

In the Vision London work, as in today's, a theoretical understanding of infill potential is studied and advanced. What isn't presented is any qualitative assessment of the various properties that are proposed for intensification. As we know from hours of Committee hearings, infill projects are fraught with difficulties. There is typically a very good reason why lands were bypassed in the first place often times having to do with servicing or topographic issues in the day, and now neighbourhood expectations. Infill as a policy is a very good direction and compact urban form for all of the good reasons is commended to you. Those are different decisions than practical growth limits and boundaries.

I was very involved in the OMB hearing and Council direction as to lands to be included in the Vision London (OPA #88) Growth Area. At the time I was not involved with this particular property or others in the area. Ones that I was involved with did change to practical boundaries namely roads. At the time, the calculator was used to determine the location of the line to be drawn. The small area represented by the 5 parcels ought to have been included then and most certainly now as significant planning work is being done for the lands currently in the growth Area from my client's lands to Oxford St. As stated, future road connections and servicing strategies ought to be able to be implemented to the current road allowances.

We respectfully request that the 36 hectares of land to the north of Byron Baseline Road and to the east of Westdel Brne, be included into the growth area as if for no other reason than as a practical minor adjustment to the current growth boundary.

Yours very truly,
Knutson Development Consultants Inc.



Ric Knutson

Cemail: Committee Secretary: Heather Lysynski (hlysynsk@London.ca)
Fred DeSando (fdesando123@yahoo.ca)
John Fleming (jfleming@london.ca)

