TO: CHAIR AND MEMBERS - PLANNING COMMITTEE
FROM: R. W. PANZER
GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT: APPLICATION BY: 731675 ONTARIO LTD. (SOUFAN)
3080 BOSTWICK ROAD AND 491 & 499 SOUTDALE ROAD WEST
PUBLIC PARTICIPATION MEETING ON MONDAY NOVEMBER 10, 2008 @ 4:30 P.M.

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of 731675 Ontario Ltd. (Soufan) relating to the properties located at 3080 Bostwick Road and 491 & 499 Southdale Road West:

(a) the request to amend the Official Plan to change the designation of the subject lands from Urban Reserve – Community Growth and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, and Community Shopping Area BE REFUSED for the reason that an area plan is required to determine the allocation of land uses, provision of municipal services and roads; and that requests to change the Official Plan designation and zoning are premature until an area planning process has been undertaken; and,

(b) the request to amend the zoning of the subject property from an Urban Reserve (UR4) Zone and Environmental Review (ER) Zone to a Community Shopping Area (CSA2) Zone, a Residential R2 (R2-1) Zone, a Residential R5 (R5-4) Zone, and a Residential R9 (R9-7) Zone BE REFUSED for the reason that an area plan is required to determine the allocation of land uses, provision of municipal services and roads; and that requests to change the Official Plan designation and zoning are premature until an area planning process has been undertaken.

IT BEING NOTED that the application was held in abeyance and is being brought forward at the request of the applicant having previously agreed to proceed with preparation of an area plan for the Bostwick West Planning Area; IT BEING FURTHER NOTED that as part of the Growth Management Implementation Strategy, Municipal Council has directed staff to prepare terms of reference for a City-led Southwest London Area Study in which landowners will be permitted to proceed with concurrent studies for sub-area plans, with the concurrence of the General Manager of Planning and Development. These terms of reference were tabled at Planning Committee on October 27, 2008.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- PC October 27, 2008 Agenda Item # 12 – Southwest Area Study Draft Terms of Reference
- PC June 16, 2008 Agenda Item # 9 – Growth Management Implementation Strategy
- PC January 14, 2008 Agenda Item # 11 – Southwest Area Issues Summary Report
- PC September 10, 2007 Agenda Item # 17 – Draft Terms of Reference Bostwick West and Central Longwoods Area Plans

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action is to refuse the application for amendments to the Official Plan and zoning by-law until such time as an area plan for these and abutting lands is completed.
RATIONAL

1. The requested amendments to the Official Plan and zoning by-law are premature until such time as an area plan has been completed for these lands and the additional 120 hectares of land in the Urban Reserve designation within this Community Growth Area.

2. The subject lands are located within a larger area known as the Bostwick Planning Area. Council has adopted a process for preparing area plans and studies in accordance with Section 19.2.1 of the Official Plan. This is the preferred method of determining the allocation of land uses rather than dealing with each parcel in isolation and taking a piecemeal approach to applying the land use designations and zoning.

3. The application is premature based on a variety of community-wide issues, including transportation and municipal servicing issues that require further study on a community planning area basis. This includes a planned collector road system, traffic control measures, and road improvements along Southdale Road West and Bostwick Road. There is no municipal sanitary outlet for the subject lands, and a stormwater/drainage Class Environmental Assessment must be completed prior to development.

BACKGROUND

Date Application Accepted: Application originally accepted April 6, 2004. A revised application was accepted September 15, 2005. Application put on hold at request of applicant's agent February 6, 2007.

Agent: Jack E. Davis Holdings Ltd.

REQUESTED ACTION:

Amend the Official Plan by changing the land use designation from Urban Reserve – Community Growth and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, and Community Shopping Area.

Proposed Community Shopping Area block - 5 hectares
(southeast corner Bostwick & Southdale)
Proposed Low Density Residential block - 3 hectares
Proposed Multi-Family, Medium Density Residential block - 3 hectares
Proposed Multi-Family, High Density Residential block - 8 hectares

Amend the zoning from an Urban Reserve (UR4) Zone and Environmental Review (ER) Zone to a Community Shopping Area (CSA2) Zone, a Residential R2 (R2-1) Zone, a Residential R5 (R5-4) Zone, and a Residential R9 (R9-7) Zone.

