

## Appendix C



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November 27, 2013  
File: 161401268

**Attention: Mr. Mark Johnson**  
Corporation of the City of London  
300 Dufferin Avenue  
London ON

Dear Mark,

**Reference: Urban Growth Boundary Adjustment  
Parker – Jackson Property**

Further to our meeting of November 26, 2013, we are writing to express our concerns regarding modifications to the Urban Growth Boundary as they relate to the property owned by Z Group herein referred to as the Parker – Jackson Property.

Our understanding from our meeting is that staff have reviewed all lands within the current Urban Growth Boundary and determined that Parker – Jackson may be a candidate property for removal from the boundary. Our understanding is that the criteria applied in order to flag this property was that it is in an undesignated state and that servicing is not current available or planned for within a 5 year time horizon.

We can advise that this property does not meet this criteria. Trunk services which provide an outlet for sanitary and storm flows from the site have been constructed and paid by the Urban Works Reserve Fund. This includes the tunnel crossing of the Thames River. Stormwater management in this area is part of a tiered system with the first pond, or tier, having already been constructed. The next part of this tiered system to service the Parker – Jackson lands is the Parker Stormwater Management Facility. Under the Development Charges Study Update 2008, which is currently in force and effect, this facility is to be constructed in 2018.

In addition to the above, we can advise that this site has had a long history with the City in terms of pursuit of redesignation of the lands and pursuit of draft plan approval. Z Group's initially made application for draft plan approval, Official Plan amendment and Zoning By-Law amendment in 2006. At that time, all major infrastructure works were managed through the Urban Works Reserve Fund and thus the timing of construction of the works were within Z Group's control. At that time, Z Group volunteered to be part of the City Placemaking Initiative. Z Group worked with the City through this initiative which took almost three years to complete and resulted in Placemaking Guidelines that were not fully accepted by the Engineering Division of the City and thus problematic to implement. During this time period, the City initiated the Growth Management Implementation Strategy which set specific time periods for the construction of works which included the Parker Stormwater Management Facility. The first version of the GMIS in 2009 put construction of this facility in 2016, more recent versions have moved that timing back to 2018. Z Group has continued to lobby City staff for a nearer timing of this proposed work and have continued to attempt to



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advance their draft plan. From 2011 to date, Z Group has been waiting on the City to commence their background studies to support the location of the Parker SWM facility in order to finalize the draft plan.

Our office met most recently with staff on October 1, 2013 to discuss the issues related to draft plan approval and have been working to submit an Initial Proposal Report in order to reinitiate the draft plan approval process. Accordingly, it is Z Group's intention to pursue a draft plan approval and Official Plan designations for the property in order to compliment at 2018 (or earlier) construction timing of the stormwater management facility.

We therefore feel it improper to identify this property as one that could be removed from the Urban Growth Boundary. We will also be making representation at Planning and Environment Committee to ensure that Z Group's interests are protected. Please feel free to contact the undersigned if you have any questions or concerns.

Regards,

**STANTEC CONSULTING LTD.**

A handwritten signature in black ink, appearing to read 'Jeffrey Paul', written over the company name.

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c. Dara Honeywood, Z Group

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