

September 22, 2014

Re: O-8014 OFFICIAL PLAN AMENDMENT

Comments for the PLANNING AND ENVIRONMENTAL COMMITTEE

Thank you for the opportunity to comment. We fully support the vision of council to seek future growth and to attract industrial business to London. We have met with the city staff to seek better understanding and to express our concerns. We recognize that staff are attempting to meet the perceived need for additional land and to expand the growth boundary. We recommend the following prior to increasing the industrial lands outside the London Growth Boundary:

- a) The lands within the growth boundary should be fully considered and partnerships sought with existing parties to develop prior to expanding the Urban Growth boundary.
- b) The study should further evaluate all available lands where the land parcels are divided by the growth boundaries and extend those boundaries for industrial land use.

We appreciate the opportunity to provide our comments.

J Manocha

K Patpatia

Land Assembly Consisting of 3405 Dingman Drive, 3226 Westminster Drive, 3556 Westminster Drive
(242 acres)

Detailed Comments

1. USE EXISTING LANDS

Adequate lands are available within city limits?

As per report 1232 hectares are available within city limits. Should the city utilize these zoned lands first inside the growth boundary? What would it take to develop these lands?

Rezoning of Available Lands?

Study is proposing to remove existing industrial lands and put them into residential purposes. It is interesting that the study proposes expanding growth boundary to accommodate industrial lands and yet the White Oaks industrial lands have infrastructure and are ready to go. In addition, one consideration that is not considered is the availability of city bus service for the workers. This would be better accomplished with industrial lands around existing neighbourhoods.

2. DEVELOP PARTNERSHIPS

City should work with private industrial land owners and investors similarly to what it does for residential developments. We have invested in the city and we look forward to working with the city staff in attracting business and opportunities on existing zoned lands in London. This study should further consider the option of working with developers and investors who have already invested in the city in industrial lands?

3. CONSIDER OTHER OPTIONS

The study is focused on developing and extending the growth boundary along the Veterans Memorial Parkway. We suggest the following:

a) **Allow existing Properties to Expand in Adjacent Direction**

Instead of adding whole new area, expand existing zoned lands that are already serviced. This would save money for services.

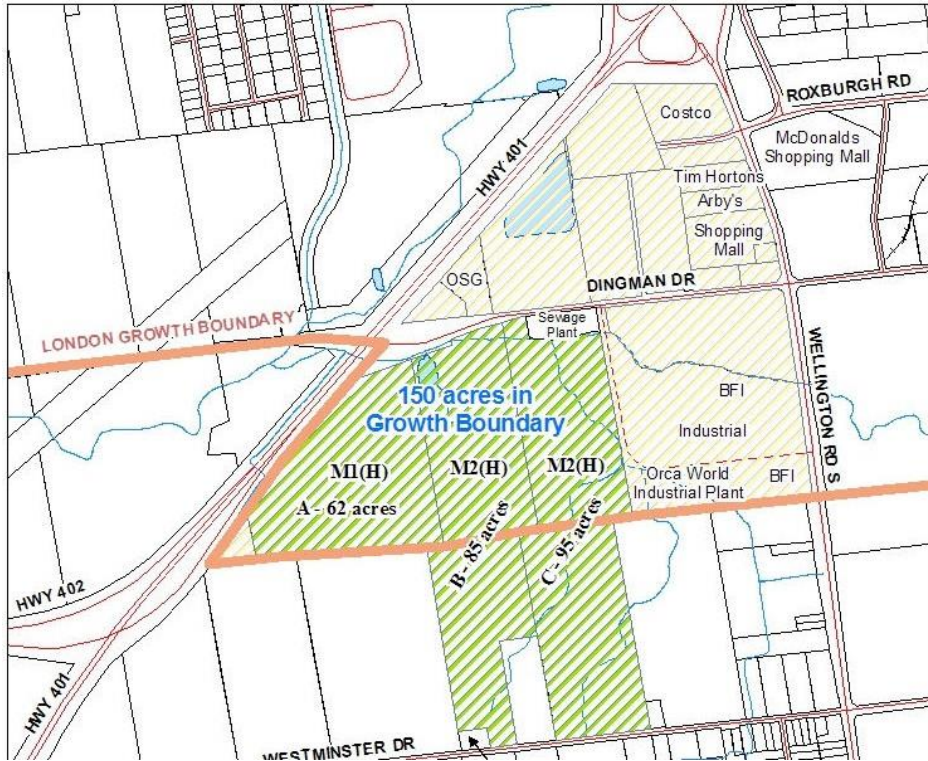
b) **Correct and update the study.**

The triangular parcel parcel(J) of Urban Growth Boundary Schedule C that includes 62 acres adjacent to 401 were left out. We consider these as important especially as the focus of report states *'This expansion maximizes Highway 401 frontage and exposure, extends and builds upon the Industrial Parks displaying sought-after attributes of the ILDS-targeted industrial sectors, including advanced manufacturing, Research, Development and Commercialization (R, D & C), agri-food processing, logistics and others.'*

c) **Natural Extension.**

There are properties that have been split with the Urban Growth Boundary. These should be considered as a part of the Urban Growth Boundary application. This could yield additional acreage including along the 401 corridor.

London 401 Development Opportunity



Land Assembly

- 242 acres
- 150 acres inside Growth Boundary
- Zoning allows wide range of uses
- Hwy 401 exposure (700m)
- Access to Dingman Drive and Westminster Drive
- Privately held/owned
- Assembly consists of parcels 'A', 'B' & 'C'

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T. Macbeth

