

303 Richmond St, Suite 201  
London, ON N6B 2H8

By Email

City of London Planning Committee and Municipal Council  
c/o City Clerks Office  
[pec@london.ca](mailto:pec@london.ca)

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

York Developments is the owner of properties at the western extent of North Routledge Park in Hyde Park. Our land holdings are shown on the attached map. They represent almost 17ha of undeveloped land. They are currently designated Commercial Industrial in the London Plan and are also associated with a legacy plan of subdivision.

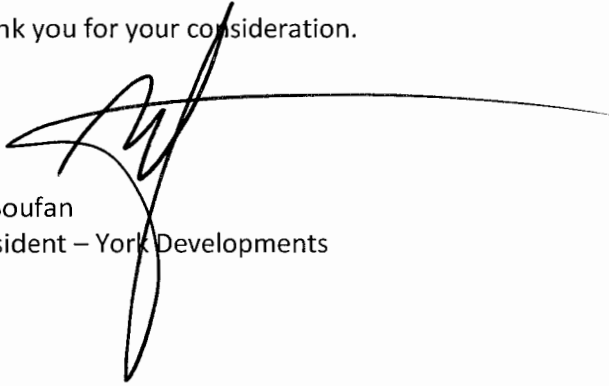
We believe that these lands provide an excellent opportunity for residential development. The adjacent multi-use pathway, stormwater management pond and surrounding park provide excellent recreational amenities for future residents. A residential development would integrate well with surrounding residential, recreational, educational and commercial facilities and would offer a wide range of employment, retail goods and commercial services for people living in this area. In short, this is an excellent location to build housing.

The existing Commercial Industrial Place Type is no longer appropriate for these lands. It represents a gross underutilization of land located close to one of London's most significant commercial nodes. We believe that our lands can be developed in a way that more appropriately reflects this important location and will better utilize the expensive municipal infrastructure that has already been installed to serve the area.

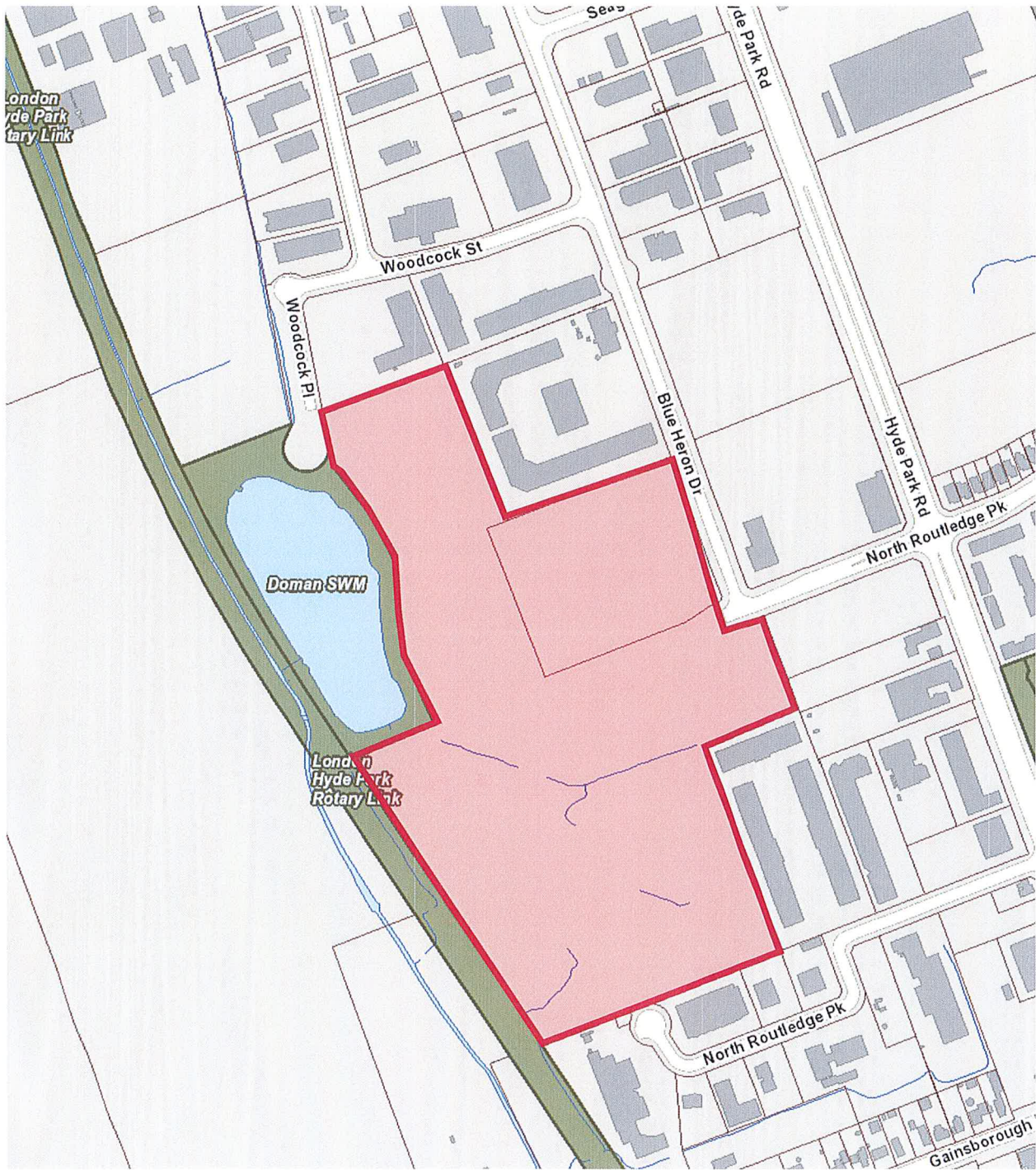
We have been working together with C-Cubed Holdings and Copp Realty Corp who also own developable lands to form a cohesive development area. Together, we are requesting that the City convert the existing Commercial Industrial Place Type to a new Place Type that will allow for intense forms of residential development. We are asking that this request be incorporated into the Official Plan review and land needs study process that is expected to begin in the near future.

We have engaged Mr. John Fleming of City Planning Solutions to help us through this process. Mr. Fleming has provided a submission on our behalf under separate cover.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Ali', with a long horizontal line extending to the right.

Ali Soufan  
President – York Developments



Lands Owned by York Developments