NOTE: The requested action included an amendment to the former Town of Westminster Zoning By-law No. 2000 which was still in force and effect at the time the application was made. By-law 2000, as it affects the subject lands, was subsequently repealed and replaced by the annexed area zoning by-law amendment (By-law No. Z.-1-051390) by an order of the Ontario Municipal Board issued July 27, 2006.
Council Approved Zoning for the Subject Site: ER, UR4, OS4

1) Legend for Zoning By-Law Z-1

- R1 - Single Detached Dwellings
- R2 - Single and Two Unit Dwellings
- R3 - Single to Four Unit Dwellings
- R4 - Street Townhouse
- R5 - Cluster Townhouse
- R6 - Cluster Housing All Forms
- R7 - Seniors Housing
- R8 - Medium Density Low Rise Apts.
- R9 - Medium to High Density Apts.
- R10 - High Density Apartments
- R11 - Lodging House
- DA - Downtown Area
- RSA - Regional Shopping Area
- CSA - Community Shopping Area
- NSA - Neighbourhood Shopping Area
- BDC - Business District Commercial
- AG - Arterial Commercial
- HS - Highway Service Commercial
- RSC - Restricted Service Commercial
- CC - Convenience Commercial
- SS - Automobile Service Station
- ASA - Associated Shopping Area Commercial

- OR - Office/Residential
- OC - Office Conversion
- RO - Restricted Office
- OF - Office
- RF - Regional Facility
- CF - Community Facility
- NF - Neighbourhood Facility
- HF - Heritage
- DC - Day Care
- OS - Open Space
- CR - Commercial Recreation
- ER - Environmental Review
- OB - Office Business Park
- LI - Light Industrial
- GI - General Industrial
- HI - Heavy Industrial
- EX - Resource Extractive
- UR - Urban Reserve
- AG - Agricultural
- AOC - Agricultural Commercial
- RSC - Rural Settlement Commercial
- TGS - Temporary Garden Suite
- RT - Rail Transportation

2) Annexed Area Appealed Areas
**SITE CHARACTERISTICS:**
- **Current Land Use** – two residential dwellings and vacant land
- **Frontage** – 373 metres (1,225 ft.) on Bostwick Road
- **Depth** – 512 metres (1,679 ft.) on Southdale Road West
- **Area** – 20 hectares (50 acres)
- **Shape** – irregular

**SURROUNDING LAND USES:**
- **North** – residential
- **South** – agricultural and open space lands
- **East** – outdoor recreation, hydro corridor, and commercial
- **West** – agricultural

**OFFICIAL PLAN DESIGNATION:** (refer to map on page 4)
- Urban Reserve - Community Growth
- Environmental Review

**EXISTING ZONING:** (refer to map on pages 5)
- Urban Reserve (UR4), Environmental Review (ER), and Open Space (OS4)

---

**PLANNING HISTORY**

The subject properties were previously in the Town of Westminster and became part of the City of London after annexation in 1993. These lands were included in a major amendment to the Official Plan for the annexed areas adopted by City Council in 1996 (referred to as O.P.A. 88). That process resulted in the "Urban Reserve - Community Growth" and "Environmental Review" designations being applied to the applicant's lands on Schedule 'A' - Land Use Map.

The Urban Reserve - Community Growth designation is intended to provide a general indication of the mix of land uses proposed for an area. It is intended to be primarily for residential use but will include commercial, institutional, and open space uses that are supportive of the community as well as provide employment opportunities in a community setting. The Environmental Review designation is intended to recognize the existence of a natural feature or ecological function which requires further review to determine its significance and an environmental impact study to determine the potential impact of future development. A natural watercourse flows in a north/south direction through the subject lands. The stream corridor falls within the regulatory flood lines and is a tributary to the Dingman Creek.

