary Plan, as indicated on "Schedule 4" attached hereto.

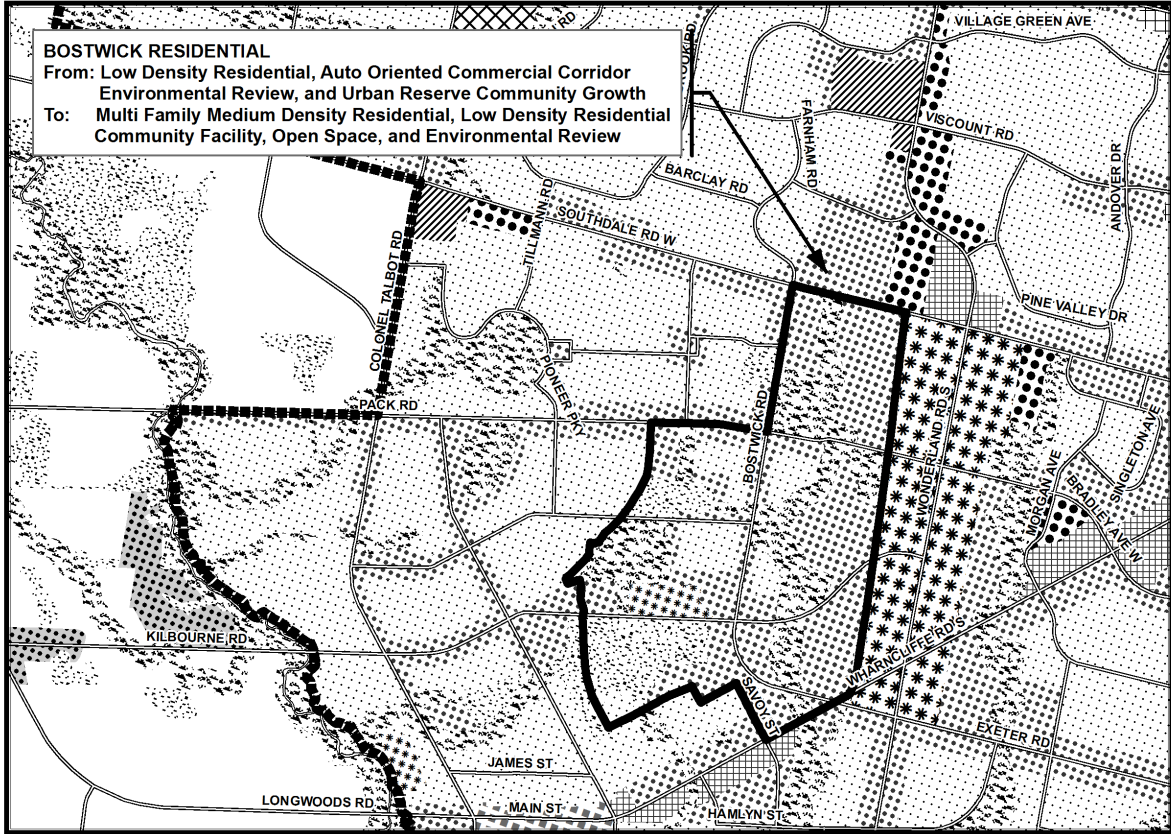
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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**Legend**

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| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
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This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

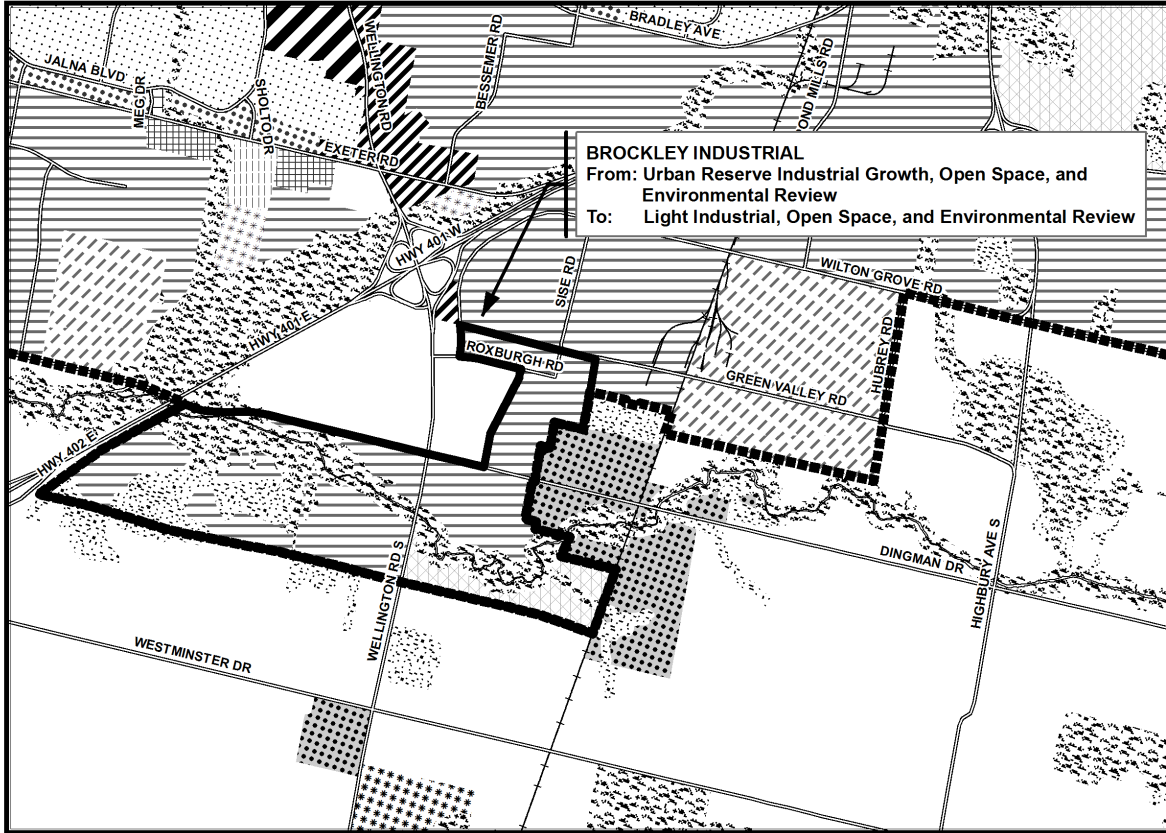
TECHNICIAN: MB

DATE: 2012/10/03

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



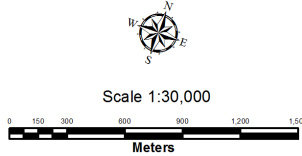
**Legend**

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|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
|--|--|
- This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



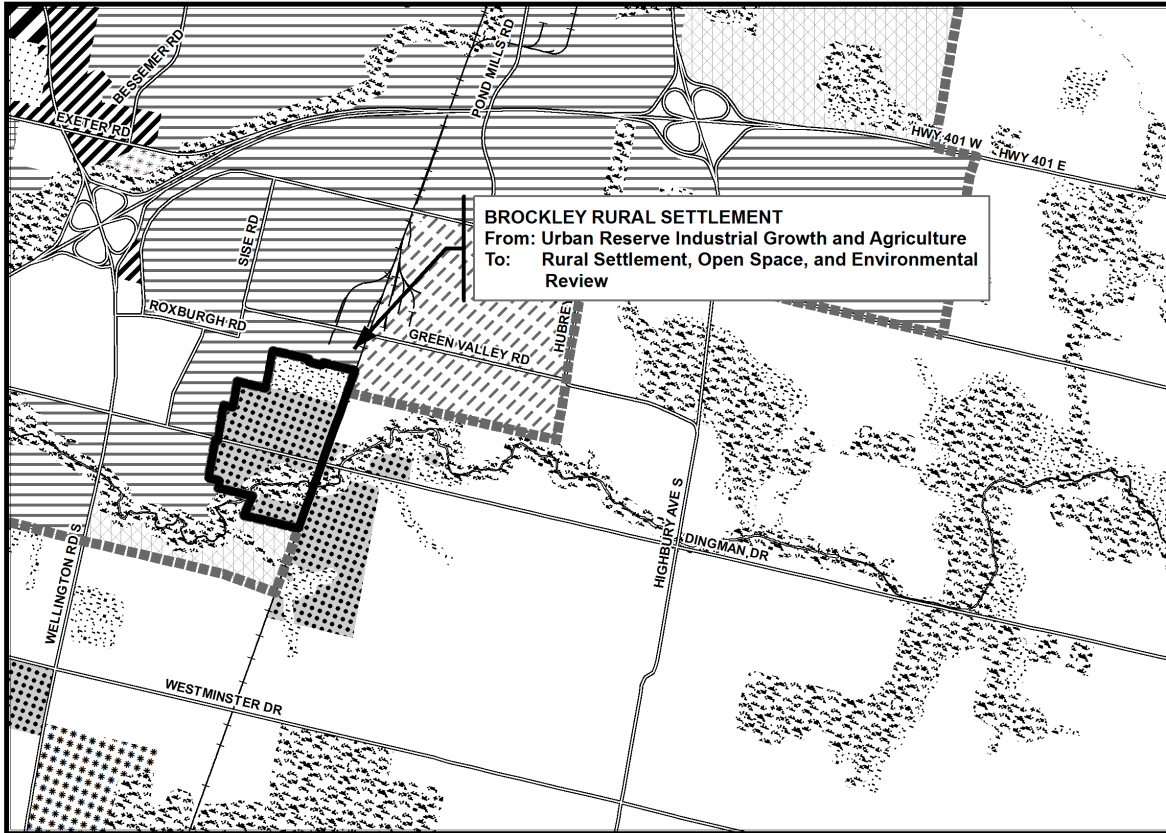
FILE NUMBER: 7609  
PLANNER: HM  
TECHNICIAN: MB  
DATE: 2012/10/03



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File: O-7609  
 Planner: G. BARRETT

AMENDMENT NO:



**BROCKLEY RURAL SETTLEMENT**  
 From: Urban Reserve Industrial Growth and Agriculture  
 To: Rural Settlement, Open Space, and Environmental Review

**Legend**

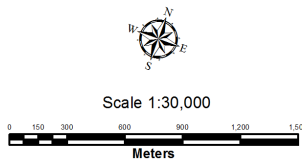
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|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
|--|--|

