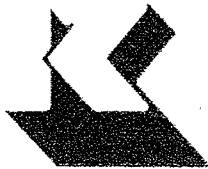


**Kirkness  
Consulting**

Urban and  
Rural Planning



1647 Cedar Creek Crescent, London, Ontario N5X 0C8  
TEL: 519-672-6550 FAX: 519-672-4290  
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**October 18, 2012**

**PEC Chair and Members  
The Corporation of the City of London  
P.O. Box 5035  
206 Dundas Street  
London, Ontario  
N6A 4P9**

**Re: Further to the PEC meeting of October 15, 2-12- Planning Division file – O-7609 --  
RESPONSE to City's SOUTHWEST AREA PLAN – October 2012 draft -- and in particular the  
Johnstone lands – 36 has (90 acres) at 284 Exeter Road, west of White Oaks Road, London,  
Ontario.**

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**Dear PEC Chair and Members:**

Thank you for your consideration on Monday October 15<sup>th</sup> and this letter is to assist with your special PEC meeting next week – that is not a public meeting.

The Johnstones' have an appreciation for the monumental task of preparing the SWAP and want to keep their requests simple. They are:

***ON THE SECONDARY PLAN SCHEDULE 4***

1. Reduce the amount of OPEN SPACE designation to better reflect the studies that Biologics has conducted, and acknowledging the City's own work on the Bradley Avenue extension (that revealed no woodland significance) in 2004-5. See black hatching on attached SP excerpt.
2. Replace the OPEN SPACE designation with Multi Family Medium Density Residential. – MFMDR.
3. Complete the two road extensions of Breck and Dowell across the subject lands.
4. Modify the NATURAL OPEN SPACE policy to provide for a range of 5 to 30 m on each side of the natural feature based on an Environmental Impact Study.

**ON SCHEDULE A LAND USE OF THE Official Plan**

5. Reduce the ENVIRONMENTAL REVIEW designation proportionately as 1 above.

**ON SCHEDULE B-1 ENVIRONMENTAL FEATURES OF THE Official Plan**

6. Change the SIGNIFICANT WOODLAND designation to UNEVALUTATED VEGETATION PATCH.


We believe these changes would:

- a. permit the preparation of specific development applications for subdivision and rezoning with less prejudice as to outcomes of land use;
- b. better serve the public interest in not conveying that there is more open space than could actually take place.

Thank you for your consideration.

Yours truly,

**Kirkness Consulting Inc.  
Urban and Rural Planning**

  
Per: Laverne Kirkness, BES. RPP. MCIP.

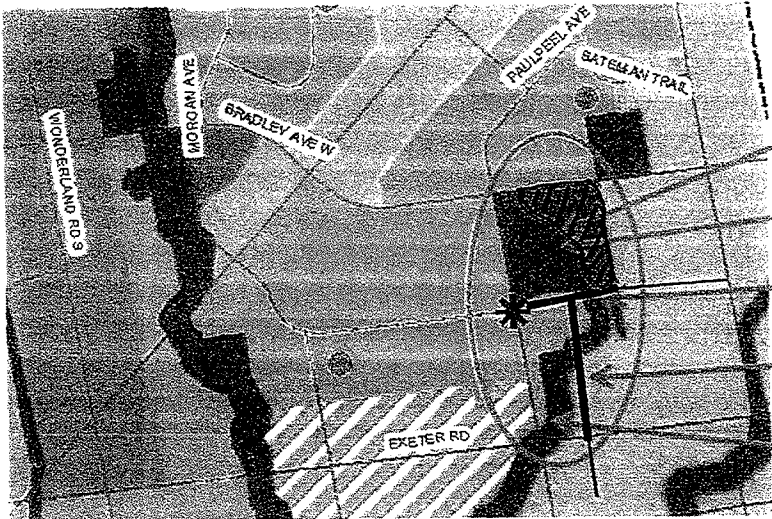
Encl.

- cc. Alan Patton
- cc. Gregg Barrett, Planning Administrator – Policy
- cc. Heather McNeely, Senior Planner - City
- cc. Dave Hayman – Biologics
- cc. Matt Johnstone
- cc. David Johnstone



Future Bradley Avenue extension

Johnstone lands - 36 ha - mostly designated OPEN SPACE on SWAP



- Requested changes to SWAP:
1. Reduce OPEN SPACE and replace with MFMDR
  2. Insert westerly extension of Dowell Drive
  3. Insert Beck Ave. extension from south - northerly into the site
  4. Narrow the OPEN SPACE corridor