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City of London

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Subject **Submission: Comments on Proposed Official Plan Amendment**
*Urban Growth Boundary expansion to add approximately
300 ha of land for future industrial development*

File No. O-8014

Submitted on behalf of the M.I.T. Group Inc.,
Owners of 1523 Bradley Avenue, London

Date June 9, 2014

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City of London Public Notice (O-8014), Location Maps 1 and 2

Submission: Comments on Proposed Official Plan Amendment

File No. O-8014

Submitted on behalf of the M.I.T. Group Inc.,
Owners of 1523 Bradley Avenue, London

June 9, 2014

This submission is provided in response to the Notice for the above-noted Official Plan Amendment (copy of Notice attached), on behalf of M.I.T. Group Inc., owners of development property at 1523 Bradley Avenue, London. This property is located immediately east of Highbury Avenue, with frontage on Bradley Avenue (see attached Figure 1).

The owners of 1523 Bradley are generally in support of the proposed OPA, which will permit additional industrial development in southeast London.

However, the overall configuration and location of the proposed industrial areas is a concern. If the Urban Growth Boundary is adjusted to include the proposed 300 ha of new industrial land, an irregular-shaped rural agricultural area will remain along Bradley, extending north from Highway 401 across Bradley to Commissioners Road East (see attached Figure 2). This rural area would be outside the Urban Growth Boundary, yet blocked by the 401 to the south and surrounded on all other sides by designated urban areas. The rationale for this approach is not clear, keeping in mind that various policies in the *Provincial Policy Statement, 2014*, support compact forms of development. For example, PPS 1.1.3.6 states:

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The owners of 1523 Bradley would like some assurance that the properties along Bradley that are already within the Urban Growth Boundary will be provided, within a reasonable time period, with full municipal services (especially sanitary sewers) that are needed for development. There is a concern that the designation of additional industrial land in more distant areas will change the focus for future municipal servicing.

It would be appreciated if this issue of servicing priorities for the Bradley Avenue corridor east of Highbury could be addressed as part of the proposed OPA.

Please provide M.I.T. Group Inc. with notices of all future meetings and documentation concerning file O-8014, and notification of adoption of the proposed Official Plan Amendment. Thank you.