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



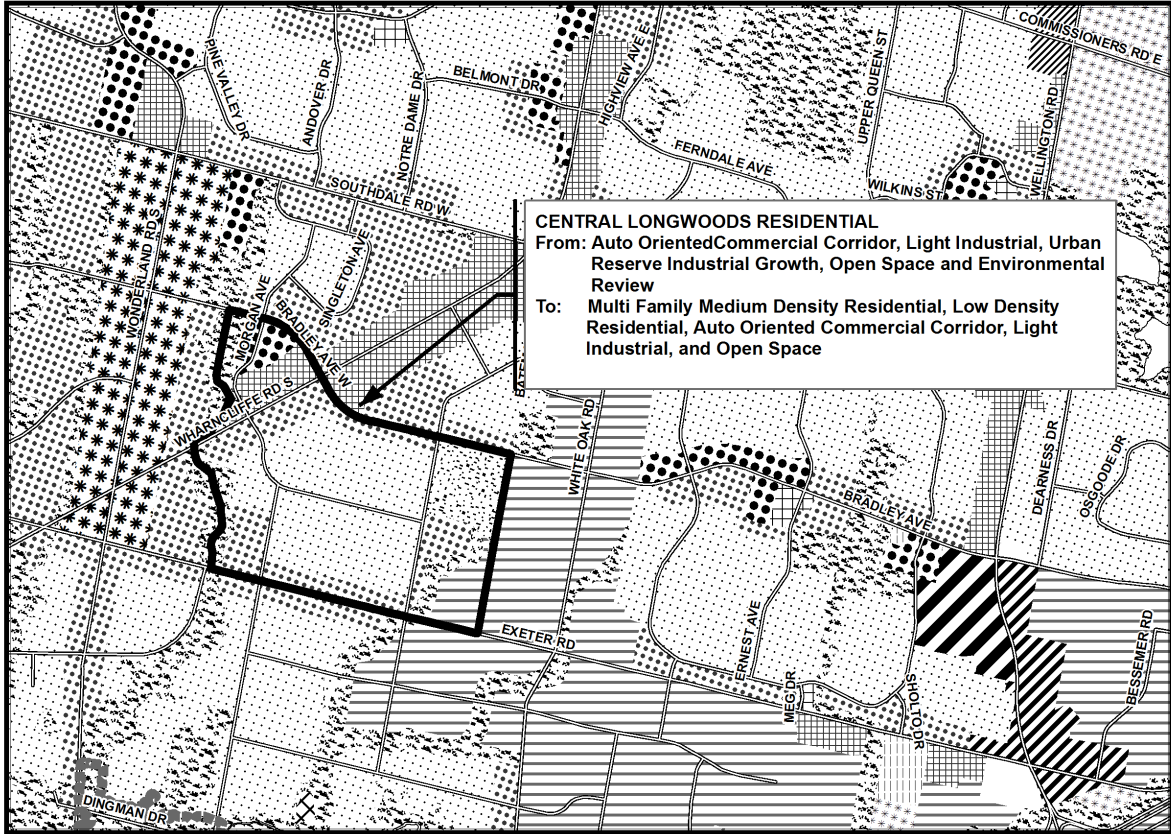
FILE NUMBER: 7609  
 PLANNER: HM  
 TECHNICIAN: MB  
 DATE: 2012/10/03

PROJECT LOCATION: E:\Planning\Projects\p\_areastudies\SouthwestAreaStudy\RevisedAreaStudy\_Sep\_2012\IOPAs\projects\AMENDMENT\_A\_BrockleyRuralSettlement\_colour.mxd

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File: O-7609  
Planner: G. BARRETT

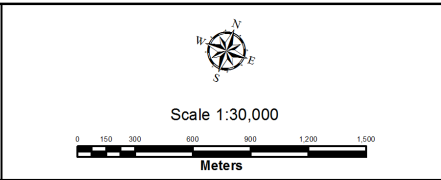
AMENDMENT NO:



Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Wonderland Road Enterprise Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**  
AMENDMENT NO. \_\_\_\_\_  
PREPARED BY: Graphics and Information Services

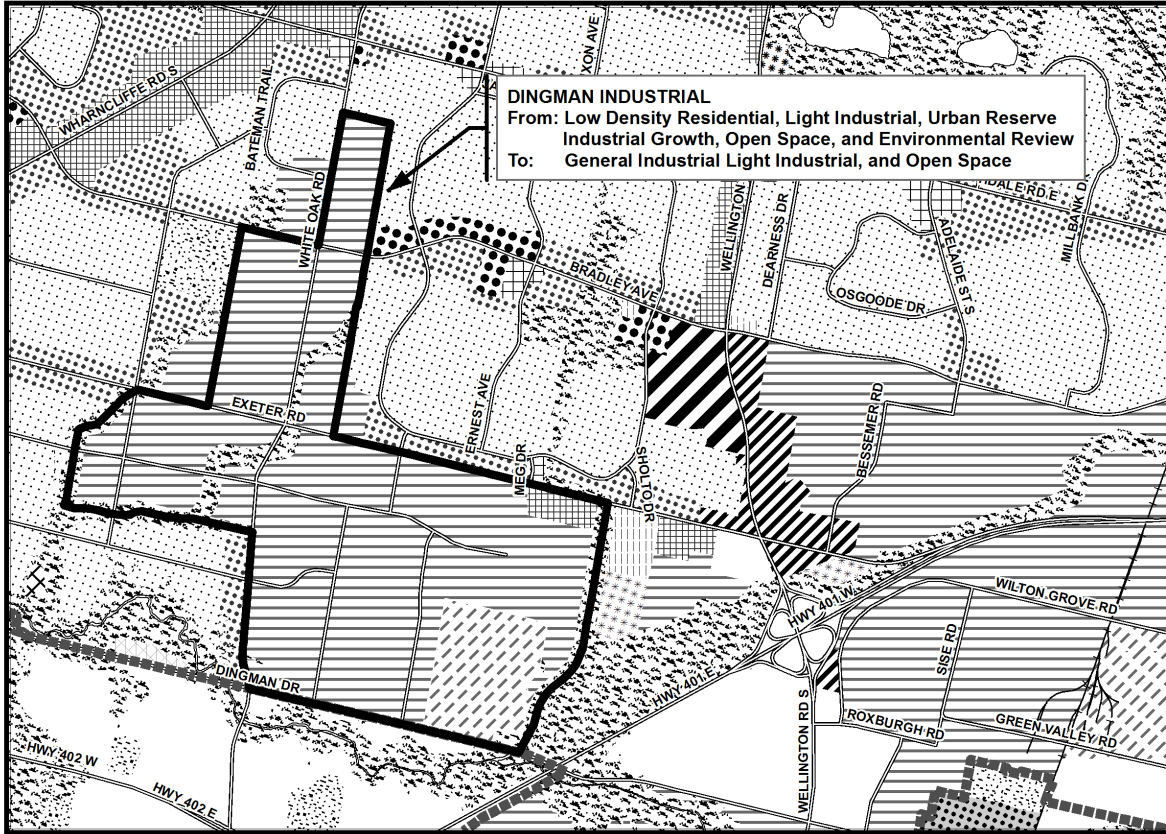


FILE NUMBER: 7609  
PLANNER: HM  
TECHNICIAN: MB  
DATE: 2012/10/03

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File: O-7609  
 Planner: G. BARRETT

AMENDMENT NO:



**Legend**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
|--|--|
- This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

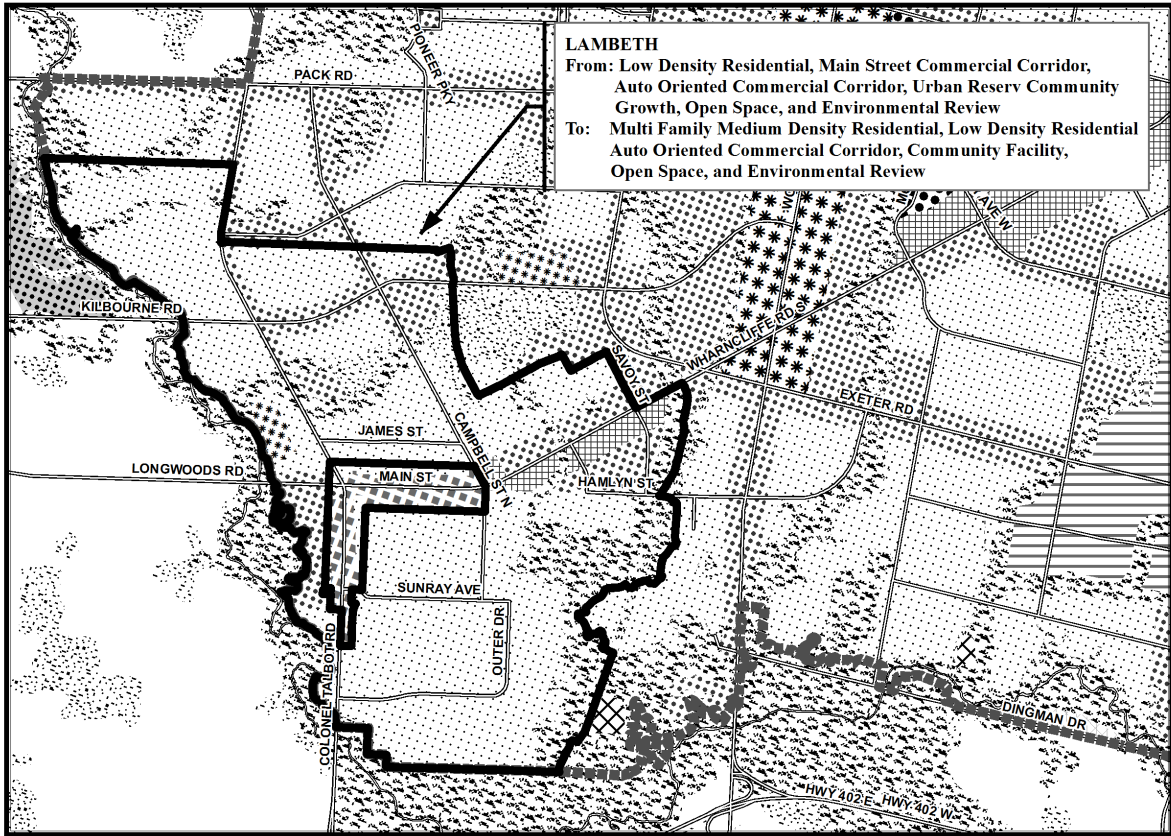
DATE: 2012/10/03



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File: O-7609  
Planner: G. BARRETT

**AMENDMENT NO:**



**Legend**

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|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
|--|--|

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

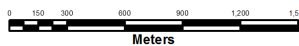
**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

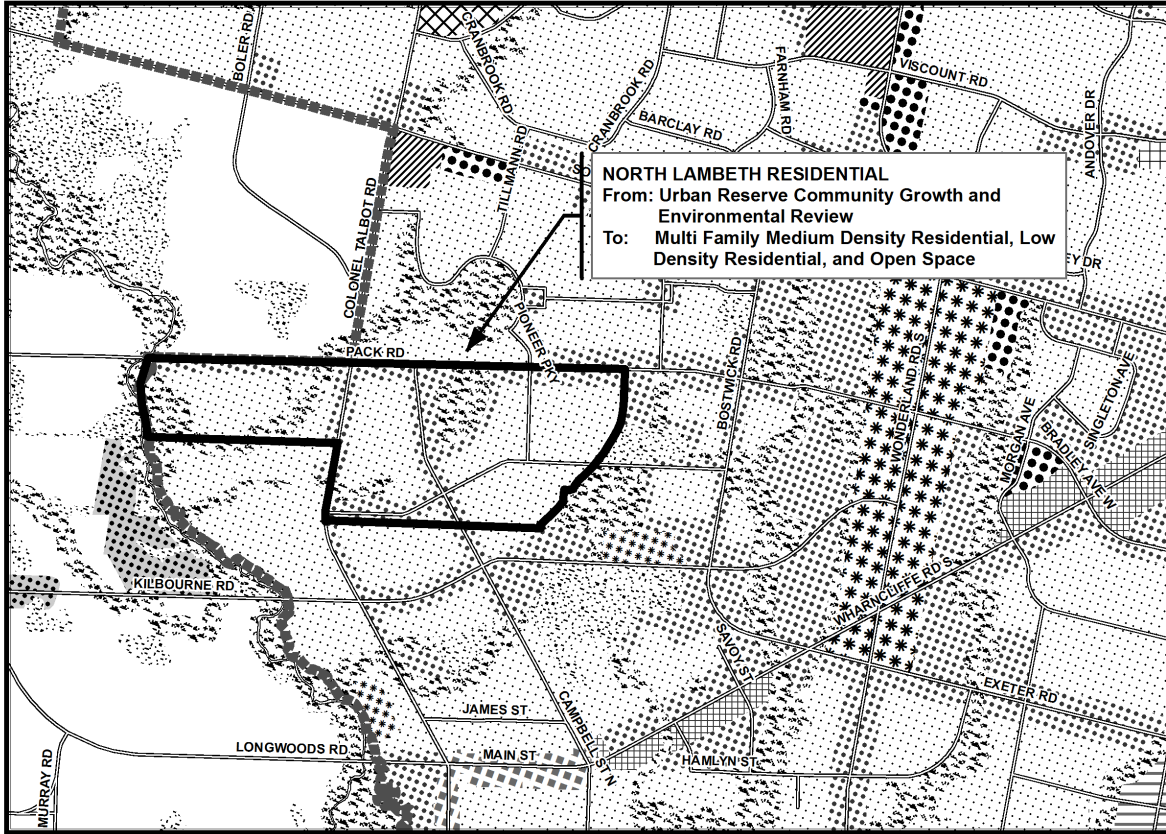
TECHNICIAN: MB

DATE: 2012/10/03

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**Legend**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
|--|--|
- This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

