



June 9, 2016

Our File No.: 16094

City of London Planning & Environment Committee
C/O Ms. Heather Lysynski,
City Clerk's Office, Room 308
300 Dufferin Avenue, P.O. Box 5035
London, ON
N6A 4L9

Attn: Chair and Committee Members

**RE: Draft London Plan
TDL Group Comments
1445 Wilton Grove Road, London**

GSP Group Inc is planning consultant to TDL Group Limited, owners of an approximately 14.6ha property on the southeast corner of Wilton Grove Road and Highbury Avenue South. Our Client has asked us to review the London Plan as it applies to the captioned property. On behalf of our client we provide the following for the Committee's consideration.

Map 1 of the May 2016 Draft London Plan identifies a 6.5 ha portion of their property ("the Site") within the "Future Industrial Growth" Place Type.

The property and Site is identified on the attached Figure 1. It is our understanding that the Site is presently serviced. The Site is Zoned Highway Service Commercial, and a small portion of the Site has been developed for a Tim Hortons Restaurant.

It is neighboured to the east by Elgin Transport and Manitoulin Transport transportation terminals at 1497 and 1543 Wilton Grove Road. The southern portion of the property is wooded and has identified as "Green Space" on Map 1.

Request of Committee and Council

Our Client is requesting that Council direct Staff to modify Map 1 to identify the portion of their land from "Future Industrial Growth" to the "Light Industrial" Place Type as illustrated on Figure 2 to this letter.

The reasons for this request are as follows:

1. The Site is serviced and would make efficient use of infrastructure;

2. The neighbouring properties to the east has been developed for Industrial uses. The Elgin Transport and Manitoulin Transport transportation terminals at 1497 and 1543 Wilton Grove Road (see attached Figure 1) occupy large portions of these properties;
3. The Site is well defined by Highbury to the west, Wilton Grove to the north, developed land (truck terminals) to the east and a wooded area designated Green Space to the south. Therefore development of this discrete parcel does not require the completion of a Secondary Plan;
4. The Site is well served by, and has ample frontage on, major roads (Civic Boulevards);
5. Frontage along Highbury Road provides access to Highway 401. The site is within 800 meters of the Highway 401 interchange;
6. The designation of the Site will provide the City with a large designated industrial parcel very well served by convenient road connections to Highway 401 and is in keeping with the strategic directions of the Industrial Land Development Strategy;
7. The land is zoned Highway Service Commercial HS4(4) Zone (an urban zone);
8. TDL Group has recently received inquiries from employment uses seeking to locate on the Site, however, the current planning framework does not permit TDL Group to act upon this interest;
9. Details with respect to access, servicing and design can be appropriately addressed through future development and zoning by-law amendment applications;
10. Bill 73 comes into force on July 1, 2016. Modifications to the Planning Act mean that amendments to the London Plan would not be allowed for a period of two years from approval of the London Plan.

Policy 1147_2. of the Draft London Plan states “*the change of lands from a Future Growth Place Type to one or more other place types will be achieved by amendment to this Plan.*” Therefore, the Future Industrial Growth Place type on the Site could preclude acceptance of an application to change the Place Type to Light Industrial for a minimum of two years. This could mean that a serviced, well located parcel proximate to key Highway 401 infrastructure would not be available for development to take advantage of employment and economic development opportunities that arise.

Thank you for your consideration of these comments and TDL Group's request. We will be in attendance at the June 13, 2016 Public Meeting to present these comments and respond to your questions.

In the meantime if you, or City Planning Staff have any question, please contact the undersigned.

Yours truly,
GSP Group Inc.

A handwritten signature in black ink, appearing to read 'Eric Saulesleja', with a long, sweeping flourish extending to the right.

Eric Saulesleja, M.C.I.P., R.P.P.