Most of the annexed lands within City's Urban Growth Boundary were designated as either "Urban Reserve – Community Growth" or "Urban Reserve - Industrial Growth". These areas were then divided into smaller planning areas for which a comprehensive community plan (also referred to as "area plan") would be prepared and used as a basis for further amendments to the Official Plan and zoning by-law, to coordinate the planning of public facilities and services, and to guide the review of development applications. The area south of Southdale Road and east of Bostwick Road is identified on Schedule 'D' of the Official Plan as being within the Bostwick Planning Area.
More than a dozen community plans have been completed since the adoption of the City's Official Plan in 1996. One of those is the North Talbot Community Plan, completed in 2000 for lands on the west side of Bostwick Road, opposite the subject site. The planning area boundaries were approved by Planning Committee two years earlier in June 1998 and were defined as the former City of London boundary to the north, Bostwick Road to the east, Pack Road to the south, and Colonel Talbot Road to the west. At that time a request was made by Sam Soufan representing 731675 Ontario Ltd. the owner of approximately 19 hectares of land located on the southeast corner of Southdale Road and Bostwick Road requesting to be included in the North Talbot Planning Area.

Planning staff met with Mr. Soufan to discuss the request for inclusion which was based on existing drainage patterns in the area. After meeting with Mr. Soufan to discuss his request, and following discussions with consultants for the landowners in the North Talbot Planning Area, staff reported back to Planning Committee and recommended that the boundary not be expanded to include any properties from the Bostwick Community Planning Area. The staff report indicated that it is very common for drainage patterns to cross community planning area boundaries, and there was no other planning rationale to include the 19 hectare parcel. The property owner was advised that if they wished to initiate a community plan, a planning consultant should be hired by the property owners as the lead consultant and the City Planning Department should be approached to discuss key issues and the timing of a community plan. Other than the subject site, no other property owners within the Bostwick area had approached City staff at that time to discuss the community planning process.

In 2003, Sifton Properties Ltd. initiated an area plan for the eastern portion of the Bostwick Community Planning Area bounded by Southdale Road West, Wharncliffe Road, and Wonderland Road South. While the area west of Wonderland Road to Bostwick Road was not included in the study, staff recommended to Planning Committee that it would be appropriate to consider the eastern portion of the area separately for several reasons. Wonderland Road created a physical boundary between the east and west halves of the proposed Bostwick Planning Area; development along Wonderland Road created issues of land use, compatibility, and connectivity that would generally relate to the eastern portion of the planning area; the planning area was defined by three arterial roads; and issues of transportation, compatibility and land use could be considered in a comprehensive manner in context with the North Longwoods Area Plan for lands to the east. The Bostwick East Area Plan went ahead and was completed and adopted by City Council in December 2005. Further to the east, the North Longwoods Area Plan was adopted by Council in July 2003.

In January 2001, the City initiated a policy review of the commercial lands surrounding the intersection of Southdale Road and Wonderland Road. The policy review was initiated concurrently with a number of applications and inquiries which had been received requesting amendments to the Official Plan and/or zoning by-law to permit either new commercial uses or a wider range of commercial uses within this area. This included an application by the Spivak Partnership for approximately 20 hectares of land at the southwest quadrant of Wonderland and Southdale (formerly Wally World and now Home Depot).

The policy review resulted in one commercial designation being applied to the existing, planned and proposed commercial lands in the area replacing four previously existing commercial designations. Part of the rationale was that the area was developing for a range of commercial functions and was experiencing pressures for expansion and change due to its location at a major intersection of two arterial roads and a major entryway into the City. Wonderland Road is a major north/south linkage with connections to Highway 402 and planned connections to Highway 401 opening up access opportunities to a large market area.

A Commercial Policy Area land use designation and special policies were added to the Official Plan to recognize this area as a strategic entryway into the City. A high standard of commercial design would be promoted through implementation of the City's commercial design guidelines, and a nodal configuration for large scale retail uses with orientation to Wonderland Road would be encouraged. For the Spivak Partnership lands (approx. 20 hectares) on the west side of Wonderland Road, south of Southdale Road, development would proceed in phases commencing at the north end. It was estimated that these lands could accommodate
approximately 49980 square metres (538,000 sq.ft.) of commercial space. An 11245 square metre (121,040 sq.ft.) Home Depot store was recently completed here as part of the first phase.

