

The property and business owners of the River Road industrial Area are currently paying industrial property taxes, that are financing serviced industrial vacant lands here in the city of London ON.

While the river road industrial area properties have been paying mostly industrial taxes for over 20 years, the property and business owners of the river road industrial area don't have proper roads or municipal services. Properties and business in the area are being flooded, traffic and maneuvering at the existing road intersections and pavement are dangerous and causes damages to vehicles, and the city is going ahead with the approval of a plan that is going to make it worse for these properties and business.

The city doesn't care about the road conditions, lack of services in the area, flooding of properties and business, old landfills discharging effluents on to surface and groundwaters, and private properties in the area.

I would suggest diverting the last twenty or so more years of property tax dollars of the area to finance the roads and services to our properties and business in the River Road Industrial Area, London ON. River Road Area Industrial properties provide activities that are job generators, predominantly in the waste recycling industry, pay industrial taxes, and these properties including our site have no standard industrial road, there are no municipal sanitary services for the industry, or municipal storm sewers for these industrial properties to outlet their surface waters. In the meantime, our property taxes currently are used in the development of new industrial subdivisions here in London ON. A mandate for standard industrial roads with full municipal services in the River Road Industrial Area in London ON is a reasonable expectation from our public service providers.

The application of City of London relating to the properties located at 1985 Gore Rd, 1994, 2150, 2220 River Rd, 2234 Scanlan St; staff previous recommendation that no further action be taken given the complexity of these lands which facilitate industrial expansion opportunities that had been previously permitted by Council by way of land use designation and zoning permission.

All the lands that these patches are located on are designated and zoned for industrial uses. Many of these sites have been planned for these uses for an extended period (ie. 25 years or more). Staff recommends that no further action be taken for these sites. Patch 09017 (1985 Gore Rd, 1994, 2150, 2220 River Rd, 2234 Scanlan St) These properties are currently developed or being develop, in that suggests no presence of a significant feature impeding Scanlan street extension. The plan already shows an industrial road, just needs to align with Scanlan Street west portion.

These lands which facilitate industrial expansion opportunities had been previously permitted by Council by way of land use designation and zoning permission. It is noted there is an existing open channel located on the subject lands. Trafalgar Park Subdivision (33M-203) this open channel has been altered without approvals, 1994 River Rd discharges in this channel contrary to recent approved plans, drain along the train tracks at 1985 Gore Rd also discharges into this open channel without approvals,

all these waters are continuing to be redirected at our site and other properties in the area.

An industrial subdivision was approved on these lands at 1985 Gore Rd in around 2007, and it shows Scanlan Street connected. Nothing has changed since the approvals of this Industrial subdivision and subsequent planning application on these lands. These lands have been heavily impacted by human activity, no natural heritage systems currently exist between the two sections of Scanlan Street, that poses a significant constraint in creating a contiguous road connection, to address the storm waters from the altered open channel. (Please see engineering comments in PEC report above)

We want to ensure that the current development at 1985 Gore Rd considers all upstream flows to its own site and that includes 1994 River Rd, the drain along the train tracks, fix the drainage and flood of Trafalgar Woods altered open channel, other properties in the drainage are plan are to outlet to the 1800mm storm pipe on Scanlan Street, as per city drainage plans and proposed solution plans attached. The 1800mm storm pipe on Scanlan street is the designed and intended outlet for the surface waters from our site at 2040 River Rd, and also 2006 to 2074 river road properties.

The current development application for 1985 Gore Rd SP21-107 already proposes an industrial road with municipal services(see attached) there is an opportunity for the city to request the applicant, at no cost to the city or taxpayers, to align the industrial road with west portion of Scanlan Street. This minor alignment on their plans it is a feasible option in the short term, and really the only viable solution to deal with the current drainage and flood control issues that exist on these lands.

A minor alignment to the road plan at 1985 Gore Rd SP21-107 (see attached plan) will avoid committee and council proceedings, extra unwanted and unnecessary workload, and waste of our tax resources. Immediate action is required from the city, and we need to hear from you (The City) soon if you are going to ensure that the abovementioned development will consider the current drainage and flood control issues, and aligns Scanlan Street which facilitate industrial expansion opportunities, as per the London Plan and previously Council resolution.

Again, we caution the city not to approve a plan at 1985 Gore Rd that does not deal with the current drainage and flood control issues, and a plan that does not align the Scanlan Street. Your time, consideration and a response in this matter is necessary. Properties and business in the area are being flooded, and the city is going ahead with the approval of a plan that is going to make it worse for these properties and business, and the city don't seem to care.

Please share this email with the committee members for their consideration.

Regards

Victor Da Silva  
Operation Manager

Please share this email below with committee members and council members and add it to the next available meeting.

I'm writing you in the hopes that there may be a simple solution to this issue. The existing storm sewer stubbed at the current west limit of Scanlan St. was originally designed for flows from 2040 River Rd. The future development of 1985 Gore Rd (SPA 21-107) will extend this storm sewer to about 100m from 2040 River Rd. Global Waste is requesting that the design of the storm sewer extension as part of SPA 21-107 be sized for the flows from 2040 River Rd. (as was originally designed for in the existing storm sewers on the existing portion of Scanlan St.). Furthermore, we understand that City and UTRCA are looking to create (or possibly re-establish as previously removed) natural heritage feature between 2040 River Rd. and the storm sewer extension as part of SPA 21-107, but a quick site visit/meeting would confirm that the lands between these 2 connection points currently does not have any significant natural heritage as it has been cleared and cultivated in recent years. As such, now is an opportune time to permit a storm sewer connection from 2040 River Rd to the future storm sewer extension on Scanlan St., prior to the natural heritage feature being created/re-established.

I'll add that this storm sewer connection is the only viable gravity storm outlet for this site as the MECF requires storm water filtration quality controls (due to the proposed use), and the elevation of the storm channel east of 2040 River Rd. is too high to receive gravity flows from on-site, underground storm sewers/filtration units. Furthermore, the MECF was not willing to accept storm water exfiltration due to the proposed use.

Please advise when the detailed design of Scanlan Street the storm sewer therein, and the outlet on 2150 River Road will be available and advise of the estimated constructed date as this storm sewer is the viable storm water outlet for 2006 to 2074 River Road, Trafalgar woods subdivision, 1994 River Rd, and the new drain found along the train tracks at 1985 Gore Rd, and 2150 River Rd.

We need answers to when the design of Scanlan Street the storm therein will be available so that we can move forward with our plans. Perhaps I am missing or oversimplifying something but would appreciate a meeting, or even a video conference or call with you and/or the copied staff to better understand the City's position.

Any consideration or clarification you could offer on the above would be greatly appreciated.

Please share this email below with committee members and council members.

Regards

Victor Da Silva

Operation Manager