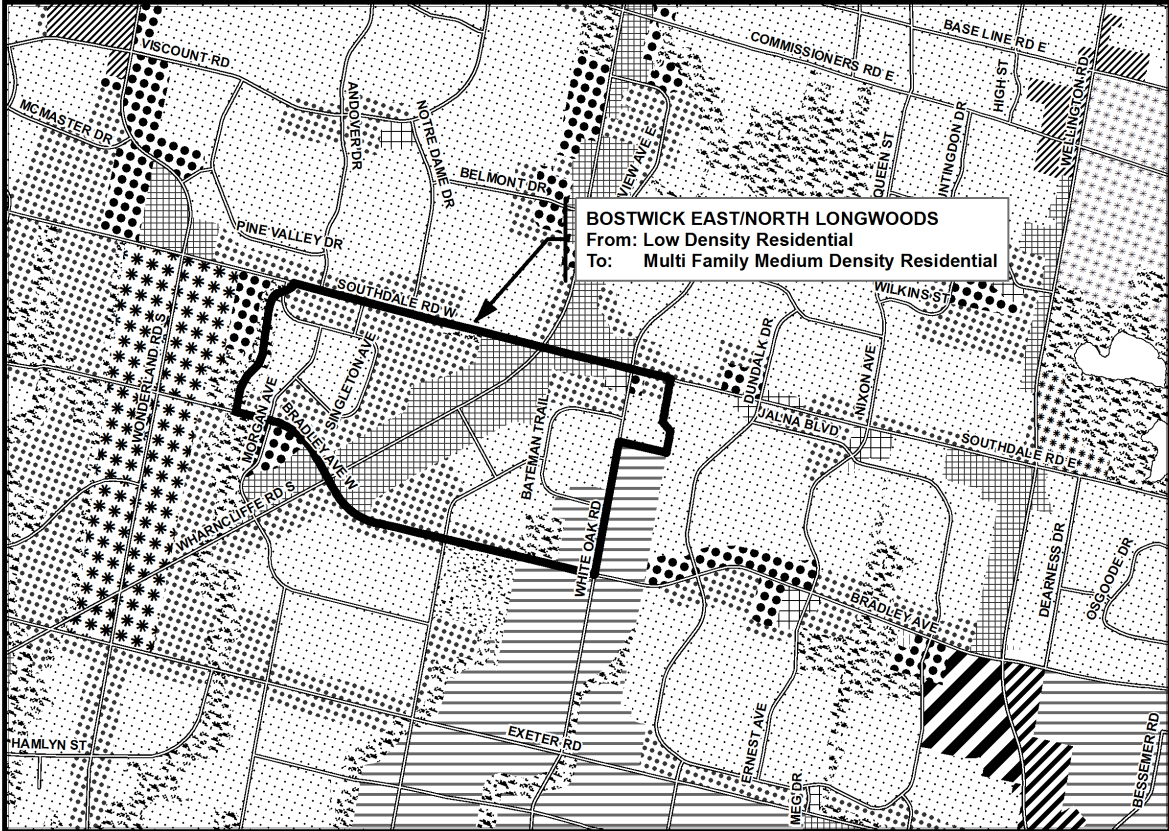
TECHNICIAN: MB

DATE: 2012/10/03

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**Legend**

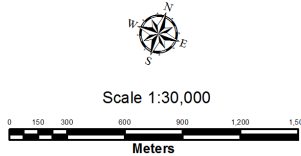
- |  |                                   |
|--|-----------------------------------|
| Downtown                                 | Office Business Park              |
| Enclosed Regional Commercial Node        | General Industrial                |
| New Format Regional Commercial Node      | Light Industrial                  |
| Community Commercial Node                | Regional Facility                 |
| Neighbourhood Commercial Node            | Community Facility                |
| Main Street Commercial Corridor          | Open Space                        |
| Auto-Oriented Commercial Corridor        | Urban Reserve - Community Growth  |
| Wonderland Road Enterprise Corridor      | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential   | Rural Settlement                  |
| Multi-Family, Medium Density Residential | Environmental Review              |
| Low Density Residential                  | Agriculture                       |
| Office Area                              | Urban Growth Boundary             |
| Office/Residential                       |                                   |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: 7609  
PLANNER: HM  
TECHNICIAN: MB  
DATE: 2012/10/03

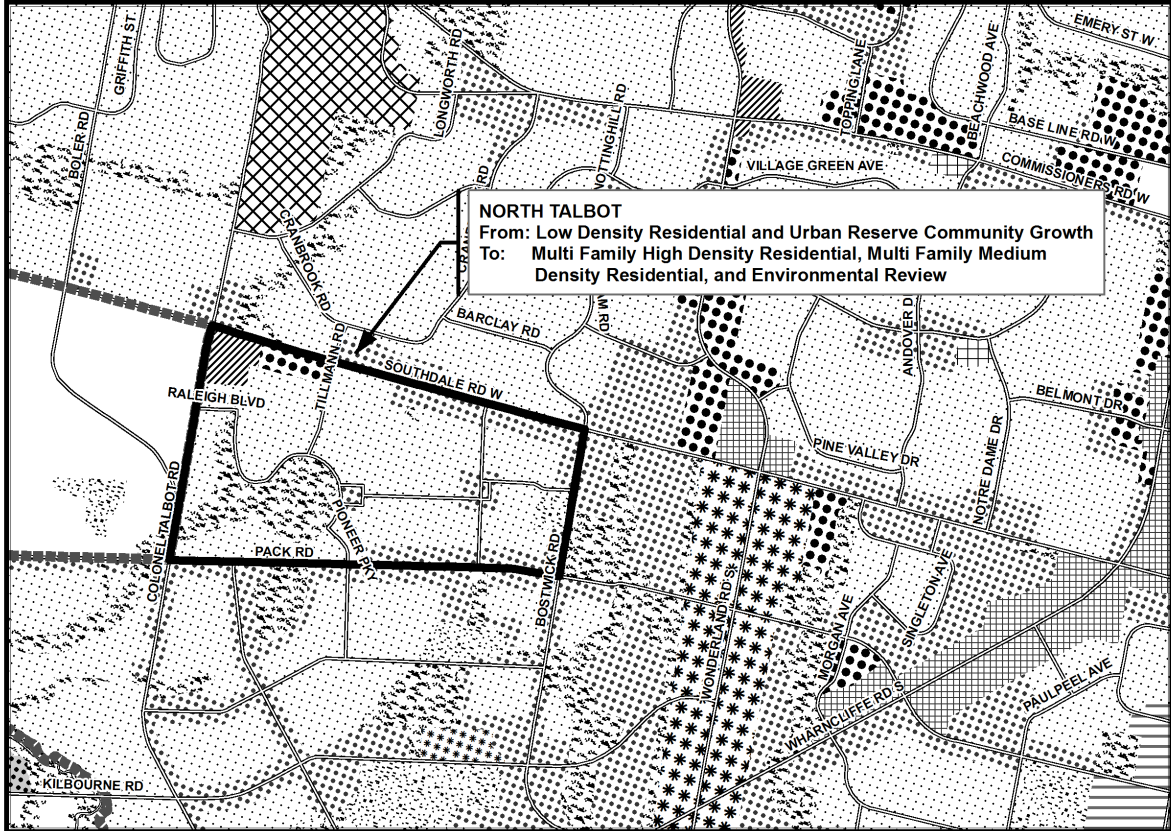
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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:

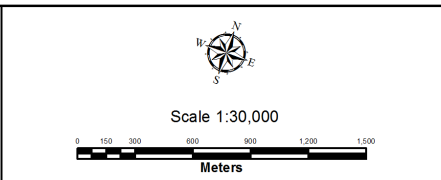


**Legend**

Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Wonderland Road Enterprise Corridor	Urban Reserve - Industrial Growth
Multi-Family, High Density Residential	Rural Settlement
Multi-Family, Medium Density Residential	Environmental Review
Low Density Residential	Agriculture
Office Area	Urban Growth Boundary
Office/Residential	

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**  
AMENDMENT NO. \_\_\_\_\_  
PREPARED BY: Graphics and Information Services



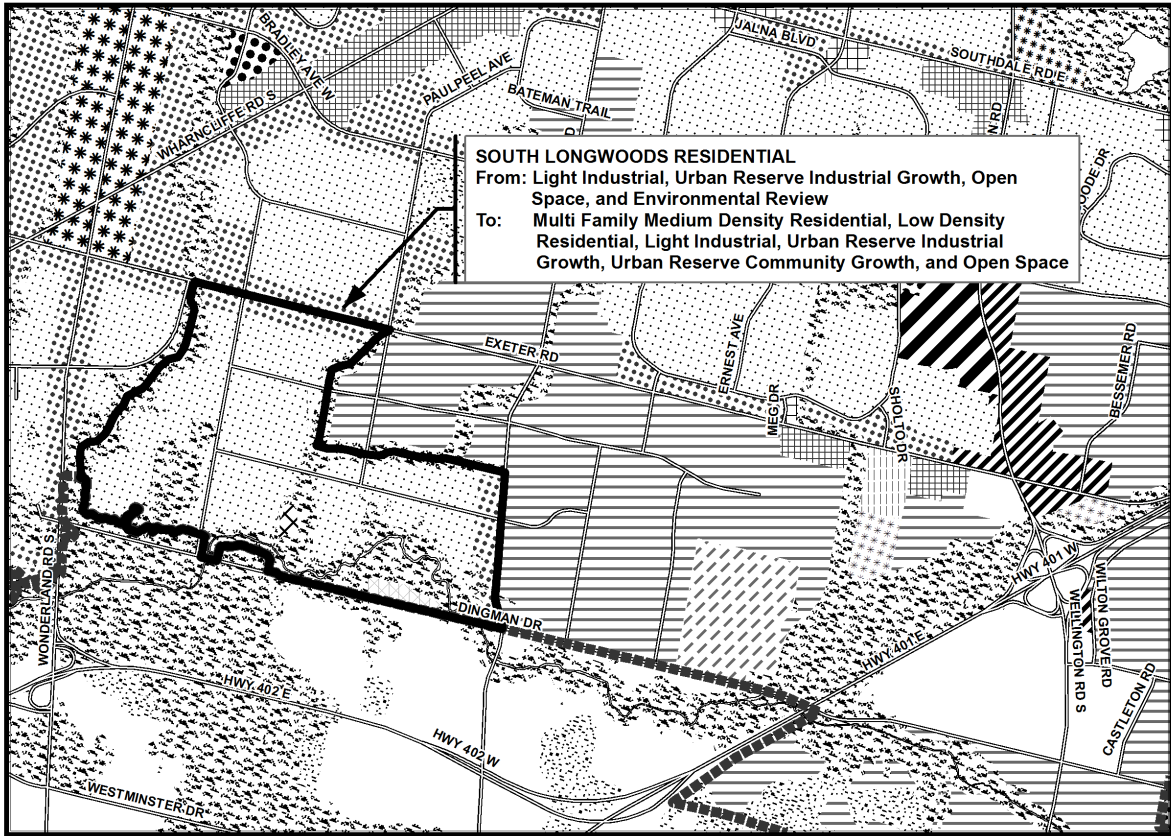
FILE NUMBER: 7609  
PLANNER: HM  
TECHNICIAN: MB  
DATE: 2012/10/03