The staff report on the Southdale/Wonderland Commercial Policy Area Review noted that "the Spivak Partnership site is bounded on three sides by existing/planned arterial roadways and a hydro corridor. The site will not negatively impact the planning process in the Bostwick Planning area. Commercial development along the west side of Wonderland Road will be physically and functionally related to the balance of this developing commercial node and not to the future residential development that will be planned for the Bostwick community." It should be further noted that there is a substantial separation between the Soufan lands and the commercial policy area created by the hydro corridor, as well as another intervening parcel of land approximately 5.3 hectares (8 acres) in size, located immediately west of the corridor (457 Southdale Road West).

In November 2002, Municipal Council approved an application by The Tricar Group to amend the Official Plan and zoning for lands located at 317 Southdale Road West, south side, east of Wonderland Road. The land use designation was changed from Urban Reserve – Community Growth to Multi-family, High Density Residential, and the zoning was changed to a Residential R5-4/R9-7 Zone to permit townhouses and high-rise apartment buildings. Part of the rationale for these land use changes was that the site provided a transition from existing and planned commercial development within the Commercial Policy Area and future lower intensity uses that were anticipated to be planned for areas to the south and east within the Bostwick East Planning Area. Redesignation and rezoning in advance of the completion of the area plan was considered warranted given this site's location and serviceability.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

The City's Environmental and Engineering Services Department reports:

- EESD considers this proposed amendment to be premature until an Area Plan has been completed for these and abutting lands. The process of establishing an Area Plan would identify the collector road network required to serve these lands, the appropriate location for collector road intersections along the arterial road network, traffic control measures and road improvements required along Southdale Road West and Bostwick Road to accommodate development. Consideration would also be given to the impact phasing of development would have on the timing of these network improvements. This process would also identify, for all modes of travel, how the existing and future transportation needs of the community would be addressed in accordance with the goals and objectives of the Official Plan and the transportation policies and strategies detailed in the Transportation Master Plan.

- A road widening dedication to allow for 18 meters from the centerline of Southdale Road West to the subject sites property line may be required.

- There presently is no municipal sanitary outlet for the subject lands. It is recommended a holding provision be placed on the subject lands until adequate municipal services are available. Please note that there is no option for temporary sanitary servicing as flooding exists in the Farnham trunk sanitary sewer system.

- Engineering analysis is required by the developer to determine the extent of external waterworks that may be required, to the approval of the General Manager of Environmental and Engineering Services and the City Engineer.

- There is a Union Gas pipeline with a 20 meter buffer located on the north side of the subject site. It is suggested a holding provision be placed on development until such time that this proposal has been accepted by Union Gas.
No development can take place on the subject lands prior to the completion of the Pincombe Drain Class Environmental Assessment. Furthermore, for future development to be permitted, the owner(s) will be required to provide storm/drainage servicing and stormwater management for the subject lands that are consistent with the findings and recommendations of the Pincombe Drain Master Drainage Plan and the Pincombe Drain Class Environmental Assessment.

These, among other engineering and transportation issues will be addressed in greater detail through the development application approval process, if required.

The City's Environmental and Ecological Planning Advisory Committee (EEPAC) reports:

The EEPAC asked that a scoped Environmental Impact Study be undertaken for these properties to give consideration to the stream corridor, floodplain, and adjacent woodlot as well as potential buffering.

The Ministry of Municipal Affairs and Housing reports:

Given the existence of a small watercourse on the subject lands, the decision of City Council respecting the proposed amendments must be consistent with the policies in Section 2.1 of the Provincial Policy Statement, 2005, dealing with natural heritage features and areas, and Section 3.1 dealing with natural hazards.

PUBLIC LIAISON:

Notice of application to amend the Official Plan and zoning by-law was sent to 126 surrounding property owners on November 24, 2005. A notice appeared in the "Living in the City" section of the London Free Press on Saturday December 3, 2005.