FIGURE 1 LOCATION OF 1523 BRADLEY AVENUE PROPERTY - OFFICIAL PLAN MAPPING

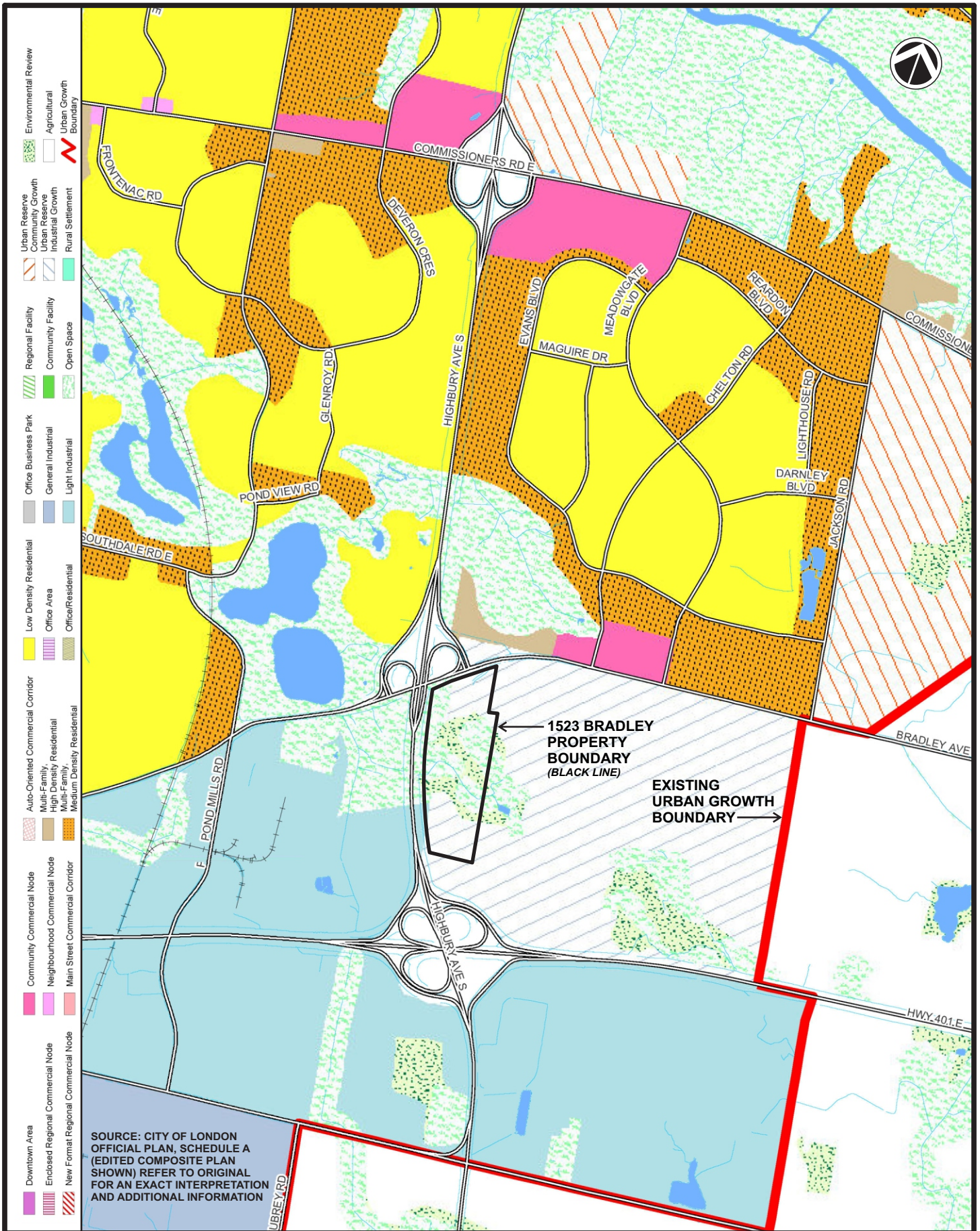
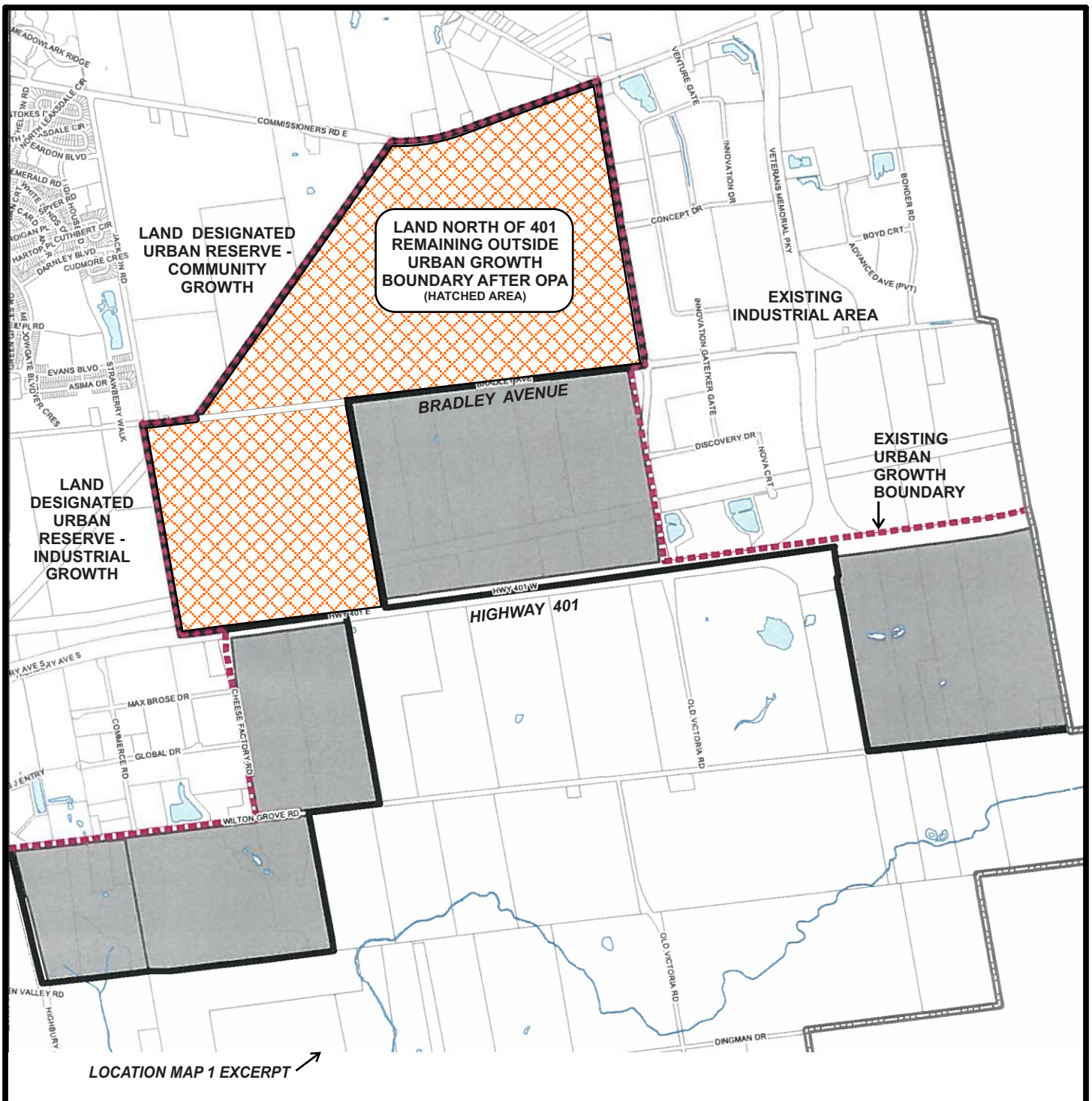
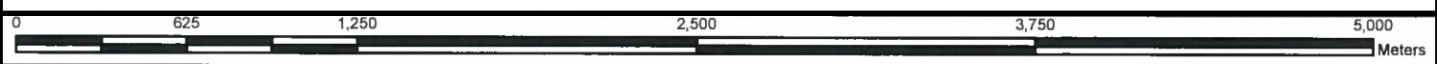


