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London, ON  
N6A 4L9

**London**  
CANADA

**REVISED**

November 21, 2012

J.M Fleming  
Managing Director, Planning and City Planner

I hereby certify that the Municipal Council, at its session held on October 30, 2012 resolved:

2. That, further to the direction of Municipal Council at its meeting held on 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, the following actions be taken:

a) the ~~attached~~, revised, proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 20, 2012 to:

- i) amend Chapter 20-Secondary Plans, **BY ADDING** "Southwest Area Secondary Plan" to the list of Secondary Plans adopted by the Municipal Council in Section 20.2 of the Official Plan for the City of London;
- ii) amend Chapter 20-Secondary Plans, **BY ADDING** the ~~attached~~ revised Section 20.5-Southwest Area Secondary Plan to the Official Plan for the City of London which reflects an amendment to section 20.5.6.3 iii) a) to delete the part in its entirety and replace it with the following:

20.5.6.3 iii) a) Development shall occur at a minimum density of 15 units per hectare. A residential density exceeding 30 units per hectare may be permitted through a site specific zoning by-law, site plan application and urban design review;

it being noted that the Lambeth area, including the area on Wonderland Road South, west of the Hydro corridor and the area immediately north and adjacent to Lambeth Walk, will be designated Low Density Residential, with a density of 15 to 30 units per hectare;

- iii) amend Chapter 4-Commercial **BY ADDING** a new land use designation "Wonderland Road Community Enterprise Corridor" to be applied along the Wonderland Road corridor between Southdale Road West and Hamlyn Street to permit a broad range of commercial, residential, office and institutional uses; subject to servicing and financing plans being provided to support development to ensure that it is economically viable, subject to Council approval;
- 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 Community 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";
- 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;
  - ix) the property located at 457 Southdale Road West, the property located at 3080 Bostwick Road and the properties located at 491 and 499 Southdale Road West be designated "Multi-Family, High Density Residential";

it being noted that any changes to Schedule "B-1" Natural Heritage features will be subject to the completion of an Environmental Impact Study (EIS) to the satisfaction of the City; it being further noted that the Secondary Plan will be amended to remove reference to the 57 metre road width along Wonderland Road South, noting that the road grid in the Secondary Plan is conceptual, and it being also noted that the extension of the Wonderland Road Community Enterprise Corridor south of Exeter Road to Hamlyn Street will provide for high density residential uses on the east side of Wonderland Road and complimentary commercial uses on the east side of Wonderland Road;

- b) 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 at a future Planning and Environment Committee meeting;
- c) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law;

it being noted that the Planning and Environment Committee reviewed and received the following communications:

- a communication, dated October 18, 2012, from L. Kirkness, Kirkness Consulting Inc.;
  - a communication, dated October 23, 2012, from J.W. Harbell, Stikeman Elliott;
  - a communication, dated October 23, 2012, from C. Wiebe, MHBC Planning;
- communications, dated October 19 and October 22, 2012, from R. Zelinka, Zelinka Priamo Ltd. (2012-D11-09/2) (AS AMENDED) (2/27/PEC)



C. Saunders  
City Clerk  
/jb

- cc: J. MacDonald, Downtown London, 167 Dundas Street, London, ON N6A 1G4  
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J. Adams, 167 Dundas Street, London, ON N6A 1G4  
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P. Bustard, 6654 Beattie Street, London, ON N6P 1T6  
A. Soufan, York Developments, 233 Horton Street East, London, ON N6B 1L1  
C. Wiebe, MHBC, 202-630 Colborne Street, London, ON N6B 2V2  
S. Stapleton, Auburn Developments, 2nd Floor, 560 Wellington Street, London, ON N6A 3R4  
T. Boyes, 6931 James Street, London, ON N6P 1A1  
D. & R.-L. Gillis, Shaver-Brockley Coalition, 2753 Dingman Drive, London, ON N6N 1G3  
J. Kennedy, London Development Institute, 203-630 Colborne Street, London, ON N6B 2V2  
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J. Manocha, Flexion Properties Inc., 2 Old Mill Court, London, ON N6K 4H6  
J. Chisholm, New Urban Retail Inc., 2999 Lakeshore Boulevard West, Toronto, ON M8V 1J8  
T. Brown, West Talbot Landowners Association, 3133 Colonel Talbot Road, London, ON N6P 1H3  
J. Harbell, Stikeman Elliott, 5300 Commerce Court West, 199 Bay Street, Toronto, ON M5L 1B9  
G. Brummit, Farhi Holdings Corporation, 484 Richmond Street, London, ON N6A 3E6