



ZELINKA PRIAMO LTD

A Professional Planning Practice

VIA EMAIL AND COURIER

December 9, 2011

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

Chair and Members:

**Re: Comments to Planning and Environment Committee
Southwest Area Study and Southwest Area Plan ('SWAP')
South side of Dingman Drive, southeast of Highway 401**

Our File: MAN/LON/11-01

We are the planning consultants for Flexion Properties Inc. with regard three parcels of land located on the south side of Dingman Drive, southeast of Highway 401 within the Southwest Area (See Appendix A). These lands are:

- Parcel A: Concession 4 North Part Lot 18 Part 1;
- Parcel B: Concession 4 South Part Lot 17; and
- Parcel C: Concession 4 East Part Lot 17.

All three parcels were formerly part of the Town of Westminster that was annexed to the City of London in 1993. Parcel A and the northerly parts of Parcel B and Parcel C are within the City's Urban Growth Boundary. Official Plan Amendment No. 88 incorporated the annexed areas into the City of London Official Plan. Parcel A and the northerly parts of Parcel B and Parcel C are designated "Urban Reserve – Industrial Growth" and "Open Space" in the City of London Official Plan. The intent of the Plan is that these lands will develop for urban land uses. Parcel A and the northerly part of Parcel B are zoned Industrial Holding (M2-H) according to the Town of Westminster Zoning By-law No. 2000. This is the zoning in force and effect for these lands as the Annexed Area Zoning By-law Amendment was appealed by the former landowners. The northerly part of Parcel C is zoned Open Space (OS4), Urban Reserve (UR6), and Urban Reserve (UR6) with a holding symbol (h-2) according to the City of London Zoning By-law No. Z-1.

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On behalf of Flexion Properties Inc., we have been monitoring the Southwest Area Study and Southwest Area Plan ('SWAP') and wish to provide the following preliminary comments in response to information received at the Stakeholder Information Sessions held on November 10, 2011 and in advance of the update and information report to be presented to Planning and Environment Committee on December 12, 2011. We may provide additional comment on the Southwest Area Study and SWAP as required.

1. As municipal Staff involved in the Southwest Area Study are aware, Flexion Properties Inc.'s initial interest was to develop Parcel A for industrial uses. Parcel A comprises 25 hectares (62 acres) immediately adjacent to the Highway 401 corridor and any proposed development will benefit from highway exposure and access to the Wellington Road/Highway 401 interchange. Flexion Properties Inc. has since acquired an interest in the two adjacent parcels to the east, Parcel B and Parcel C, with the intent of developing these lands within the City's Urban Growth Boundary in a planned and comprehensive manner. The northerly parts of Parcel B and Parcel C comprise an additional 37 hectares (91 acres) adjacent to developed industrial lands. There is currently a proposal, supported by the City of London, to bid for and construct a Velodrome for the 2015 Pan Am Games on these lands.
2. The parcels are currently un-serviced. Municipal Staff have advised that there are servicing solutions available. The preferred sanitary servicing solution is the construction of a trunk sewer to the existing Dingman Pumping Station located directly across Highway 401. Despite this, the lands have been placed in the third (final) servicing phase of the draft recommended 3-Phased Servicing Strategy for the Southwest Area.
3. Flexion Properties Inc.'s land interests within the City's Urban Growth Boundary represent over 80 percent (62 hectares) of the Urban Reserve-Industrial Growth lands located west of Wellington Road South between the Highway 401 corridor and the City's Urban Growth Boundary.
4. Other lands within this area fronting on the west side of Wellington Road South have long been developed for commercial uses including, but not limited to, Costco, Tim Horton's, Arby's, Home Hardware, and Value Village. The ability to proceed with the servicing and development of Flexion Properties Inc.'s land interests would act as a catalyst for further development in this area, and is desirable in terms of completing the area

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where much infrastructure and development already exists. According to information received at the Stakeholder Information Sessions, municipal Staff relied on a similar rationale for including the Longwoods area in their Servicing Phase 2 of the draft recommended 3-Phased Servicing Strategy for the Southwest Area. Moreover, servicing of this part of the Southwest Area could facilitate servicing of an additional 93 hectares of industrial lands within the City's Urban Growth Boundary located east of Wellington Road South.

5. Given our client's land interest and Council's expression of interest in industrial land development along the Highway 401 corridor, we are concerned that municipal Staff have apparently not received direction from Council to consider the Industrial Lands Development Strategy ('ILDS') Update as part of the Southwest Area Study, and that municipal Staff have not assumed the need for coordination with the ILDS. There is a disconnect between the evaluation of phasing options (that has resulted in much of the industrial lands within the Southwest Area being placed in the third and final servicing phase) and the second of the three Objectives in the 2001 Council-adopted ILDS (that is expected to be carried forward in the update) which seeks to *"facilitate and expedite land use planning and development approval processes in support of industrial development"*.
6. The same high priority should apply to the servicing of the privately-owned industrial lands along the Highway 401 corridor as applies to the servicing of City-owned industrial lands.