FIGURE 2

AREA OUTSIDE U.G.B., PROPOSED OPA O-8014, LOCATION MAP 1 (edited excerpt)



LOCATION MAP 1 EXCERPT



LOCATION MAP 1

Subject Site : Industrial Lands Review - City Wide
 File Number: O-8014
 Planner : Travis Macbeth
 Date : 2014-05-15



Legend

- - - Existing Urban Growth Boundary
- Proposed Urban Growth Boundary Expansion
- Subject Site/Lands to be added



London
CANADA

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File O-8014
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May 20, 2014

NOTICE OF PUBLIC MEETING BEFORE THE PLANNING & ENVIRONMENT COMMITTEE for OFFICIAL PLAN AMENDMENT APPLICATION

APPLICANT: City of London

LOCATION: Lands north and south of Highway 401 near the Veterans' Memorial Parkway and lands south and east of the "Forest City Industrial Park", including lands south of Wilton Grove Road and east of the current Urban Growth Boundary near the Highbury Avenue interchange and south of Highway 401 east of Cheese Factory Road (see attached Location Map 1); and, Lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the drainage ditch located to the west of the Provincial Ministry buildings (see attached Location Map 2).

PURPOSE AND EFFECT: The purpose and effect of the requested Official Plan amendment is to expand the Urban Growth Boundary to add approximately 300 hectares of land for future industrial development.

POSSIBLE AMENDMENT: Possible Amendment to Schedule "A" – Land Use of the Official Plan to expand the Urban Growth Boundary to add approximately 300 hectares of land for future industrial development. Possible amendment to Schedule "A" – Land Use of the Official Plan to change lands north and south of Highway 401 near the Veterans' Memorial Parkway and lands south and east of the "Forest City Industrial Park", including lands south of Wilton Grove Road and east of the current Urban Growth Boundary near the Highbury Avenue interchange and south of Highway 401 east of Cheese Factory Road **FROM** "Agriculture" **TO** "Urban Reserve-Industrial Growth".

In order to provide an adequate amount of land to be considered for future industrial development, the City may also consider an amendment to Schedule "A" – Land Use of the Official Plan to change lands in the area south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the drainage ditch located to the west of the Provincial Ministry buildings **FROM** "Light Industrial" and "General Industrial" **TO** "Urban Reserve-Community Growth". This matter will be the subject of a separate Official Plan Amendment application.

PUBLIC MEETING: You are now advised that the Planning & Environment Committee will consider this application at its meeting **Tuesday, June 17, 2014, no earlier than 7:00 p.m.** Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City

Clerk, 519-661-2500 ext. 4937.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council would be pleased to discuss any concerns you may have with this application. Your Ward representative for the possible amendment to Schedule "A" – Land Use of the Official Plan to expand the Urban Growth Boundary is Ward 14 Councillor Sandy White (Phone: 226-688-9427; e-mail: sawhite@london.ca).

