

Ruddy, Rebecca

From: Jim Chapman
Sent: Monday, June 18, 2012 3:41 PM
To: Polhill, Bud
Subject: SW Area Plan

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Members of the City of London Planning Committee:

As a Londoner who is deeply concerned about the economic future of our community, I am very disappointed by the latest maps of the proposed South West Area Plan boundaries in the SW corner of the city near the interesction of the 401 and 402.

In spite of Queens Park's expressed desire to promote development along the 401 and 402 corridors, and their support for the idea (and London City Council's previous public support of the same concept) the map continues to ignore the largest single block of property along the north side of both the 401 and 402, west of the Dingman Road/401 intersection all the way to the Colonel Talbot Road/402 intersection.

Instead of setting the southern boundary between Dingman and Colonel Talbot along the 401 and the 402, for some inexplicable reason it appears to have been arbitrarily set on a line running along Dingman roughly-parallel to the highways, in most cases less than a thousand meters to the north, to no pratical purpose I can deduce.

It defies logic and will leave the southern boundary of the city in that area at Dingman Road rather than the natural boundary of the 401 and 402.

It is my understanding the Province continues to support development along this stretch of highway, and leaving it outside the revised UGB will rob the city of any development charges along the highway corridor, not to mention the ongoing tax revenues.

I urge members of the Committee to reject the report as written, and ask staff to prepare one that is more consistent, in this specific instance, with the realities of the likely future development of this highway frontage as envisioned by the province and, previously, by City Council.

If I can be of any assistance in clarifying this situation and expanding upon the many possibilities for development of the crucial node in the 440-series Highway system, I would be pleased to do so at your convenience.

Regards,

Shmuel Farhi