In summary we would request that this Committee and Council direct municipal Staff to consider Council's expression of interest in industrial lands and the ILDS Update as part of the Southwest Area Study.

Yours very truly,

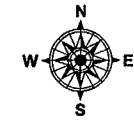
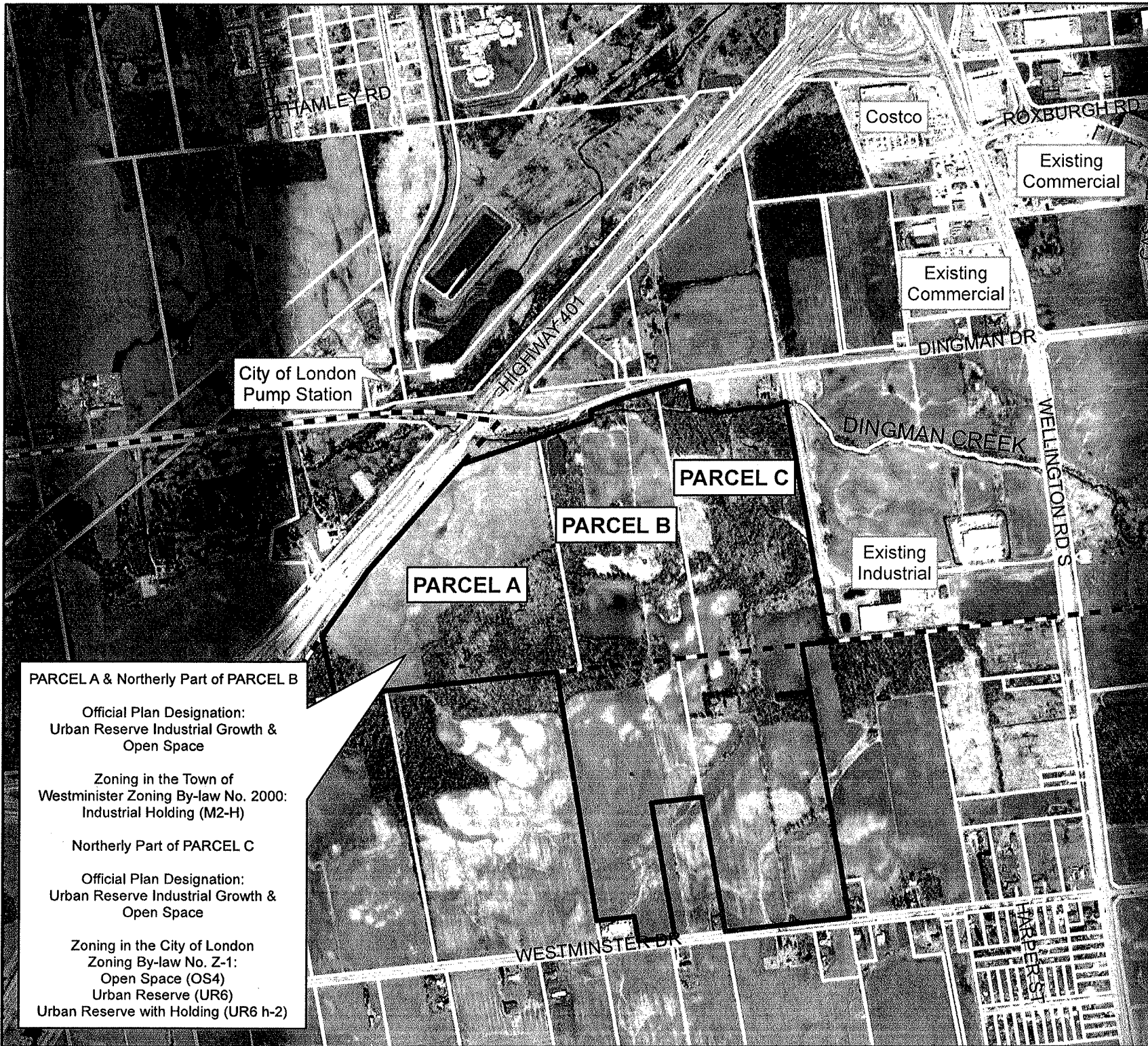
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FOR
Richard Zelinka, MES, MCIP, RPP
Principal Planner

cc. Mr. Jug Manocha, Flexion Properties Inc. (Email Only)
Planning Department (Email Only)

Appendix A: Context Map



Legend

-  Urban Growth Boundary
-  Subject Lands
-  Parcels

PARCEL A & Northerly Part of PARCEL B

Official Plan Designation:
Urban Reserve Industrial Growth &
Open Space

Zoning in the Town of
Westminster Zoning By-law No. 2000:
Industrial Holding (M2-H)

Northerly Part of PARCEL C

Official Plan Designation:
Urban Reserve Industrial Growth &
Open Space

Zoning in the City of London
Zoning By-law No. Z-1:
Open Space (OS4)
Urban Reserve (UR6)
Urban Reserve with Holding (UR6 h-2)

