



June 22, 2015

City of London
Planning Division
P.O. Box 5035
300 Dufferin Avenue
London, ON, N6A 4L9

Re: Re-Think London
Official Plan Draft 2
Public Meeting and Public Review

On behalf of TSI international Inc, owners of land in the Talbot and Wonderland Road area between Provincial highways 401 and 402, thank you for the opportunity to comment on the 2nd draft of the new London Official Plan. The comments are based on the version of the 2nd draft found on the re-Think web page containing text and maps. The web page also contains a second set of maps but our review indicates that the two sets of maps are not consistent and may lead to confusion with respect to the expansion of the Urban Boundary and designation of additional industrial lands. We have utilized the full PDF plan version for this review.

TSI has, on a number of occasions, indicated its concern regarding the direction of policy and mapping with respect to the identification of additional industrially designated lands. That concern is based on the discrepancy between the needs identified by the industrial lands background studies and the limited identification of the lands to be designated and the limited Urban Boundary expansion shown. It is our position that the background information, emerging research in other jurisdictions and new directions for industrial employment lands contained in the 2014 PPS all indicate that the City of London has a unique opportunity to realize a significant economic benefit if the directions of the background material with respect to the Wonderland Road area potential for industrial expansion is added to this Plan.

We have also raised concerns regarding the strategies utilized by the City which appear to promote the use of a City agency and the use of public monies from federal, provincial and local levels of government to purchase and hold lands for industrial purposes, placing private sector options at a significant disadvantage. Recent analysis of Federal and Provincial programs has indicated that these forms of economic development funding are disappearing and that many municipal jurisdictions are being encouraged to act on their own. This may create a significant burden on the local municipal tax base. It is our position that, with a more balanced policy consideration, development may be promoted without the significant public capital investment that the current Municipal system appears to require.

We appreciate the opportunity to continue this dialogue and would request notification of any

future meetings and/or approvals. Thank you.

Sincerely,

mainline planning services inc.



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

cc TSI International