PROJECT LOCATION: E:\Planning\Projects\p\_areastudies\SouthwestAreaStudy\RevisedAreaStudy\_Sep\_2012\IOPAs\projects\AMENDMENT\_A\_NorthTalbot\_colour.mxd

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**Legend**

- |  |                                   |
|--|-----------------------------------|
| Downtown                                 | Office Business Park              |
| Enclosed Regional Commercial Node        | General Industrial                |
| New Format Regional Commercial Node      | Light Industrial                  |
| Community Commercial Node                | Regional Facility                 |
| Neighbourhood Commercial Node            | Community Facility                |
| Main Street Commercial Corridor          | Open Space                        |
| Auto-Oriented Commercial Corridor        | Urban Reserve - Community Growth  |
| Wonderland Road Enterprise Corridor      | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential   | Rural Settlement                  |
| Multi-Family, Medium Density Residential | Environmental Review              |
| Low Density Residential                  | Agriculture                       |
| Office Area                              | Urban Growth Boundary             |
| Office/Residential                       |                                   |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

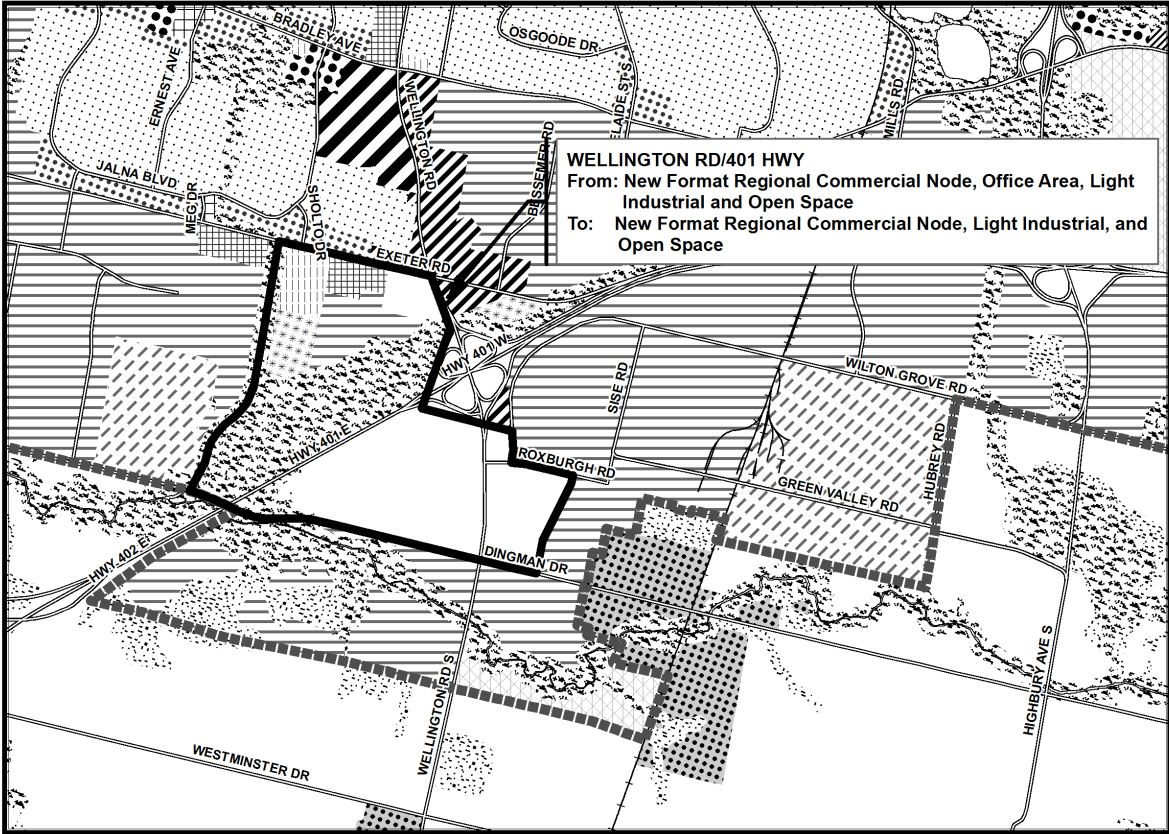
DATE: 2012/10/03



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File: O-7609  
 Planner: G. BARRETT

AMENDMENT NO:



**Legend**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Wonderland Road Enterprise Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul> | <ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul> |
|--|--|
- This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

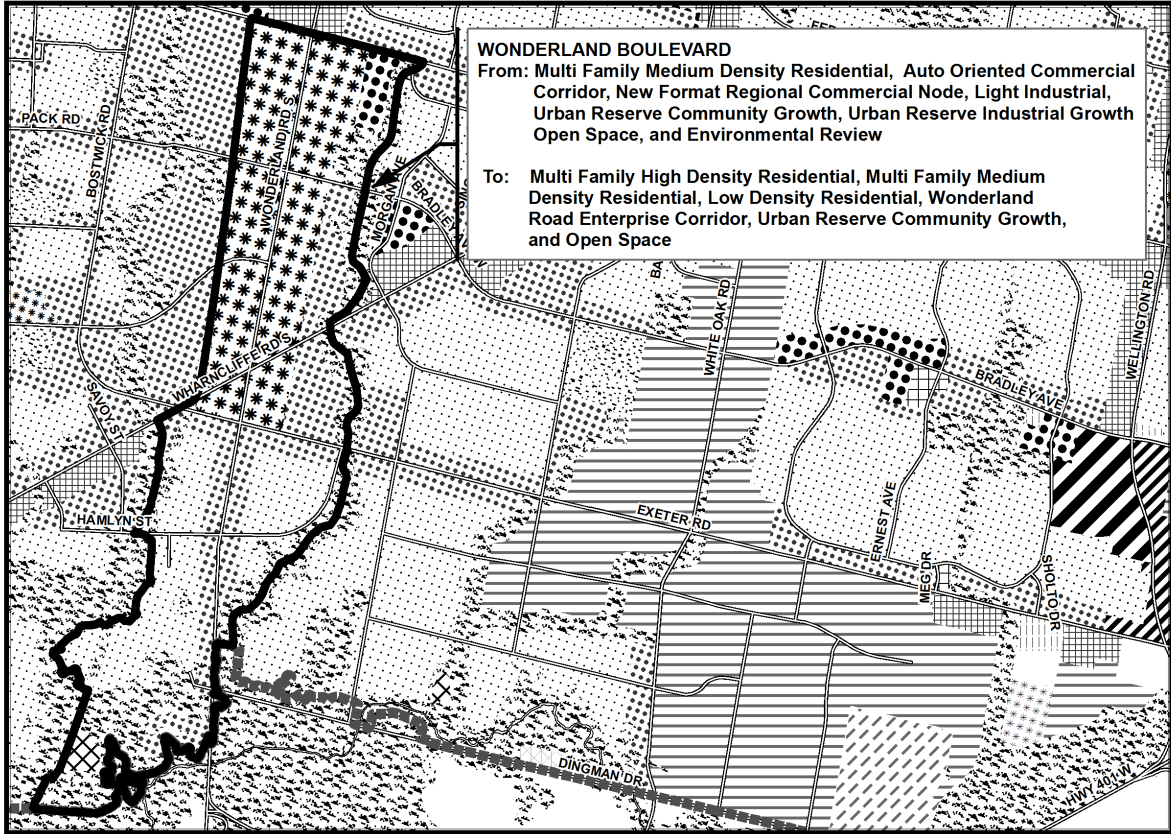
TECHNICIAN: MB

DATE: 2012/10/03

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File: O-7609  
Planner: G. BARRETT

**AMENDMENT NO:**



**Legend**

- |  |                                   |
|--|-----------------------------------|
| Downtown                                 | Office Business Park              |
| Enclosed Regional Commercial Node        | General Industrial                |
| New Format Regional Commercial Node      | Light Industrial                  |
| Community Commercial Node                | Regional Facility                 |
| Neighbourhood Commercial Node            | Community Facility                |
| Main Street Commercial Corridor          | Open Space                        |
| Auto-Oriented Commercial Corridor        | Urban Reserve - Community Growth  |
| Wonderland Road Enterprise Corridor      | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential   | Rural Settlement                  |
| Multi-Family, Medium Density Residential | Environmental Review              |
| Low Density Residential                  | Agriculture                       |
| Office Area                              | Urban Growth Boundary             |
| Office/Residential                       |                                   |
- This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 7609

PLANNER: HM

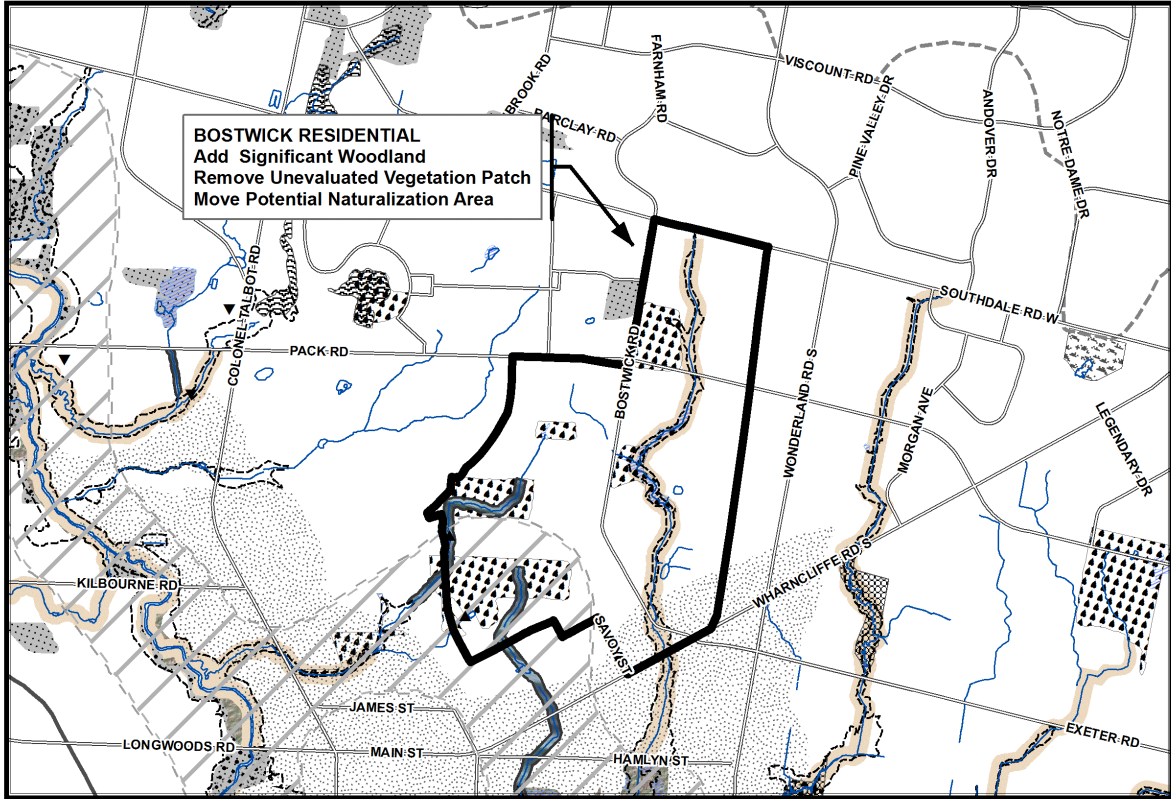
TECHNICIAN: MB

DATE: 2012/10/03

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
*NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

