



ZELINKA PRIAMO LTD
A Professional Planning Practice

October 17, 2011

The Corporation of the City of London
City Hall
300 Dufferin Avenue
London, ON

Attention: Chair and Members, City of London Built and Natural Environment

Dear Councillors:

**Re: Growth Management Implementation Strategy
2012 Annual Review & Update**

On behalf of Tridon Group Limited (Tridon) and Thames Village Joint Venture (TVJV), we write with respect to the draft Growth Management Implementation Strategy (GMIS) update before the Committee. Our client believes that the update does not properly consider or accommodate the proposed development of their lands constituting the easterly portion of the Old Victoria Area Plan (OVAP). The lands within Old Victoria East (OVE) proposed for development by Tridon include 1742 & 1697 Hamilton Road, and 1990 Commissioners Road.

The OVAP lands were annexed by the City of London in 1993 from Westminster Township. A number of land owners in the area commissioned a report for involvement in a comprehensive land use planning program called "Vision 96" that comprised of a series of background studies. These studies were carried out from 1993-1996 and dealt with substantive planning matters, including; future servicing, the natural environment, population, housing, and transportation. In June 1996, Official Plan Amendment No.88 was adopted which established limits for urban growth.

A decade later, six individual land owners within the study area had retained an engineering firm and a planning firm as consultants to prepare an Area Planning Study. The study analyzed and prescribed desired factors of the natural environment, geotechnical and hydrogeological, archaeological and built heritage, transportation, municipal servicing, community facilities, land use, constraints and opportunities, and public participation.

There are approximately 26 land owners within the OVAP, with a select group having shared the costs of preparing the Area Planning Study, including Steve Cline, John Slegers, and Tom Mistretta. These three individuals own land on which Old Victoria East will be constructed. Tridon Management in conjunction with Thames Village Joint Venture (TVJV) is actively working with these land owners and the City to conclude the development process started years earlier.

The City recently installed a sanitary sewer and water pipe on Hamilton road to service the City's new industrial park that was designed to provide service to all of OVE. Six area property owners participated in the completion of an environmental assessment (EA) for Storm Water Management for OVE, as requested by City staff. TVJV has also completed numerous reports and studies to support the proposed development, including an environmental review, a natural heritage study, four stages of archaeological review, and detailed survey/engineering reports; including geomorphology work. TVJV met several times with the City of London staff and the Conversation Authority in 2008 and 2009 to resolve issues related to natural heritage features and other matters, in order for the project to move forward.

TVJV delayed the submission of Plan of Subdivision applications in order to align with the new 'File Manager' process implemented by the City. In July 2010, TVJV submitted an initial proposal report (IPR) to the City, describing the proposed subdivision. The plan included 269 units comprising of 147 low density residential units, 56 low density cluster housing, 3 existing houses, and 63 medium density residential units. The Plan also included open space blocks and a storm water management facility. The OVE development lands are located within east London, and area with an under-supply of building lots. It is also near the Innovation Park Industrial Area, providing an opportunity to provide new housing in proximity to new employment uses, maximizing the efficient use of land, resources and infrastructure, and improving sustainability.

TVJV has been working with Hydro One regarding their easement on the site, as well as with the City regarding the lot and street pattern, storm water management, and servicing. The next phase of the proposed subdivision is for the preparation of detailed designs, and the current vision is for Tridon to be able to build homes in late 2013.

TVJV has been unable to complete the Final Proposal Report document, required for submission of the full Plan of Subdivision Application, as a result of outstanding matters with staff over the review of some key background reports. TVJV met with Jeff Fielding, David Ailles, and other staff on May 3, 2011 to resolve these issues. At this meeting, staff advised TVJV to wait for the implementation of the new 'front-ending' policy expected to be approved soon, after which, TVJV would be able to submit a complete application.

The GMIS update recommended by staff does not adequately consider the development proposed for the Old Victoria East lands and will needlessly delay the TVJV subdivision proposal. Given the potential benefits that would result from the proposed development and the fact that TVJV has been working in good faith with the City and agencies, the GMIS should be revised in a way that provides funding for Old Victoria East stormwater management as a 2015 facility.

Please provide our office with a copy of any decision made by Council regarding the GMIS.

Yours very truly,

ZELINKA PRIAMO LTD.



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