Southwest Area Plan
O-7699/ G. Barrett

TO: CHAIR AND MEMBERS - PLANNING COMMITTEE
FROM: R. W. PANZER
GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT: SOUTHWEST AREA PLAN
PRESENTATION OF PREFERRED LAND USE PLAN
& COMPONENT STUDIES
MEETING ON MONDAY APRIL 26, 2010

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following actions BE TAKEN with respect the Southwest Area Plan:

1. the Southwest Area Plan report (AECOM & Urban Strategies Inc., April 2010 and associated background studies BE RECEIVED for information and circulated to members of the public, landowners and stakeholder groups for input, noting that the Area Plan report and background studies will be available and posted on the week of May 3, 2010;

2. the Civic Administration BE REQUESTED to report back on the requirements to prepare and adopt the Southwest Area Plan in the form of a Secondary Plan that constitutes part of the Official Plan, including components of the Environmental Assessment (EA) processes that may be addressed concurrently with the Secondary Plan; and

3. the Civic Administration BE REQUESTED to report back on the implications of the Southwest Area Plan for City-wide growth management initiatives, including possible modifications that may be required to the Growth Management Implementation Strategy (GMIS);

IT BEING NOTED THAT a Public Open House is scheduled for May 18th, 2010, and a public participation meeting will be scheduled in June to receive public comments and questions concerning the proposed Area Plan and associated background studies;

PREVIOUS REPORTS PERTINENT TO THIS MATTER

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.

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

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

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

January 14, 2008 Report to Planning Committee regarding Southwest Area issues.
The Southwest Area Study is a City led and Development Charge funded project that was initiated by London City Council in 2008. The purpose of the study is to provide a comprehensive assessment of the servicing context, and establish a basis for the consideration of future land use planning and development approvals within the southwest area of London.

In June of 2008, City Council approved a Growth Management Implementation Strategy (GMIS), which established priorities for scheduling of growth-related capital servicing works in support of anticipated development approvals and in a manner that is consistent with the City's growth management and growth financing policies. The co-ordination of capital works and development approvals has assumed greater significance as a municipal responsibility with Council's adoption of the Blue Ribbon Panel recommendations. Some of the major servicing workings formerly undertaken by developers through the pay-back provisions of the Urban Works Reserve Fund (UWRF) will now be undertaken as City-projects approved through the Capital Budget and financed from DC revenues allocated to the City Services Reserve Fund (CSRF). In conjunction with the approval of the GMIS, Council direction was provided to undertake preparation of the Southwest Area Study, as follows:

The General Manager of Planning and Development be directed to prepare draft Terms-of-Reference for the completion of a City-led Southwest London Area Study with such Terms-of-Reference to be considered at a Public Meeting of the Planning Committee by September 2008; it being noted that the Area Study would be undertaken as development charges funded project and that the anticipated time frame for completion of the Study would be the end of 2009; it being noted that the landowners will be permitted to proceed with concurrent studies for Sub-Area Plans, with the concurrence of the General Manager of Planning and Development.

Encompassing a total area of 2706.3 hectares, the Southwest London Study Area is much larger in size than previously completed area plans which have been developer led. The primary study area includes all of the Urban Growth Area south of Southdale Road, east of Dingman Creek, and north of Highways 401/402 and including the Brockley Planning Area. Recognizing that substantial tracts of land are already developed for urban uses (Lambeth, Exeter Road Industrial Area) or designated and planned for development through previous area planning studies (North Talbot, Bostwick East, North Longwoods and Dingman), the Area Study proposed to focus on lands currently undeveloped and designated as "Urban Reserve" in the Official Plan. Areas of existing development were to be reviewed for the purposes of background studies (servicing, transportation, and natural heritage, etc.) but it was not the intent of the Area Plan to recommend major changes to the approved planning context for these areas.

In February of 2009, Terms of Reference were approved and the consultant group of AECOM and Urban Strategies Inc. was selected to undertake background studies for the Southwest Area Plan. The consultant team has worked closely with municipal and agency staff to ensure that the assumptions relating to growth, servicing and natural heritage are consistent with broader City initiatives and technically sound.