**Base Map Features**

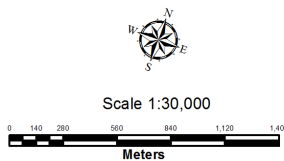
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

*This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.*

**SCHEDULE 2  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

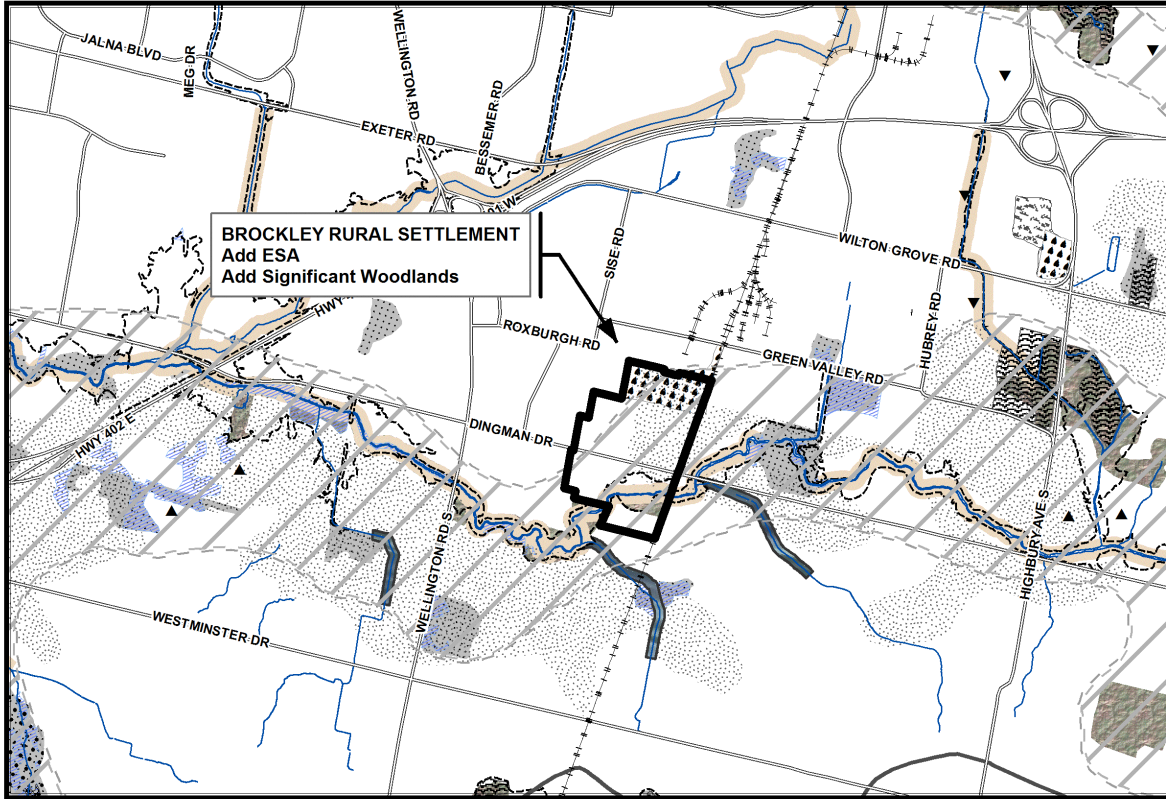
DATE: 2012/10/04



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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
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**Base Map Features**

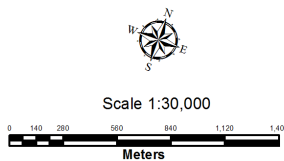
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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**SCHEDULE 2  
TO  
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AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

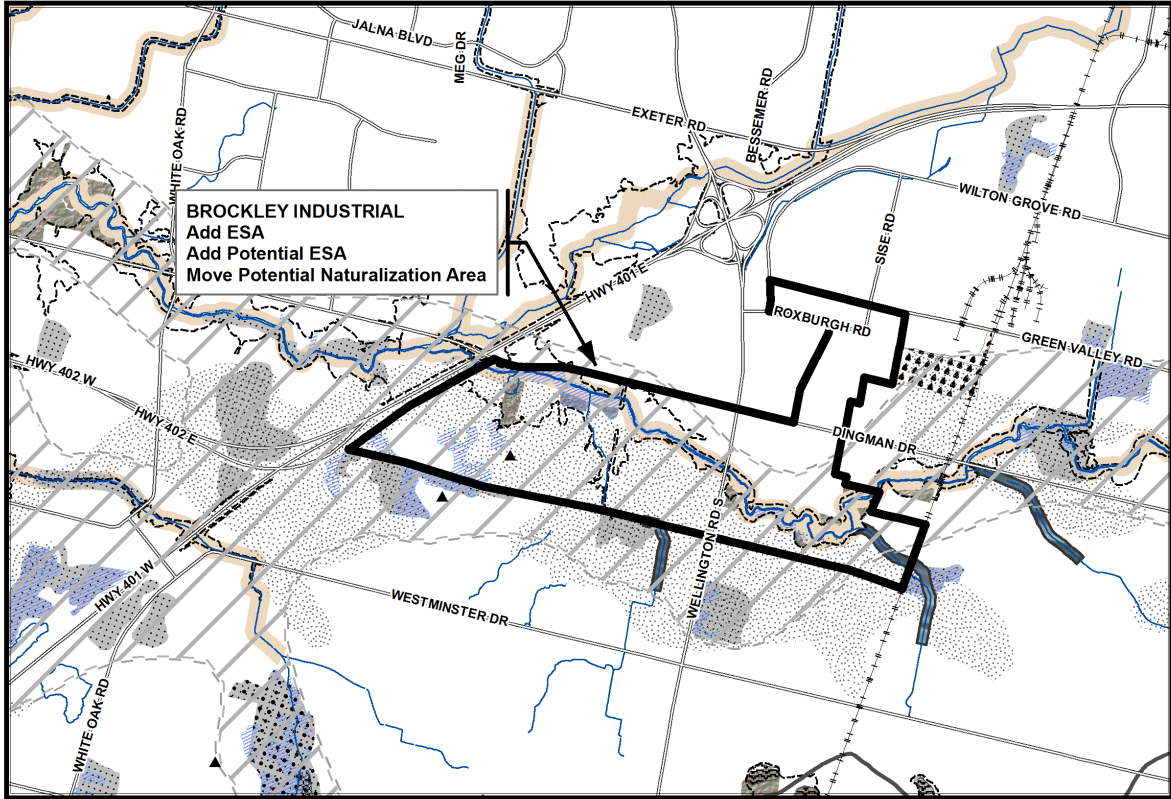
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
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**Base Map Features**

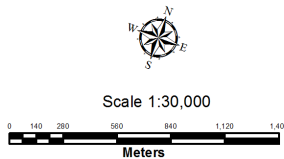
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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**SCHEDULE 2  
TO  
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AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

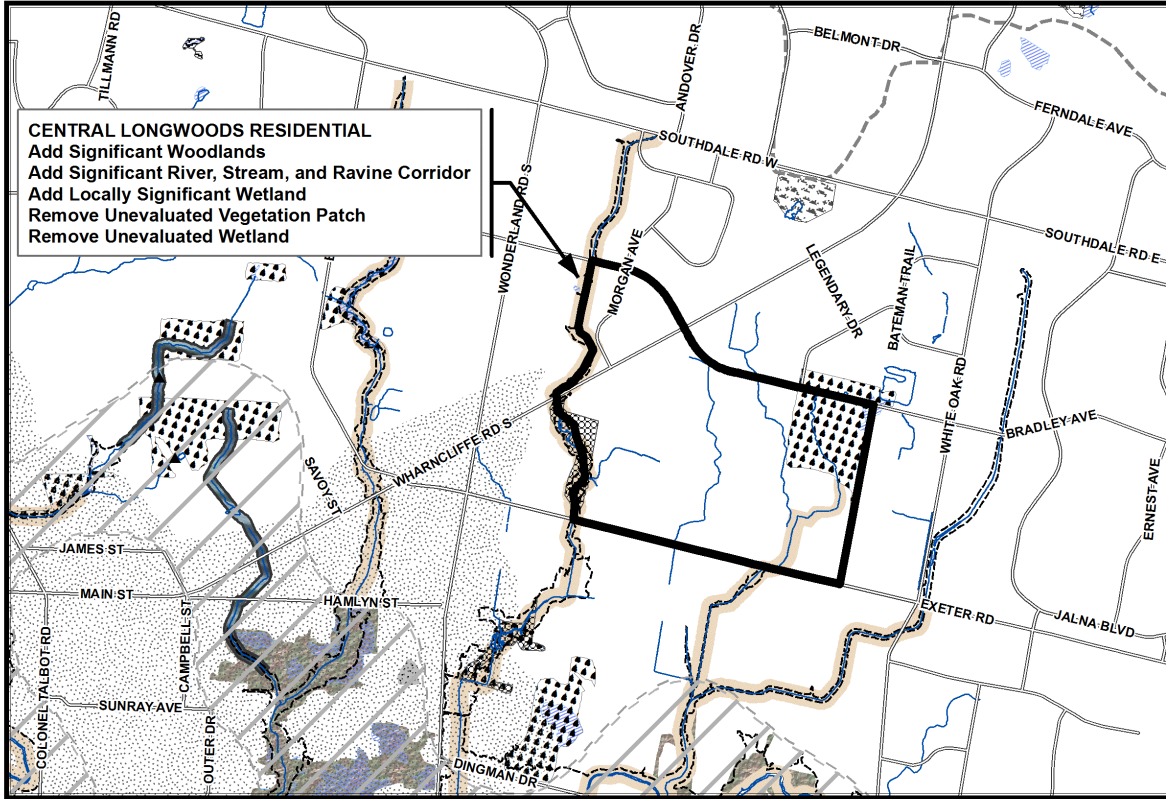
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
*NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*  
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**Base Map Features**

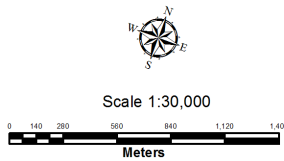
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

*This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.*

**SCHEDULE 2  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

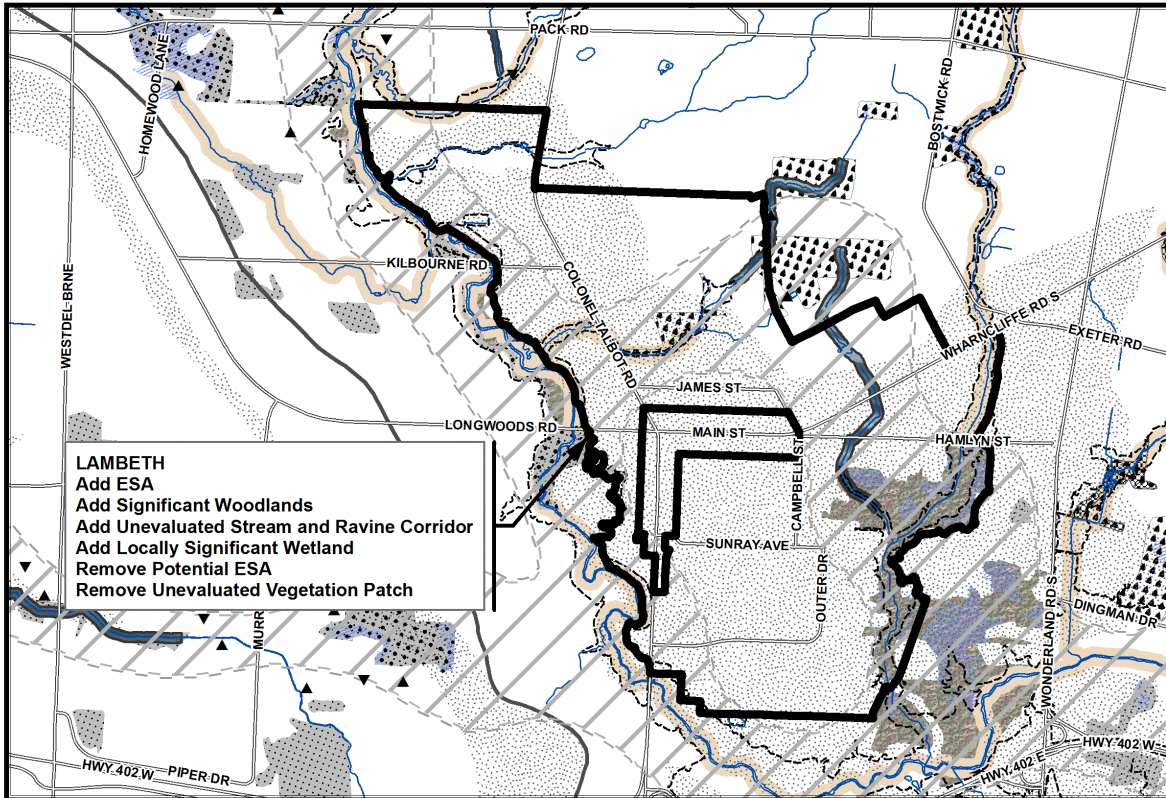
DATE: 2012/10/04



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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
*NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*  
*NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

