

COPP REALTY CORP.

Executive Offices

45 York Street, London ON N6A 1A4

Steven S. Copp
President

Tel: 519 679-9090

Fax: 519 679-2887

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City of London Planning Committee and Municipal Council
c/o City Clerk's Office
pec@london.ca

Re: Request for Conversion of Commercial Industrial Place Type in Hyde Park

Copp Realty Corp is the owner of lands at 1640 Fanshawe Park Road West. We have recently been made aware that the City is launching a review of its Official Plan. This process will give opportunity to evaluate the merits of converting the current Commercial Industrial Place Type, on our lands and the surrounding area, to a new Place Type that would allow for residential development.

The Copp's Buildall in Hyde Park was first expanded to this site in 1965 and has been a very busy and successful operation since that time. The operation continues to be very successful today and we have no plans to change the use of these lands in the foreseeable future.


That said, we do understand and agree with the rationale behind converting the current Commercial Industrial Place Type to an alternative Place Type that will support higher density residential development. The Hyde Park industrial area that was originally established in London Township has transitioned significantly in recent decades, trending towards more commercial, retail and office uses. Meanwhile, there is a significant need for housing in London, and this area could provide dense forms of residential development that could make a real difference to London's new housing supply.

We also recognize that the conversion of this area from its current state to a residential community over time makes sense, considering the major commercial centre across Hyde Park Road that is within easy walking distance.

While we support the conversion, we want to make clear that any such conversion should not detract from the ability of existing businesses to continue without change. I believe that there is lots of opportunity for residential uses to be built on vacant lands, allowing for the remainder of the area to continue as it currently exists and slowly evolve into a larger residential community over time.

I have been collaborating with York Developments, C-Cubed Holdings and City Planning Solutions to promote this change and I look forward to continuing my participation in the process going forward.

Thank you,



Steve Copp
President