

From: bill brock
Sent: Friday, September 11, 2015 10:24 PM
To: Tomazincic, Michael
Cc: Watson, Amanda-Brea
Subject: Re: McCormick Factory Site

Response from public meeting September 2, 2015 at Boyle Community Center
Appreciate the update and information supplied as requested. The background information as understood is as follows:

London Plan draft #2 is being processed and has not yet become City Council policy. **YES THIS IS CORRECT**

The McCormick site is excluded from this.

The London Plan does/will incorporate any Council-adopted Secondary Plan in the same manner as the current Official Plan. In other words, the current adopted Secondary Plans (London Psych Hospital Lands, Southwest London and Old Victoria) will be part of the London Plan. There is not yet an adopted McCormick Secondary Plan, but, once adopted, it will also become part of the London Plan.

Secondly, the secondary plan covering the area is larger than the McCormick SITE (**YES THIS IS CORRECT**) and also not a factor in processing the site request. **Many of the same commenting agencies, city departments, community members, organizations and planning principles that are factored into the McCormick SITE file are the same as those that will be considered as part of the McCormick Secondary Plan.**

The clarification given is that Sierra Construction (**YES Sierra Construction**) (~~GSP Group Inc.~~) is in the process of purchasing the (**entire**) McCormick site ~~in white block on "Just for Clarification Page"~~. (**GSP Group Inc. is a separate company that has been hired to act as the agent to assist with the rezoning application process**) -

Although confidential details are still subject to final agreement my response is on basis whatever compliance or issues raised will be addressed. (To be public at some point in time). **NO COMMENT, as this statement is not understood.**

Having raised this issue (east London) in June 23, 2014 London Plan presentation the proposal submitted is the first opportunity to reinvigorate the area. Although the meeting was site specific much of the discussion was beyond the scope. Because the application is in process the plans mentioned above are not relevant. However when one examines the McCormick area; noting red broken line on previously mentioned drawing the presence of Thames Valley Board property; homes east and north of site and Boyle Community center must be considered in trying to determine what is to be done on SITE. The absence of this in area study ignores the reality that Lorne Ave School and Boyle Community Center / Park serves all. **Your comments are duly noted. The City does have standards for different park levels (or types) and practices for determining when and how they are located. While this is not my area of expertise Parks Planning staff will definitely be consulted with respect to this file.**

SITE PROPOSAL: The site totally owned by the developer (no part of city ownership) is the beginning of new life designed to build the future commercial and residential community free from the public trough! This is not the time to throw in more green space (unless part of their design in centre of proposal) or some heritage smoke stack; but time to proceed to build a community with a mixture of facilities; noting across the road is a major manufacturing / commercial center equipped with railroad; trucking also owned by one single company. Together the combination will bring life to the EAST and it won't be a mall or city dictated design. **Your comments are duly noted.**

RECOMMENDATION: Move both along; the greater needs of the area should prevail over any vision of London Plan dictating where industry should go! **Your comments are duly noted.**

Footnote: Was it Dancor that is expanding in the Skyway Industrial Park rather than being forced to the 401 area? East London deserves this vision / proposal and staff / Council should exclude any roadblocks. **NO COMMENT**

Question: Because of the required public meeting with area ; noting area excluded to Quebec Street ; Dundas Street and Highbury Ave. who looks at the bigger picture as raised at meeting? **You have generally described the boundaries of the McCormick's Secondary Plan Area. Kerri Killen, is the Planner who is working on the McCormick's Secondary Plan. Kerri is away until next week but can be reached at kkillen@london.ca. Any of the big picture matters not addressed in the McCormick's Secondary Plan should be the London Plan (once it is adopted by Council).**

Look forward to update and staying touch with project>

Sincerely,

Bill Brock