**Base Map Features**

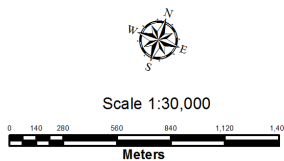
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

*This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.*

**SCHEDULE 2  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

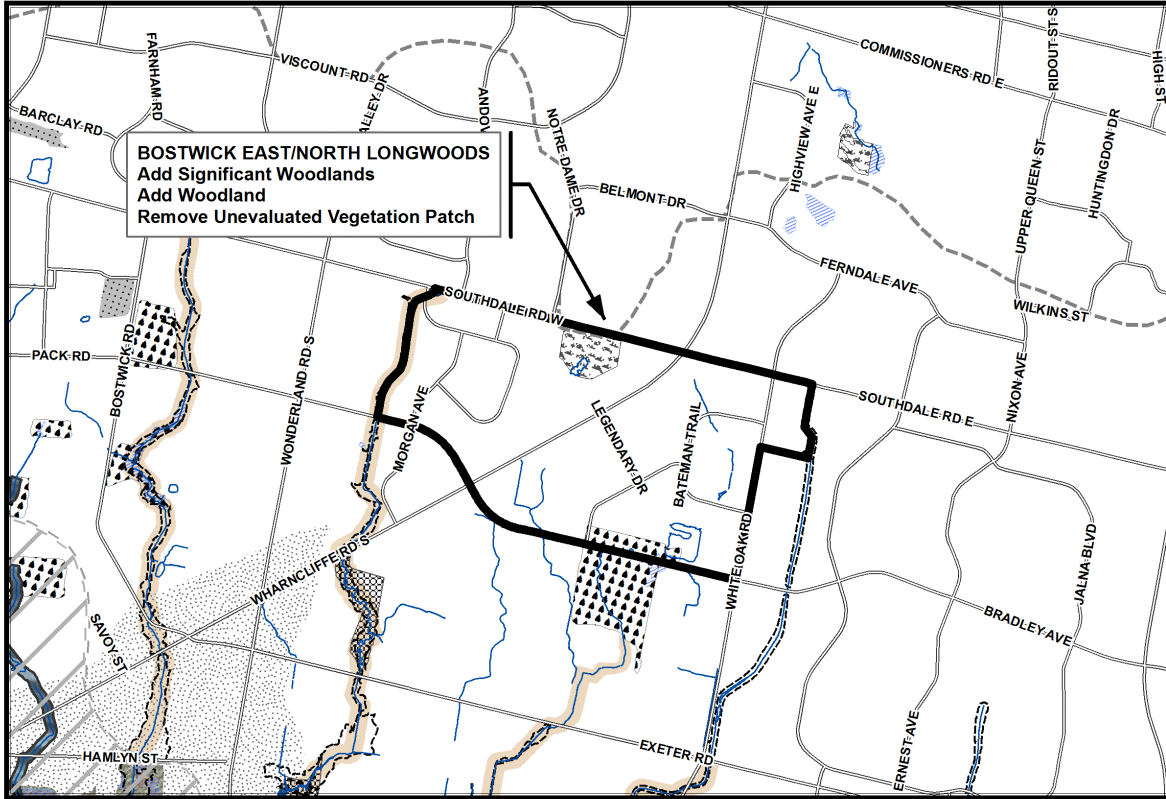
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
*NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

**Base Map Features**

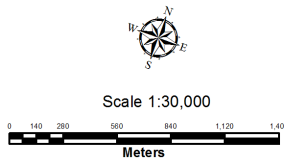
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

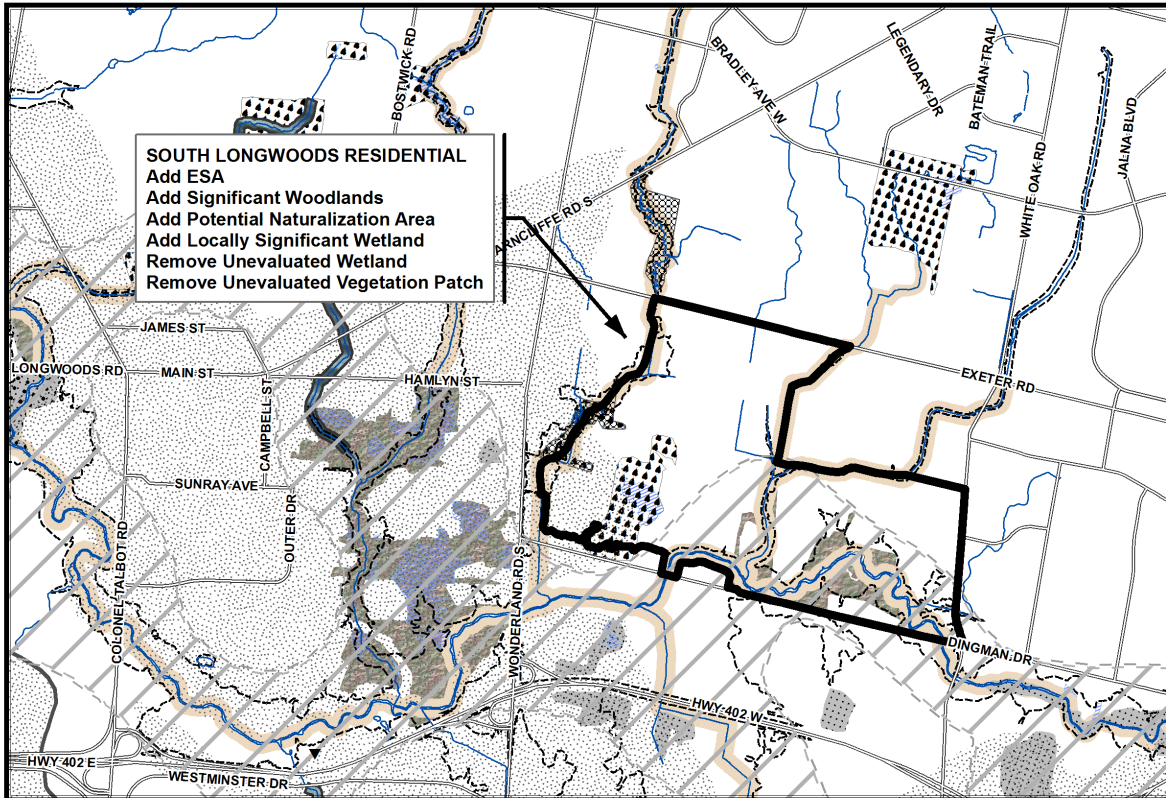
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File: O-7609  
 Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.  
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

**Base Map Features**

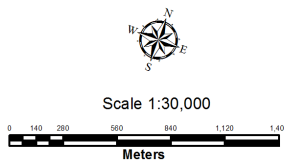
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2  
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AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

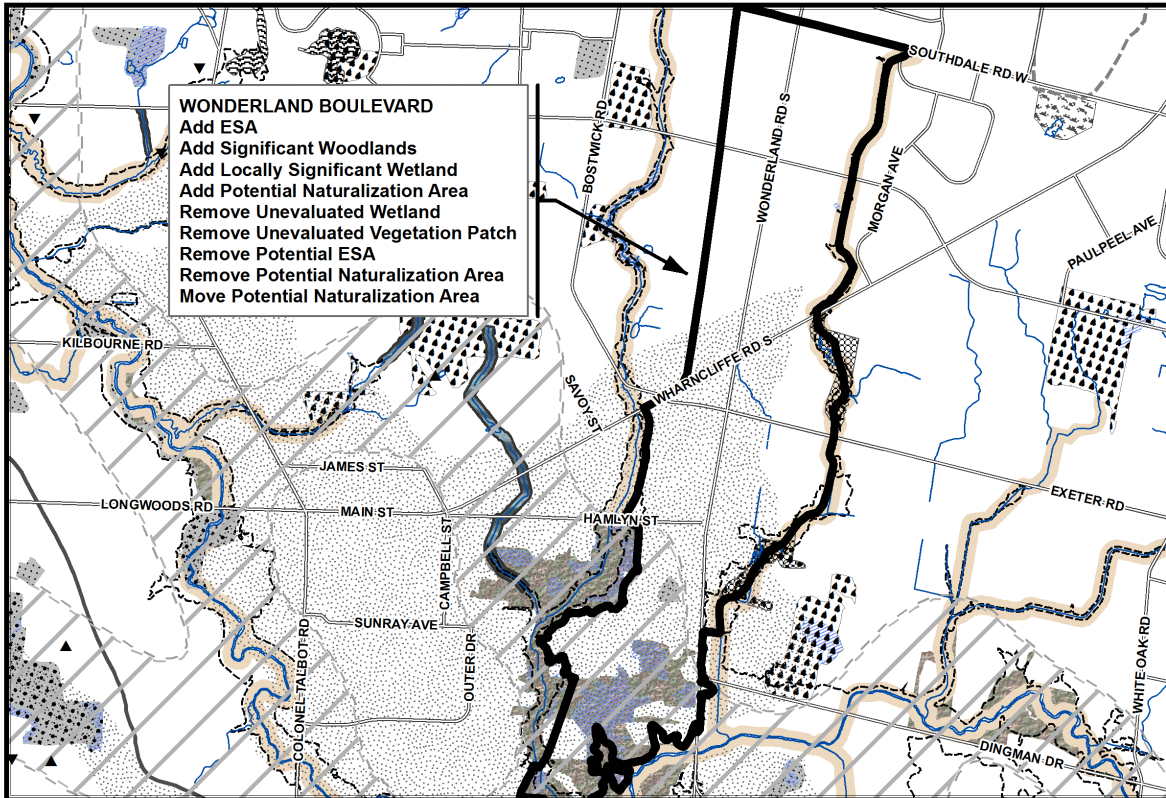
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

**NATURAL HAZARDS**

- Maximum Hazard Line  
*NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*  
*NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

**Base Map Features**

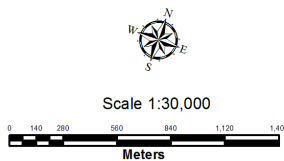
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2  
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OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609

