



June 19, 2014

Members of the Planning and Environment Committee
City of London
P.O. Box 5035
300 Dufferin Avenue
London, ON, N6A 4L9

Respected Committee Councilors,

Re: ``Industrial lands Strategy`` and Expansion of Urban Growth Area - Re-Think London

Mainline Planning represents the owner of a variety of land holdings in the south west area of the City of London. We were in attendance at the Planning and Environment Committee ("the Committee") meeting on June 17, 2014 and based on the report presented by staff are directed by our clients to prepare a formal and detailed response for the Committee's consideration.

We previously submitted our professional planning opinion to staff and the Committee (by written and verbal presentation) that our client supported the selection criteria disclosed by staff. The criteria supported our opinion that of utmost importance is the role that transportation will have in decisions concerning the direction of industrial growth (including access of proposed sites to Highways 401 and 402). With location being a primary consideration, we respectfully submit that the Committee considers that it is equally imperative that a large block of land be identified to attract major employment uses which are essential to preserve the long term economic well being of the City for the next 30 years.

We are extremely concerned that the incremental selection of sites that only supplements industrial land need is shortsighted as opposed to a more comprehensive employment area approach. Small sites interspersed expose the municipality to small scale employment opportunity instead of providing for meaningful large scale employment opportunities which would certainly demand frontage along Highway transportation corridors and on larger tracts of land.

During this process, our client has completed a significant and contiguous land assembly of over 200 hectares in area. This property is located along Highway 401 frontage with excellent exposure and access to major interchanges. We feel that staff needs to consider this property on its own merit against the selection criteria.

We trust that the Committee will direct staff to consider our more detailed submission which we expect to submit early in the coming week. We feel that with more specific information a fair decision on our property will result and should be included prior to finalizing their report to the Committee and/ or Council.

I trust that our comments are well received.

Sincerely,
mainline planning services inc.

A handwritten signature in blue ink, appearing to read "J. Plutino", is written over the typed name.

Joseph P. Plutino, M.C.I.P., R.P.P.

cc. City Clerk
Planning and Environment Committee
Travis Macbeth, Planning Department