/attachments

c.c.: Mr. G. Barrett, London Planning
Mr. M. Bodrug, TDL Group



— Property Boundary
- - - Site

Tim Horton's

1445

1497

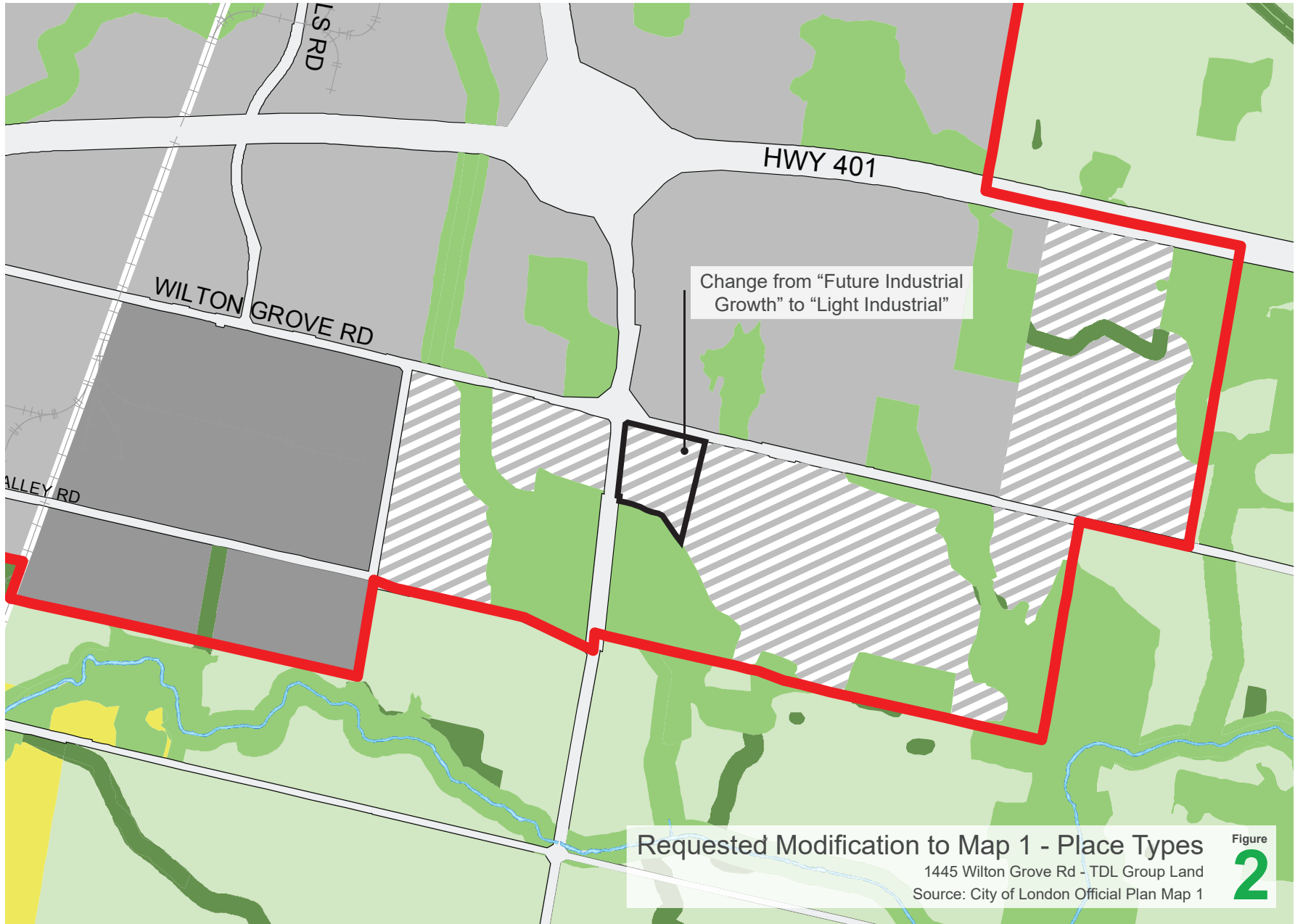
1525

1543

±6.5ha

Location
1445 Wilton Grove Rd - TDL Group Land
Source: City of London Aerial Imagery (2014)

Figure
1



Requested Modification to Map 1 - Place Types
1445 Wilton Grove Rd - TDL Group Land
Source: City of London Official Plan Map 1