PLANNER: HM

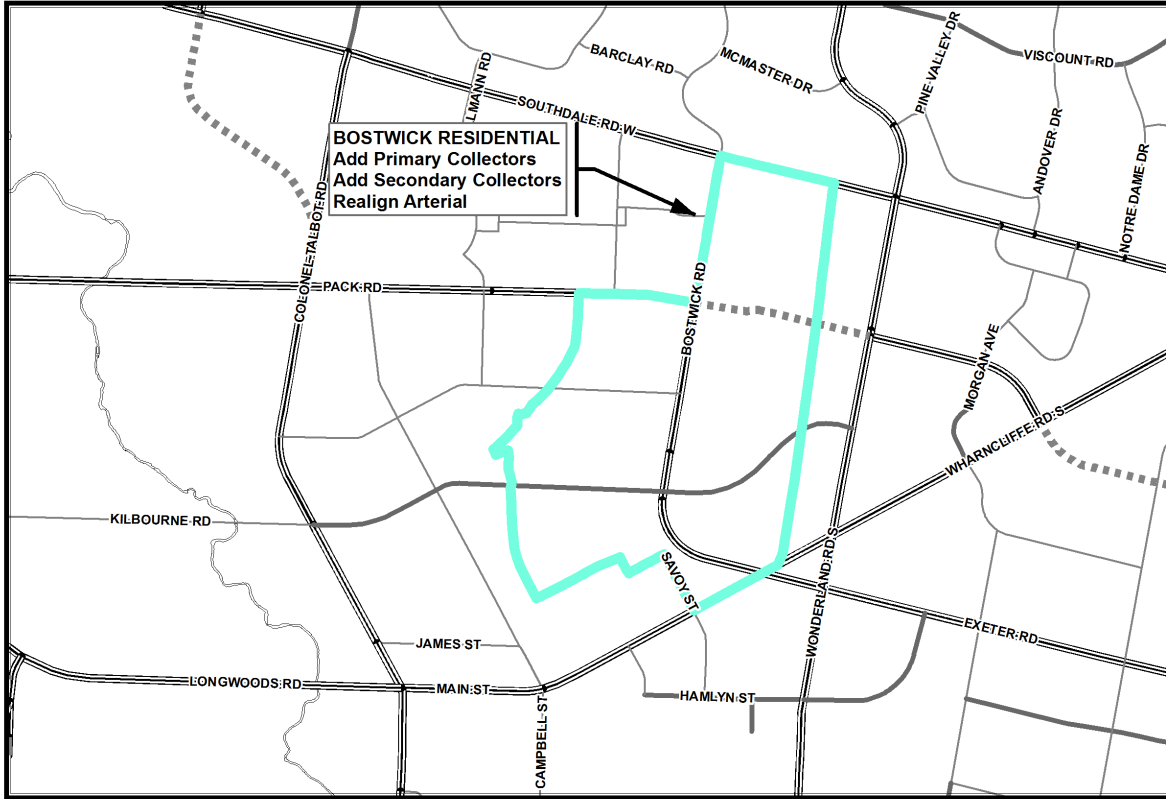
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
 Planner: G. BARRETT

AMENDMENT NO:









**Legend**

*ROAD CLASSIFICATION*

-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

*PROPOSED ROAD CORRIDOR*

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

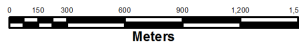
**SCHEDULE 3  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

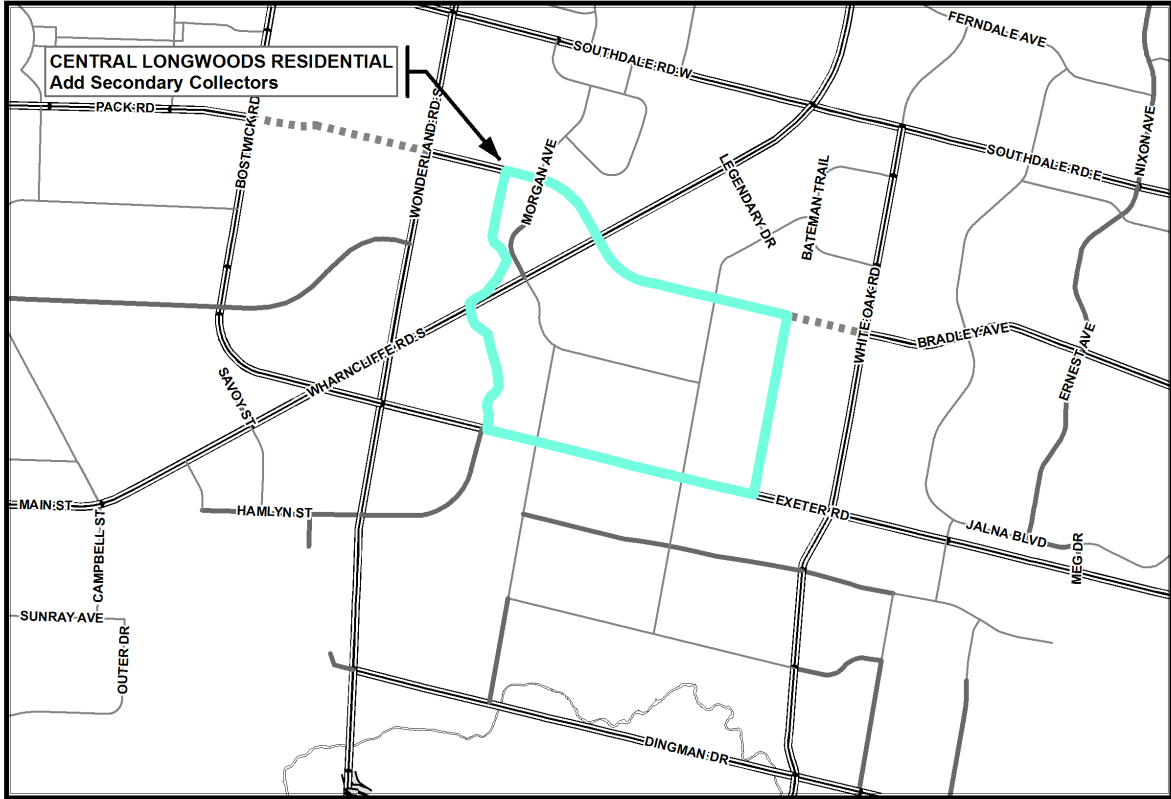
DATE: 2012/10/04

PROJECT LOCATION: E:\Planning\Projects\p\_areastudies\SouthwestAreaStudy\RevisedAreaStudy\_Sep\_2012\OPAs\projects\AMENDMENT\_B1\_BostwickResidential\_b&w.mxd

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File: O-7609  
 Planner: G. BARRETT

AMENDMENT NO:



**Legend**

*ROAD CLASSIFICATION*

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

*PROPOSED ROAD CORRIDOR*

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

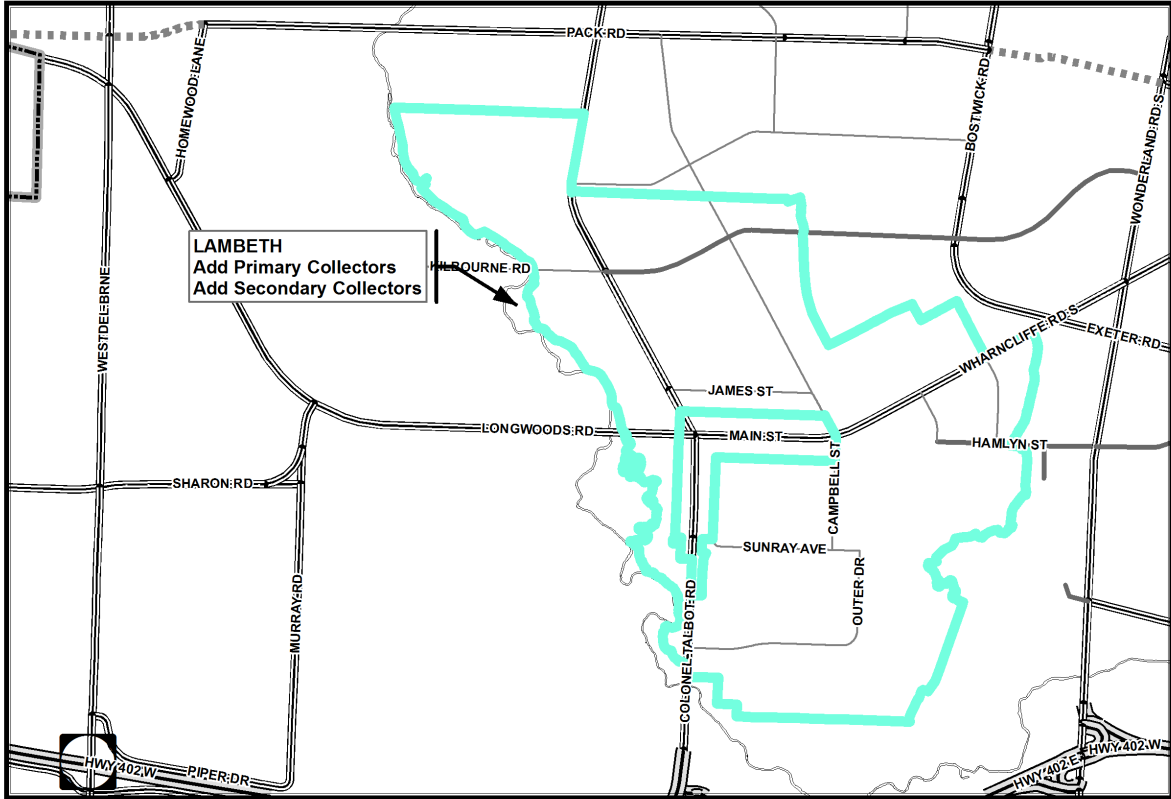
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:









**Legend**

*ROAD CLASSIFICATION*

-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

*PROPOSED ROAD CORRIDOR*

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

*THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS*

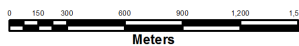
**SCHEDULE 3  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

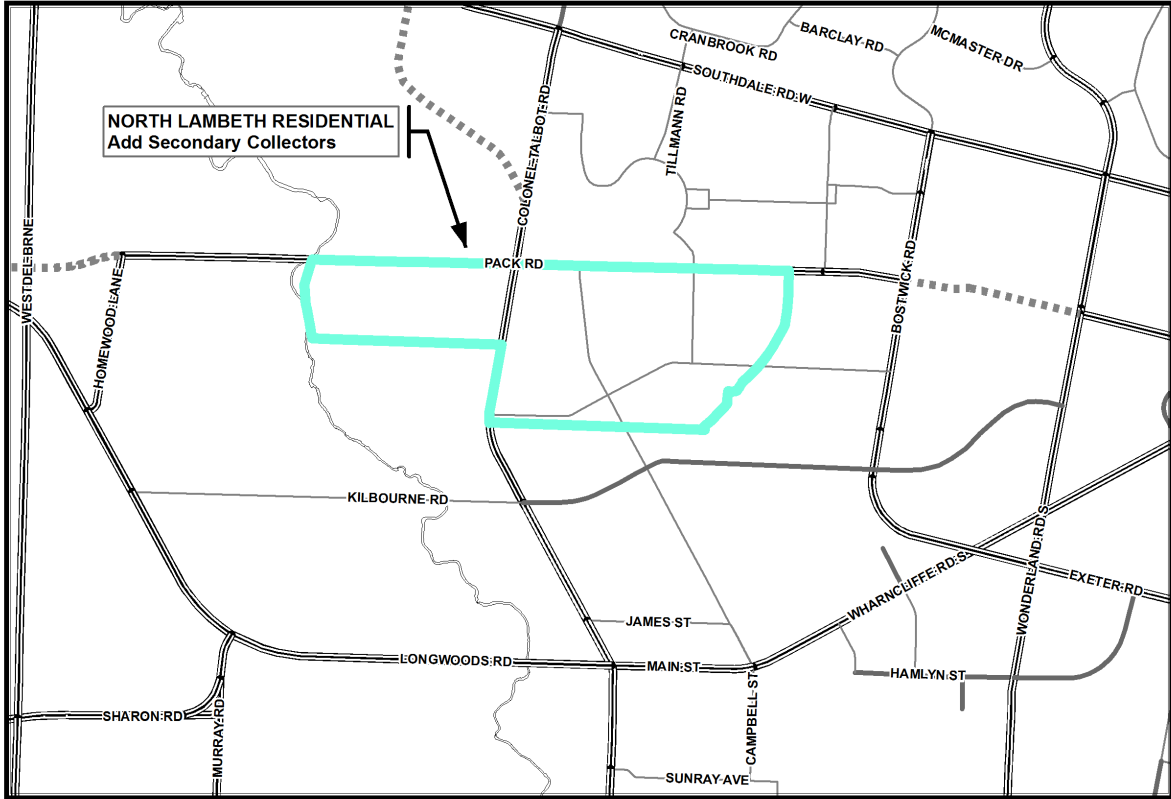
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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**Legend**

