

*Sent Via Email*

June 6, 2024

Planning & Environment Committee  
City of London  
300 Dufferin Avenue  
London, ON N6A 4L9

Attention: Heather Lysynski, Committee Secretary

Re: PEC June 11, 2024 Agenda: OP Review and Land Needs Assessment

We are the planning consultants for the Southside Group of Companies ("Southside"). We and our clients have been monitoring the OP Review process.

Southside agrees that the Urban Growth Boundary needs to be expanded to accommodate the City's anticipated growth.

However, they have strong reservations with the results of the Vacant Land Inventory ("VLI"), and with the calculated estimates of unit yields.

Southside requests that the details of the VLI be made available for peer review, prior to their results being used to establish land needs and associated implications for Urban Growth Boundary expansion.

At a time of high housing need, and with expectations that declining interest rates will boost housing construction, it is essential that land needs not be underestimated. It is not in the City's interest, nor in the interest of sound regional planning, that housing activity be unintentionally diverted to surrounding municipalities due to an overly restricted supply of lands designated and available for development within the City of London.

Yours very truly,

ZELINKA PRIAMO LTD.



Richard Zelinka, MES, MCIP, RPP  
Principal Planner