

ATTACHMENT 2

Modifications to 20.5.1.3 Vision

(page ~~4~~⁵, paragraph 2)

“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.~~”

(page ~~4~~⁵, paragraph 5)

“An ~~flexible~~ approach to servicing and phasing for the southwest is ~~also~~ proposed ~~which encourages completion of communities and facilitates the logical outward expansion of development from the existing built-up areas of London and Lambeth.~~ Servicing for the southwest will be consistent with the servicing strategy for the city as a whole. The review ~~for~~ of 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).”

Modification to 20.5.1.5

“Existing Approved Area Plans

Some areas of this Secondary Plan are ~~also~~ subject to existing Area Plans. If a conflict arises between ~~the policies and designations of this Secondary Plan and those which currently apply within the Area Plan, the Official Plan and Area Plan designations and policies as they existed prior to the Southwest Area Plan and its associated Official Plan Amendment the Secondary Plan policies and the existing Area Plan policies, the Area Plan policies of the Official Plan~~ shall prevail. This policy applies to those lands that were included in the North Talbot Community (Section 3.5.11), the Bostwick East Area Plan (Sections 3.5.17 and 10.1.3 cxix), and the North Longwoods Community Community (Section 10.1.3 ci).”

Modification to 20.5.6.1

Add a new Subsection:

“xi) Phasing of Commercial Development

The commercial component of development within the Wonderland Road Community Enterprise Corridor shall be phased to provide for the logical extension southerly from the area of existing commercial development located north of Bradley Avenue. Commercial development shall not occur south of Exeter Road within the first 20-year planning period or the substantial build-out of designated lands north of Exeter Road, whichever is first.”

Modification to 20.5.16.3 to add introductory policy

“20.5.16.3 Development Phasing and Servicing

The approach to servicing and phasing for the southwest will encourage completion of communities and facilitate the logical outward expansion of development from the existing built-up areas of London and Lambeth. The City shall adopt a detailed servicing strategy and related financial and phasing plan for the Southwest Area Secondary Plan. Servicing for the southwest will be consistent with the servicing strategy for the City as a whole. As part of such servicing strategy and financial and phasing plan, in addition to consideration of the City's growth management objectives and responsibilities, the following will be considered:

- i) Alternative wastewater servicing options to accommodate 15 years of growth ... [as per SWAP]”

[Below is same modification comparing to E. Howson modification – shown in blue]

“20.5.16.3 Development Phasing and Servicing

~~An~~ **The** approach to servicing and phasing for the southwest ~~is proposed which will give priority to lands in previously approved Area Plans where servicing strategies were established and approved with respect to the timing and staging of development. Development of lands outside these areas may commence once~~ **will encourage completion of communities and facilitate the logical outward expansion of development from the existing built-up areas of London and Lambeth. The City has shall adopted** a detailed servicing strategy and related financial and phasing plan for the Southwest Area Secondary Plan. Servicing for the southwest will be consistent with the servicing strategy for the City as a whole. As part of such servicing strategy and financial and phasing plan, in addition to consideration of the City's growth management objectives and responsibilities, the following will be considered:

- i) Alternative wastewater servicing options to accommodate 15 years of growth ... [as per SWAP]”

MODIFICATIONS RELATING TO MINIMUM DENSITIES IN SWAP

Replace existing references to “minimum” densities with “target” densities as follows:

<i>Residential Development Adjacent to Arterial Roads</i>	*20.5.4.1(iv) (e)	“Within this policy area overall residential development shall target a density of between 30 and 100 units per hectare.”
<i>Wonderland Boulevard Neighbourhood</i>	*20.5.6.1(vii) (a)	“Overall residential development shall target a density of between 150 and 175 units per hectare.”
	20.5.6.2(iii) (a)	“Overall residential development shall target a density of between 75 and 150 units per hectare.”
	*20.5.6.4(iii) (a)	“Overall residential development shall target a density of at least 35 units per hectare.”
<i>Lambeth Neighbourhood</i>	*20.5.7.1(iii) (a)	“Overall residential development shall target a density of between 15 and 30 units per hectare.”
	*20.5.7.2(iii) (a)	“Overall residential development shall target a density of between 30 and 75 units per hectare.”
<i>Bostwick</i>	*20.5.9.1(iii) (a)	“Within the Low Density Residential designation, overall residential development shall target a density of between 25 and 40 units per hectare.”
	(b)	“Within the Medium Density Residential designation, overall new residential development shall target a density of between 35 and 75 units per hectare.”
<i>North Lambeth, etc.</i>	*20.5.10.1(iii) (a)	“Within the Low Density Residential designation, overall residential development shall target a density of between 20 and 35 units per hectare.”
	(b)	“Within the Medium Density Residential designation, overall residential development shall target a density of between 30 and 75 units per hectare.”