

sent via email

March 25, 2021

Chair and Members
Planning & Environment Committee
City of London
300 Dufferin Street
London, ON
N6A 4L9

Attention: Heather Lysinski – Committee Secretary
hlysynsk@london.ca

Re: Draft Plan of Subdivision Application
Townline Orchard Property Ltd.
1478 Westdel Bourne
Our File: PDL/LON/20-01

We are pleased to provide the following information on behalf of Paramount Holdings Inc. (“PHI”) as it relates to the above-noted application at 1478 Westdel Bourne (“subject lands”).

PHI has entered into an agreement with the current owner to purchase the lands known municipally as 1530 Westdel Bourne (“PHI lands”). The PHI lands have a total area of 4.0 ha (9.93 ac) and are located on the east side of Westdel Bourne, immediately to the south of the subject lands. The current Urban Growth Boundary lies between the subject lands and the PHI lands.

PHI is interested in developing the PHI lands for residential uses in the future and will be submitting a formal request to the City to include the PHI lands within the Urban Growth Boundary as part of the next London Plan Comprehensive Review process.

Our client does not have any concerns in principle with the proposed draft plan; however, we would like to request consideration for municipal services to be extended to the southerly property limits of the subject lands in anticipation of future development occurring to the south of the subject lands. The PHI lands represent a logical expansion of the current Urban Growth Boundary which, as previously noted, is adjacent to the north boundary of the PHI lands. The proposed development of the subject lands represents the final phase of development within the westerly and southerly portion of the Urban Growth Boundary along Westdel Bourne, north of Byron Baseline Road. As a result, the PHI lands are well positioned to accommodate additional growth and make efficient use of existing and planned infrastructure.

Furthermore, Schedule 2: Preferred Land Use Plan of the Riverbend South Secondary Plan illustrates two future road connections from the subject lands to abutting lands to the south; the

westerly road connection would connect with the PHI lands (please refer to Page 6 of the Report to Planning and Environment Committee). As such, future development on the PHI lands has been considered through previous planning processes.

Upon review of the proposed draft plan conditions (please refer to Appendix B of the Report to Planning and Environment Committee), we note that conditions 20.i), 20.iii) 22.i), 22.iii), 29.vii) require a sanitary drainage plan, storm/drainage and SWM servicing works, and water servicing requirements to address servicing requirements for “external lands”. In our opinion, “external lands” should include the PHI lands.

Based on the above, we believe that there is merit in extending municipal services to the PHI lands as part of the subdivision development on the subject lands, and respectfully request the Planning and Environment Committee to provide direction to Staff to include appropriate Conditions of draft plan approval to implement our client’s request.

On behalf of PHI, we thank you for the opportunity to provide the above comments and look forward to your consideration of our client’s request.

If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Yours very truly

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Senior Associate

cc: Paramount Holdings Inc.
Matt Feldberg – Manager, Development Services (Subdivisions)
Larry Mottram – Senior Planner, Development Services