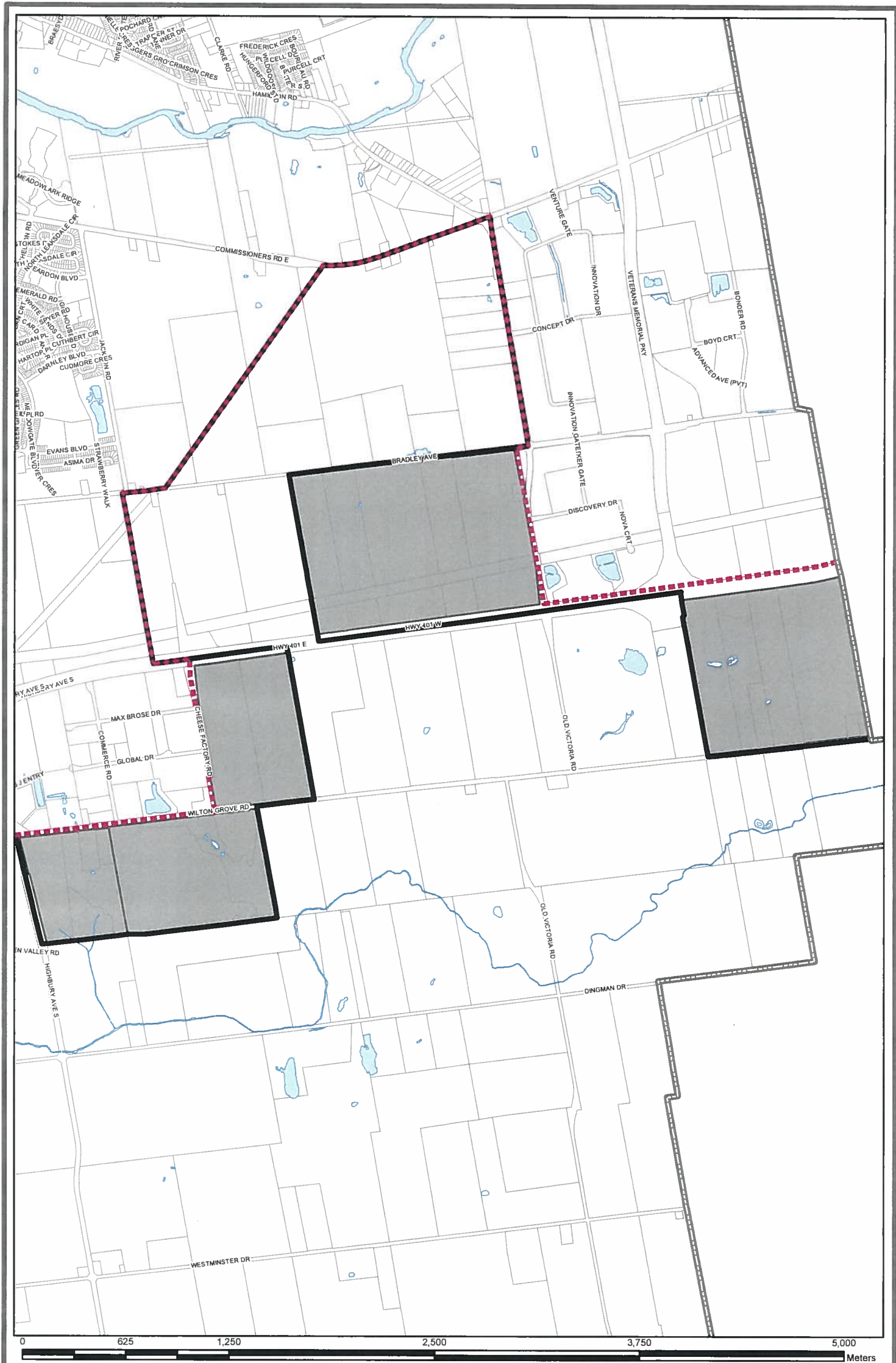
**FOR MORE
INFORMATION:**

Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Official Plan amendment, it is available to the public at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Travis Macbeth at 519-661-4980 ext. 5102, referring to File Number "O-8014".