Nature of Liaison: requested amendments

Responses: The Planning Division received one written response and one telephone inquiry from the public. Written comments received from the public are summarized as follows:

- the plan for the site in question has far too much retail space. Development on the site should be capped at 20,000 sq ft of neighbourhood commercial
- the highest density development should be located closest to arterial roads
- development on the site should have a good network of local streets to ensure walkability and convenience
- improvements on the adjacent arterial roads should be undertaken now, not at some undetermined time in the future
- the City should develop one all-encompassing land use plan for development bordered by Southdale Rd, White Oak Rd and Dingman Creek

ANALYSIS

Existing Situation

The total area affected by this application is approximately 20 hectares (50 acres). The majority of this area is vacant land with a history of agricultural use. The larger parcel at 3080 Bostwick Road is composed of farm fields and a former apple orchard. There are residential dwellings, a barn, and outbuildings on the two smaller properties at 491 and 499 Southdale Road West. A
natural watercourse flows in a north/south direction through the subject lands. The stream corridor falls within the regulatory flood lines and is a tributary to the Dingman Creek.

What Are The Requested Amendments?

The applicant's request which has been liaised in notices to the public is to amend the Official Plan to apply the Community Shopping Area commercial designation to lands at the southeast corner of Bostwick Road and Southdale Road (approx. 5.2 hectares/12.8 acres) to provide for a wide range of retail goods and services. To the remainder of the subject lands, the request is to apply the Low Density Residential designation (approx. 3 hectares/7.4 acres) to permit such uses as single detached, semi-detached, and duplex dwellings; apply the Multi-Family, Medium Density Residential designation (approx. 2.7 hectares/6.7 acres) to permit a range of dwelling types including multiple-attached residential dwellings such as row houses or cluster houses, low-rise apartment buildings, and certain specialized residential facilities; and apply the Multi-Family, High Density Residential designation (approx. 8.0 hectares/19.7 acres) to permit high density, high-rise forms of development.

The requested zoning amendments would apply the Community Shopping Area (CSAZ) zone which would permit a wide range of retail and service uses such as financial institutions, medical/dental offices, personal service establishments, restaurants, taverns, retail stores, supermarkets, cinemas, and restricted automotive uses all within a shopping centre format having a maximum gross floor area of 10,000 square metres (107,639 sq. ft.); to permit under the Residential R2 (R2-1) Zone single detached, semi-detached, duplex, and converted dwellings (2 units max.); to permit under the Residential R5 (R5-4) Zone cluster townhouses and stacked townhouses up to a maximum density of 40 units per hectare (16 units/acre); and to permit under the Residential R9 (R9-7) Zone apartment buildings up to a maximum density of 150 units per hectare (60 units/acre) and maximum height of 40 metres (131 ft.).

Have there been any changes to the application?

The applicant's agent advised staff by letter dated January 3, 2007 that they would like to amend their proposal so as to provide for a "high density residential village" on a portion of the lands which they believe are capable of being serviced. On February 6, 2007, the agent requested that the application be put on hold and that they would await confirmation the applicant's lands will be included within a comprehensive community plan for the area. By letter dated May 7, 2008, the agent requested that the application move forward to a public meeting.

Are The Requested Amendments Appropriate?

It is Planning staff's opinion that the requested amendments to the Official Plan and zoning are premature until an area plan has been completed. The area plan would include the subject lands as well as abutting lands within the Urban Reserve - Community Growth and Environmental Review designations. The abutting lands to the south are over 55 hectares (137 acres) and the adjacent parcel to the east is over 5 hectares (13 acres).

Within the broader area bounded by Bostwick Road, Southdale Road, Wonderland Road, and Wharncliffe Road, with the exception of the development at the southwest corner of Southdale and Wonderland (Home Depot), there are fourteen separate parcels of land, eleven of which have lot areas exceeding 2 hectares. The overall area is approximately 140 hectares (345 acres). Consistent with policy 9.4.4 of the Official Plan relating to areas designated "Urban Reserve - Community Growth", the area plan process is the preferred method of determining the allocation of land uses rather than dealing with each parcel in isolation and taking a piecemeal approach to applying the land use designations and zoning. There are also significant natural heritage, servicing, and transportation issues that are best resolved through a comprehensive area planning process.