*ROAD CLASSIFICATION*

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

*PROPOSED ROAD CORRIDOR*

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

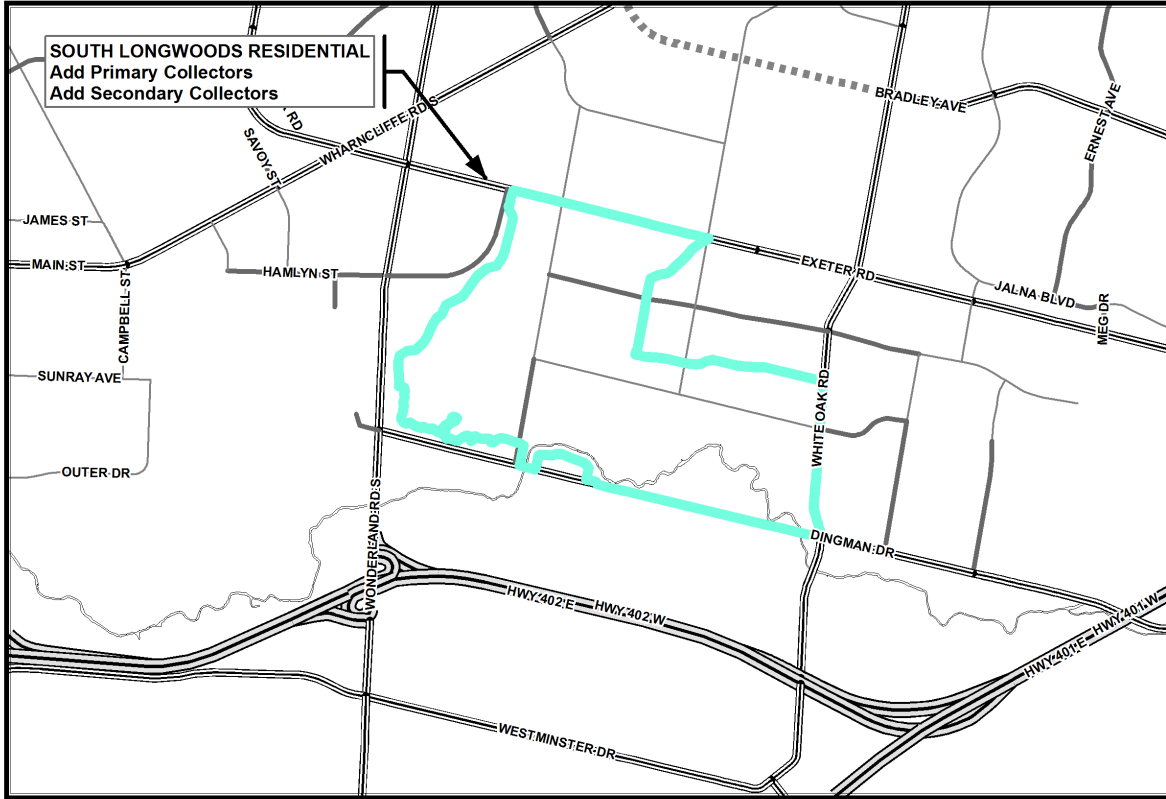
DATE: 2012/10/04

PROJECT LOCATION: E:\Planning\Projects\p\_areastudies\SouthwestAreaStudy\RevisedAreaStudy\_Sep\_2012\OPAs\projects\AMENDMENT\_B1\_NorthLambethResidential\_b&w.mxd

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:









**Legend**

*ROAD CLASSIFICATION*

-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

*PROPOSED ROAD CORRIDOR*

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

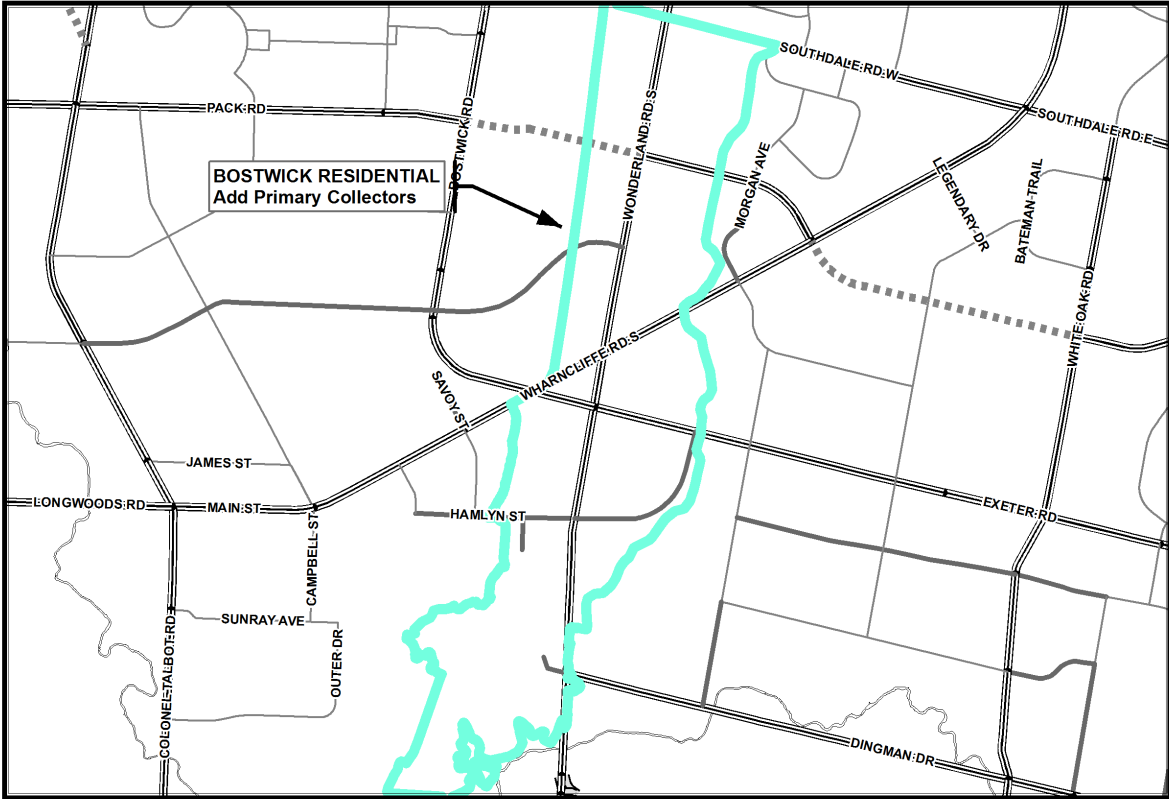
TECHNICIAN: MB

DATE: 2012/10/04

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File: O-7609  
Planner: G. BARRETT

AMENDMENT NO:



**Legend**

*ROAD CLASSIFICATION*

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

*PROPOSED ROAD CORRIDOR*

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

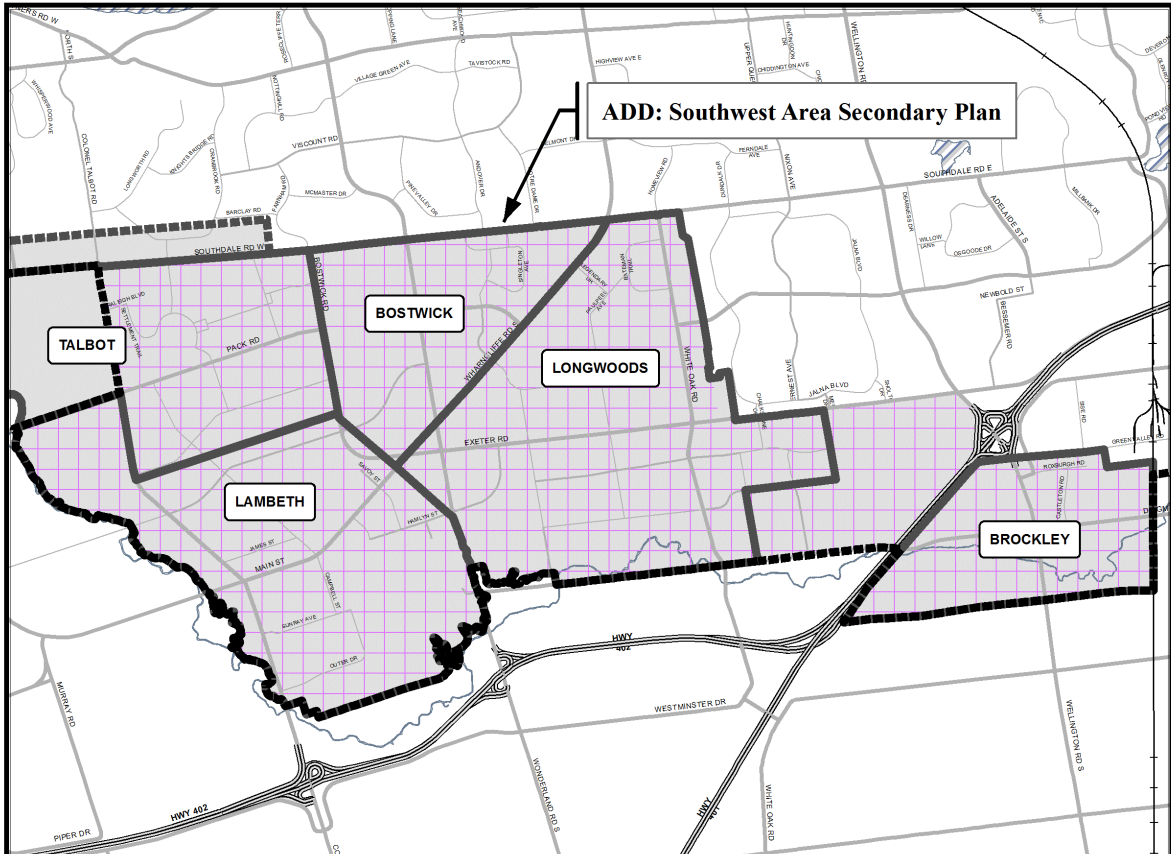
TECHNICIAN: MB

DATE: 2012/10/04



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File: O-7609  
Planner: G. BARRETT



**Legend**

- Planning Areas
- Secondary Plan
- Planning Area/Secondary Plan Name
- Extensions to Existing Communities
- Urban Growth Boundary

**Base Map Features**

- Streets (refer to Schedule C)
- Secondary Collectors
  - Primary Collectors
  - Arterials
  - Freeways/Expressways
  - Railways
  - Rivers/Streams

This Official Plan extract is provided for information purposes only. Please refer to Schedule "D" of the Official Plan and any amendments to it for current policy status.

**SCHEDULE 4  
TO  
OFFICIAL PLAN**

AMENDMENT NO. 510

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

PROJECT LOCATION: E:\Planning\Projects\p\_areastudies\SouthwestAreaStudy\RevisedAreaStudy\_Sep\_2012\OPAs\projects\AMENDMENT\_D\_b&w.mxd