



Stantec Consulting Ltd.
600 - 171 Queens Avenue, London ON N6A 5J7

March 18, 2015
File: 161403385

Attention: Members of the Planning & Environment Committee
City Hall
300 Dufferin Avenue
London ON N6A 4L9

Dear Chair and Members of Committee,

Reference: O-8362/O-8014 – Official Plan and Zoning Amendment Application, PEC meeting of March 23, 2015, Agenda Item 11

This letter is written on behalf of our client, Ali Jomaa, landowner of 1431 Sunningdale Road West and representative of 1185 Sunningdale Road West in the City of London. We are writing to express our client's objection to clause (1); "to evaluate the existing industrial lands within the White Oaks/Dingman study area to determine if it is appropriate for them to be continued for industrial purposes or whether they should be redesignated to future non-industrial uses."

We refer back to the Municipal Council session held on December 17, 2013 where it was decided that:

- a) No action be taken to amend the Urban Growth Boundary for residential, institutional or commercial designations; and,
- b) The Civic Administration be directed to provide a report outlining a protocol for the review of the land needs assessment process and the urban growth boundary, including the creation of a priority list of lands, that will include community and stakeholder engagement and the establishment of a working group, including representation from the stakeholders, to review the submissions received and questions raised at the December 10, 2013 Planning and Environment Committee Public Participation Meeting, outside the ReThink London plan review process.

Through follow up correspondence with the Planning Division in September 2014 (see attached email), it was provided that there was no update to report regarding clause (b) and that regarding clause (a), Council made a final decision that no changes are to be made to the Urban Growth Boundary for non-industrial designations and that Council made this decision based on the Land Needs Background Study for the 2011 Official Plan Review, a comprehensive review which considered population, housing, employment and non-residential construction projects against the supply of vacant residential, commercial and institutional land within the Urban Growth Boundary, and determined that no justification existed to add lands into the Urban Growth Boundary.



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The item being considered at the March 23rd meeting is to expand the Urban Growth Boundary for industrial uses and balances this expansion by redesignating existing industrial land to non-industrial uses. The net effect is that the Urban Growth Boundary is being expanded to create new non-industrial lands. Redesignating land to non-industrial use would be inconsistent with the rationale given to Mr. Jomaa as to why his lands could not be brought into the Urban Growth Boundary as this change will add supply to which Mr. Jomaa was told there is already and adequate supply.

Accordingly, we request this matter be referred back to Staff and considered further in the context of Council's direction of December 17, 2013.

Regards,

STANTEC CONSULTING LTD.

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Attachment: September 19, 2014 email correspondence from City Planning Division

c. Ali Jomaa

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Hendriksen, Chris

From: Johnson, Mark <mjohnson@london.ca>
Sent: Friday, September 19, 2014 11:31 AM
To: Hendriksen, Chris
Cc: 'Ali Jomaa'; Lysynski, Heather; Barrett, Gregg
Subject: RE: URBAN GROWTH BOUNDARY - non-industrial lands

Hi Chris,

Thank you for inquiring about the status of the City of London's review of Urban Growth Boundary inclusion requests. Regarding clause (b) of the actions to be taken with respect the Urban Growth Boundary inclusion requests there is no update to report at this time. The plan is to set up a working group and a priority list of lands to be reviewed in advance of the next 5 year Official Plan review. Regarding clause (a) that no action be taken to amend the Urban Growth Boundary for residential, institutional or commercial designations, Council has made a final decision that no changes are to be made to the Urban Growth Boundary for non-industrial designations. Further, Council made their decision based on the findings of the Land Needs Background Study for the 2011 Official Plan Review, which determined that no justification exists to add lands into the Urban Growth Boundary. The Study reviewed population, housing, employment and non-residential construction projections (demand) against the supply of vacant residential, commercial and institutional land found within the Urban Growth Boundary. As such, it satisfies the requirements of a comprehensive review as defined in the PPS.

I hope this answers the questions you have concerning the Urban Growth Boundary review for non-industrial lands.

Regards,

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<http://www.london.ca/business/Planning-Development/Official-Plan/Pages/ReThink-London.aspx>

-----Original Message-----

From: Lysynski, Heather
Sent: Monday, September 15, 2014 12:55 PM
To: Johnson, Mark
Subject: FW: URBAN GROWTH BOUNDARY