



March 15, 2024

The Corporation of the City of London
300 Dufferin Avenue,
P.O. Box 5035
London, Ontario
N6A 4L9

Attention: Chair Lehman and Members of Planning and Environment Committee

RE: Planning and Environment Committee Meeting

March 19, 2024

Official Plan Review-Industrial Lands Needs Assessment Update

File: (O-9595)

Item: 3.8

Chair Lehman and Member of Committee:

Please accept this correspondence with respect to the Official Plan Review Industrial Land Needs Update Report.

My clients own one of the four private landowner requests for consideration of an Official Plan Amendment to redesignate their lands from Light Industrial to Neighbourhood Place Type. The subject property is: **2251, 2253 and 2257 Trafalgar Street**. Within the report (page 365) Staff had stated:

2251, 2253 and 2257 Trafalgar Street: Landowner has requested conversion from Light Industrial Place Type to an urban residential place type. The lands are approximately 0.43 hectares and are comprised of a vacant parcel and two residential properties. The lands are within one of the key strategic areas identified within the Industrial Lands Development Strategy (ILDS) located along the Veterans Memorial Highway corridor. The lands are abutting Light Industrial place types to the west, east, and south. Development of the sizable vacant lands to the south would be limited if a sensitive use (i.e. residential) were to be established mid-block. Recommendation: Based on the industrial land conversion evaluation criteria and ILDS, conversion is not recommended. 3.1.3. Former Kellogg Factory Lands, north of Florence Street and Kellogg Lane to east.

Our clients strongly disagree with staffs' position and **would respectfully request Committee not support staffs' recommendations of refusal on the following basis.**

- Of the 0.43 ha (1.06 acre) total land area, approximately 2/3 of the site or 0.29ha (.71 acre) is designated "light Industrial"

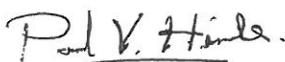


- All three parcels are zoned Residential R1-9 with two lots currently vacant and the most easterly parcel (2257 Trafalgar) containing a single unit dwelling. Residential development can continue to exist on these parcels.
- The subject lands could accommodate through a rezoning application (R-5, R8) a possible 39-unit 4 storey apartment building or a 22-unit 3 storey cluster townhouse unit development or an 18-unit 2 storey cluster townhouse development. This is an ideal INTENSIFICATION, INFILL or RRDEVELOPMENT of AN UNDERUTILIZED residentially zoned parcel of land which could contribute to the 47,000 new homes initiative.
- The subject lands are not “mid Block” as suggested by staff. They are located at the extreme north end of the “Light Industrial” designation immediately abutting residential to the north west and south west.
- Any new “Light Industrial” development on the abutting subject lands would have to have regard to the existing residential development on the west side of Maynard Patterson Blvd as well as the existing residential development (including my clients lands) to the north.
- 2251 and 2253 Trafalgar Street were created through consent (B.037/19) in 2020. The very and staff are now suggesting is designated “Light Industrial” The lots were created to permit future low density residential development.
- Policy 43(1) of the London Plan allows for boundary interpretation unless the boundary follows a road, utility corridor, railway, river, or stream (of which none apply. Staff rejected using this interpretation policy to allow our client to proceed without the need for an Official plan Amendment. We choose to request this in the Land Needs Analysis and are now faced with a staff recommended refusal.
- The remaining very small corner east designated “Light Industrial” east of 2257 Trafalgar Street would likely be needed for a possible future “roundabout: at Trafalgar and Veterans Memorial Parkway.

We would respectfully request your committee consider the merits of redesignating 2251, 2253 and 2257 Trafalgar Street to a Neighbour Place Type which will allow for residential development on a parcel of land that is already zoned for such use.

Thank you for your consideration.

Tanfield Consulting



Paul V. Hinde. B.E.S

Principal



Skyview Wind Manufacturing

LDS Consultants Inc

Veterans Memorial Pkwy

Veterans Memorial Pkwy

Airport Rd

Circle K Convenience Store

Tatler St

Bonaventure Meadows

Maynard Patterson Blvd

ZAMMYE GENERAL CONTRACTING INC

Michelle Matsonville Family Support

Martine Ave

Urban Ln

Merford Ave

Railton Ave

Railton Ave

Health Pk

Station 10

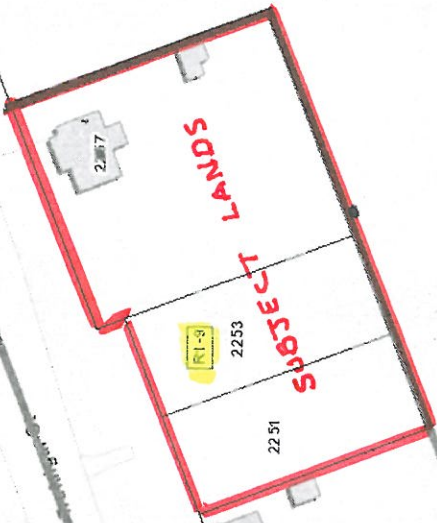
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Veterans Memorial Pky

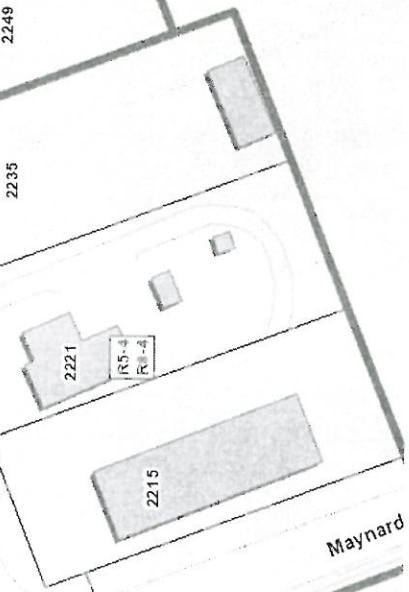
Veterans Memorial Pky

OB-1
OB-2
H25

RESIDENT LANDS



R8-4



Maynard