In terms of the environmental component, a detailed study of the natural heritage features and functions would be undertaken with specific consideration to the stream corridor, floodplain, and the deciduous forest patches. These features have been identified through the Dingman Creek subwatershed study, and have been designated "Environmental Review" (ER) in the Official
Plan. A more detailed environmental study is required and would build upon the information established through the subwatershed study. As well, mitigation and protective measures including buffering of environmentally significant areas to minimize the impact of future development would be determined. The area plan and supporting studies provide the basis for deciding what lands within the ER designation should be redesignated to "Open Space" and where the limit of development adjacent the Open Space will be drawn.

In terms of the transportation planning component, EESD advises the process would identify the collector road network required to serve these lands, the appropriate location for collector road intersections along the arterial road network, traffic control measures and road improvements required along Southdale Road West and Bostwick Road to accommodate development.

The area plan process provides a basis on which the City can amend its Official Plan and implement policies to protect future road corridors. Primary and secondary collector roads are identified in the Official Plan on Schedule "C" – Transportation Corridors map. The area plan and related Official Plan amendments establish a policy context for reviewing applications for plans of subdivision, severances, rezonings, and site plan approval. Allowing development to proceed ahead of the area plan process leads to many problems, including uncoordinated transportation corridors and linkages.

As an example, the City's attempt to acquire land for a right-of-way to provide for the northerly extension of Legendary Drive at Wharncliffe Road South, which was the subject of an Ontario Municipal Board decision on a land severance, failed to secure the required right-of-way to complete the public road connection at this intersection. The outcome would have likely been different had the Bostwick East Area Plan been in place and had the lands along Wharncliffe Road South not been predesignated ahead of the area planning process. It was approximately a year after the OMB decision was issued that the area plan was adopted by City Council.

Are There Other Applications in this Area?

Yes. The Planning Division received and processed two applications to amend the Official Plan and zoning by-law (application files OZ-7072 & OZ-7073) affecting approximately 23 hectares (57 acres) of land along the west side of Wonderland Road South, south of the future Bradley Avenue extension. The requested amendments include a redesignation and rezoning of these lands from Urban Reserve - Community Growth and Environmental Review to Associated Shopping Area Commercial. The applicant's agent was advised that the requested amendments are premature ahead of an area plan. These applications went forward to Planning Committee with staff recommendations for refusal. The aerial photo on the following page identifies the subject lands within the Bostwick Planning Area and location of the other applications before the City to amend the Official Plan and zoning by-law.

What is the Status of the Area Plan?

Draft terms of reference for Bostwick West and Central Longwoods area plans have been prepared and submitted, but have not yet been adopted by Council. The circulation and notice of public meeting to adopt the terms of reference were deferred to a future meeting of the Planning Committee pending completion of the Southwest Area Issues Summary Report to address servicing and planning related issues. That report was presented to Planning Committee in January 2008 and was referred back to staff for the preparation of a report on a possible servicing strategy for this part of the City.

A Growth Management Implementation Strategy (GMIS) was presented to Planning Committee at a public participation meeting on June 16, 2008. Municipal Council resolved that the recommended Growth Management Implementation Strategy be approved in principle as a strategy to provide direction on current development applications and as a guide to the Development Charges By-law update. At the same time, Council gave direction to staff 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 participation meeting of the Planning Committee by September 2008; it being noted that the area study would be undertaken as a 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 landowners will be permitted to proceed with
concurrent studies for sub-area plans, with the concurrence of the General Manager of Planning and Development. At the time of finalizing this report, these draft terms of reference were received by Planning Committee and, pending Council’s concurrence, are to be circulated for comments and feedback before coming back to Planning Committee on November 24, 2008.

CONCLUSION

The applicant and the other major landowners in this area are encouraged to work with the City following the process established by Council to prepare a comprehensive area plan. The requested amendments to the Official Plan and zoning by-law as it relates specifically to the 20 hectare parcel of land at the southeast corner of Southdale Road and Bostwick Road is considered premature until such time as an area plan for these and the additional 120 hectares of land in the Community Planning Area is completed.

The applicant did commit to undertaking an area plan for the Bostwick West Planning Area, and it was at that point this application was put on hold. Draft terms of reference for Bostwick West as well as the Central Longwoods Area were prepared and submitted. However, progress has been slowed as these area plans were unable to proceed ahead of the Growth Management Implementation Strategy.

