



**ZELINKA PRIAMO LTD**

*A Professional Planning Practice*

December 10, 2013

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

**Attention: Planning and Environment Committee**

Dear Chair and Committee Members:

**Re: Urban Growth Boundary Inclusion Requests (O-7938)  
Comments on Behalf of Old Oak Properties Ltd.  
London, ON**  
**Our File: OOP/LON/13-03**

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We are the planning consultants for Old Oak Properties ("Old Oak") which owns the lands located at 1420 Westdel Bourne (the "Old Oak lands"). The Old Oak lands comprise 4.05 hectares of a total 62.52 hectares within the Riverbend South Secondary Plan Area ("Riverbend South") that are designated Urban Reserve Community Growth or Open Space in the City of London Official Plan. On behalf of Old Oak, we are writing to express serious concern related to Urban Growth Boundary ("UGB") inclusion requests and the proposed removal of Riverbend South from the UGB.

In 2012 Old Oak made a significant capital investment in purchasing the Old Oak lands and did so with the understanding that the lands are located within the UGB and are part of an active Secondary Plan process. The Riverbend South Secondary Plan process was initiated in 2008 with the approval of Council and has since been subject to extensive public consultation. Through the Secondary Plan process residential land use designations have been identified for Riverbend South and we have submitted written correspondence and met with City Staff on several occasions regarding this matter.

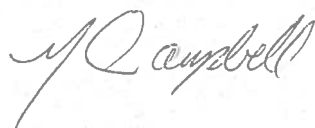
It is our understanding from the Staff Report to the Planning and Environment Committee (O-7938) that the whole of Riverbend South (including the Old Oak lands) is one of three candidate sites recommended by Staff for removal from the UGB should new lands outside the UGB be brought in. The criteria used to identify and evaluate the candidate sites is described in the Staff Report as follows: that the lands are designated Urban

Reserve Community Growth in the City of London Official Plan; and that the lands will require future development charge eligible infrastructure improvements. We expect that other undeveloped sites within the UGB would also satisfy the above-noted criteria, but no other sites but the three candidate site for removal (i.e. Parker/Jackson lands, Riverbend South, and the southeast corner of Clarke Road and Kilally Road) were mentioned in the Staff Report. Given the significant implications associated with removing land from the UGB the analysis provided in the Staff Report is unsophisticated and not persuasive for Council to modify the UGB. These lands have been included within the UGB for many years. There are no polices in the Official Plan which would lead anyone, particularly those undertaking a significant capital investment in undeveloped lands within the UGB from appreciating the lands could be so routinely and unjustifiably removed from the UGB.

Ultimately, based on the significant contributions by our client and others towards the completion of the Riverbend South Secondary Plan process that includes several technical studies and the preparation of options for a preferred land use plan, our client objects to the removal of Riverbend South from the UGB and would object to any Official Plan Amendments required to affect such a change.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Melissa Campbell, BA, BURPI  
Planner

cc. Greg Bierbaum, Old Oak Properties  
Alan Patton, Patton Cormier & Associates