**TO BE
NOTIFIED:**

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9. You will also be notified if you address the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



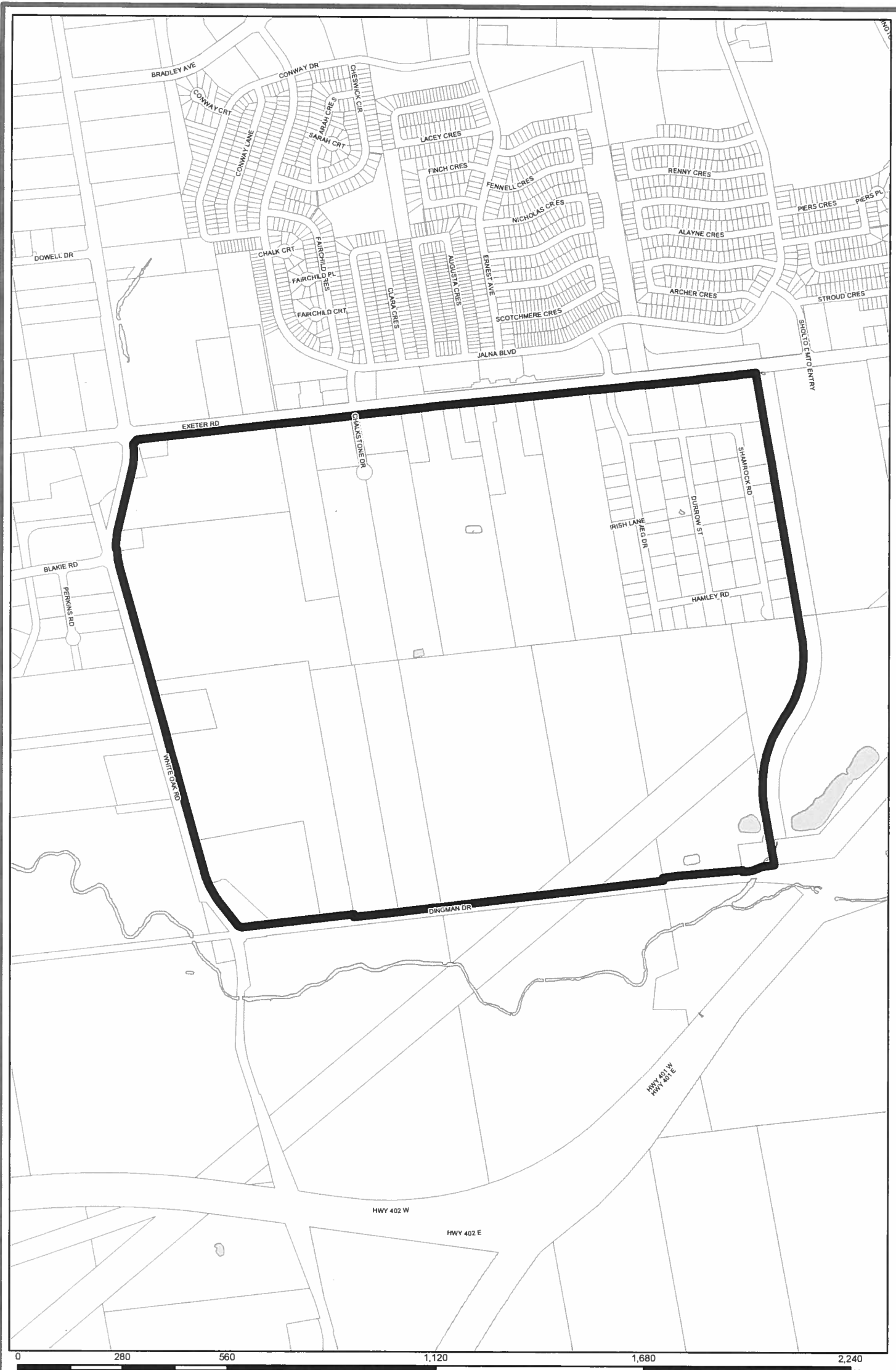
LOCATION MAP 1

Subject Site : Industrial Lands Review - City Wide
 File Number: O-8014
 Planner : Travis Macbeth
 Date : 2014-05-15



Legend

- Existing Urban Growth Boundary
- Proposed Urban Growth Boundary Expansion
- Subject Site/Lands to be added



LOCATION MAP 2

Subject Site : Industrial Lands Review - City Wide
 File Number: O-8014
 Planner : Travis Macbeth
 Date : 2014-05-15
 Scale : 1:12,500



Legend

-  Subject Site
-  Property Lines