



ZELINKA PRIAMO LTD
A Professional Planning Practice

July 15, 2016

Civic Works Committee
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Ms. Jackie Martin

Dear Ms. Martin,

RE: Richmond Street Recreational Pathway Crossing
Environmental Study Report
Our File: OOP/LON/12-05

Zelinka Priamo Ltd., on behalf of Old Oak properties, has reviewed the staff report with respect to the above noted matter going before the Civic Works Committee on Monday, July 18th. We offer the following comments in relation to this report, as follows.

Old Oak Properties is the owner of 2300 Richmond Street, the lands over which the Pathway, connecting the proposed bridge crossing to the broader trail system, is proposed to be located. Official Plan and Zoning By-law Amendment applications have been appealed to the Ontario Municipal Board with respect to a proposed apartment development on the subject lands. The outcome of said hearing could materially affect the extent and location of the proposed pathway.

The proposed pathway is shown in a location adjacent to areas identified by the City as being significant Woodlands and Wetlands. Our client has prepared an Environmental Impact Statement for the subject lands as part of the development application. This study defines the limits of the significant areas as being much different than the limits outlined in the staff report. As this study and the methodology used by City staff for determining the significant limits will be subject to review through the pending OMB hearing, it is premature to identify the location of the pathway at this time.

Furthermore, there have been no formative discussions between the City and our client in relation to how the City intends to acquire the lands from our client to accommodate the pathway and potential implications for the development of the subject lands, regardless of the outcome of the above noted OMB hearing.

Therefore, we would ask the Committee to defer a decision on this matter until such time as the studies associated with the subject lands and the proposed development therewithin have been fully reviewed through the OMB process, and staff have provided Old Oak with a detailed strategy for land acquisition and implementation.

We trust the enclosed is satisfactory. Should you require any additional information with respect to this matter, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.



Michelle Doornbosch, BA
Associate

cc. Greg Bierbaum, Old Oak Properties