A series of public and agency stakeholder consultation sessions were held during the Area Study process to solicit input and feedback from key stakeholders, including area residents, community groups, landowners and developers. The following sessions were conducted:

- Stakeholder Information Session & Meetings May 11th, 2009
- Public Information Session & Open House June 9, 2009
- Opportunities and Constraints Workshops June 17, 2009
- Alternative Land Use Concepts Open House October 8, 2009

At the public open house held last October four alternative concepts were prepared for the Area Plan, which emphasized different land use strategies. The four development concepts are:

- Focus on retail
In formulating these alternatives it was recognized that the final Southwest Area Plan will likely incorporate a combination of different elements from each of the four concepts. A preferred land use plan and associated policies have now been completed and are being presented to Planning Committee in the form of the “Southwest Area Plan” (Urban Strategies/AECOM, April 2010). This document, which is intended to form the basis of a Secondary Plan, provides a comprehensive framework for long term planning decisions within the Southwest Area, including a strategy to address phasing of development.

The Southwest Area Plan has been prepared within the general context of the Growth Management Implementation Strategy (GMIS), which co-ordinates the timing of City-initiated infrastructure works with the approval of development applications, and identifies priority areas for growth over the 0 to 5, 6 - 10, and 11 to 20 year time periods. The Area Plan is also supported by four background studies that provide technical documentation on roads and services, public infrastructure and natural heritage features within the area. The four component studies are:

- SWAP Natural Heritage Study (AECOM, April 2010)
- SWAP Transportation Servicing Report (AECOM, April 2010)
- SWAP Stormwater Management Servicing Report (AECOM, April 2010)
- SWAP Sanitary and Water Servicing Report (AECOM, April 2010)

The proposed Area Plan provides a “big picture” analysis of long term planning opportunities and constraints with a primary emphasis on promoting sustainable growth patterns, attractive and viable urban neighbourhoods, and natural heritage protection. While it is recognized that in undertaking a planning exercise of this magnitude and complexity there will be many competing interests, the Area Plan has attempted not to favour any one particular interest, nor to present specific solutions to development proposals initiated by private interests. Instead, it proposes to accommodate the right balance of growth, community revitalization, economic development and environmental protection objectives.

The proposed Southwest Area Plan will be made available to the general public for review and feedback before it is considered for final adoption. Copies of the Area Plan and four background documents will be posted on the City of London website for the Southwest Area Plan at: http://www.city.london.on.ca/d.aspx?s=/Reference_Documents/Southwest.htm

Reference copies of the Area Plan and background documents will also be available for review in the Planning Division office at 206 Dundas Street and the Development Approvals Unit office on the 6th floor of City Hall, as well as the Westmount and Lambeth branch libraries.

NEXT STEPS IN THE AREA PLAN PROCESS

The Area Plan process will proceed to completion in accordance with the following key steps and tentative timeframe:

- **Public Open House on the proposed Area Plan** May 18, 2010
- **Public Meeting at Planning Committee** (staff report on public input, Secondary Plan Status and EA process) June 21, 2010
- **Additional Public Meeting(s), if required** (to be determined)
- **Official Plan Amendment and Area Plan submitted to Council for approval** (to be determined)
CONCLUSION

On February 28, 2008, Council approved terms-of-reference for the Southwest Area Plan – a City initiated and funded project that is intended to provide a comprehensive evaluation framework for long-term planning and servicing decisions in the southwest part of the City. The Area Plan has been prepared within the general parameters of the Growth Management Implementation Strategy (GMIS) and is supported by four component studies that address natural heritage protection and community design objectives, as well as servicing opportunities and constraints. Community involvement has been an integral part of the planning process and the proposed Area Plan is now being presented to Planning Committee. After there is an opportunity for public review and feedback the Area Plan will be finalized and recommended to Council for adoption in the form of an Official Plan Amendment.

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<tr>
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<td>MANAGER - LAND USE PLANNING, POLICY</td>
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RECOMMENDED BY:

R. W. PANZER, MCIP, RPP
GENERAL MANAGER OF PLANNING AND DEVELOPMENT

April 19, 2010