Municipal Council has recently given approval of the Growth Management Implementation Strategy, in principle, and directed that a City-led high level planning study be prepared for the southwest part of the City. Draft terms of reference for this study have been to Planning Committee and are now being circulated. This process will allow landowners to proceed with concurrent studies for sub-area plans, with the concurrence of the General Manager of Planning and Development.

Notwithstanding the above, the applicant has requested this application be reactivated and brought forward. On the basis of serviceability of a portion of these lands, they have asked for consideration of separating out that portion of the application requesting the Multi-family, High Density Residential designation and zoning. Staff are not supportive since this is not an isolated parcel and development of any part in our view should proceed in an integrated and coordinated manner guided by an overall plan for the area.

PREPARED BY:  | SUBMITTED BY:
---|---
LARRY MOTTRAM, MCIP, RPP | JOHN M. FLEMING, MCIP, RPP
SENIOR PLANNER | MANAGER OF IMPLEMENTATION

RECOMMENDED BY:

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

October 31, 2008
RWP/JMF/LM/IM
Y:\Shared\IMPLEMENT\DEVELOPMENT APPS\Previous Years\2004 - 6616 to 6682\666202 - 3080 Bostwick Rd\PC\report.dot
## Responses to Public Liaison Letter and Publication in "Living in the City"

<table>
<thead>
<tr>
<th>Telephone</th>
<th>Written</th>
</tr>
</thead>
<tbody>
<tr>
<td>Josh Kaufman / First Pro Shopping Centres</td>
<td>Joshua Hurwitz / 502-536 Ridout St. N.</td>
</tr>
</tbody>
</table>
Bibliography of Information and Material – OZ-6662

Request for Approval
City of London Official Plan and Zoning By-law Application Form, completed by Jack E. Davis (Agent for the Applicant).

Concept Plans submitted by Jack E. Davis Holdings Ltd. July 26, 2005

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

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


Previous Reports/Resolutions Pertinent to this Matter
Bostwick West Area Plan / Central Longwoods Area Plan
Draft Terms of Reference
Planning Committee Meeting – September 10, 2007
Municipal Council resolution – September 17, 2007

Southwest Area Issues Summary Report
Planning Committee Meeting - January 14, 2008

Growth Management Implementation Strategy
Planning Committee Public Participation Meeting – June 16, 2008
Municipal Council resolution - June 23, 2008

Correspondence: (located in City of London File No. OZ-6662 unless otherwise stated)
City of London
Mottram, Larry. City of London Planning Division. Fax to J. Davis, November 18, 2005
Mottram, Larry. City of London Planning Division. Fax to A. Soufan, January 10, 2006
Mottram, Larry. City of London Planning Division. E-mail to N. Martin, March 25, 2008
Mottram, Larry. City of London Planning Division. Fax to J. Davis, April 24, 2008
McNealy, Heather. City of London Planning Division. E-mail to K. Voisin, April 25, 2008

Jack E. Davis Holdings Limited
Davis, Jack. Jack E. Davis Holdings Limited. Letter to L. Mottram, April 19, 2005
Davis, Jack. Jack E. Davis Holdings Limited. Letter to L. Mottram, September 15, 2005
Stantec Consulting
Martin, Nancy. Stantec Consulting. E-mail to L. Mottram, March 25, 2008

Agency Review and Public Responses: (located in City of London File No. OZ-6662 unless otherwise stated)

London Hydro

Ministry of Municipal Affairs and Housing
Boyd, Erick, Senior Planner. Reply to Notice of Application. December 6, 2005

Upper Thames River Conservation Authority (UTRCA)
Creighton C., Land Use Planner. Reply to Notice of Application. February 15, 2006

Environmental and Engineering Services (EESD)
Burgess L., Division Manager. Memo to L. Mottram. December 23, 2005

Environmental and Ecological Planning Advisory Committee (EEPAC)
Fisher, L., Committee Secretary. Letter to L. Mottram. December 21, 2005

Public Responses
Telephone
Kaufman, Josh, First Pro Shopping Centres

Written
Hurwitz, Joshua, 502-536 Ridout Street N