



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

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

We are the owners of the property shown on the following page. It represents approximately 3ha of land at the intersection of Woodcock Street and Woodcock Place in Hyde Park.

We initially purchased this site to serve as a yard for our company Bre-Ex Construction Inc. The intent was to store fill, equipment and heavy machinery on this site. We quickly realized that the site was not suitable for this use. It was difficult to access for trucks carrying heavy equipment. Significant traffic and congestion in the area would make getting into and out of this area very difficult, undermining the purpose of convenient staging of construction equipment at this location. Furthermore, the site is located well away from the 400 series highways and with the increasing level of commercial and residential development occurring in and around this area, access issues would only become worse over time.

We also realized that the subdivision was transitioning towards a more commercial and retail character. This made us wonder whether it was appropriate to locate our facility in an area that seemed to be trending towards non-industrial uses.

Our site is located adjacent to a stormwater management pond and associated park that provides a beautiful context for residential development. There is also a nearby trail. We have recently been in discussions with adjacent landowners – York Developments and Copp Realty Corp – who are similarly interested in exploring this opportunity.

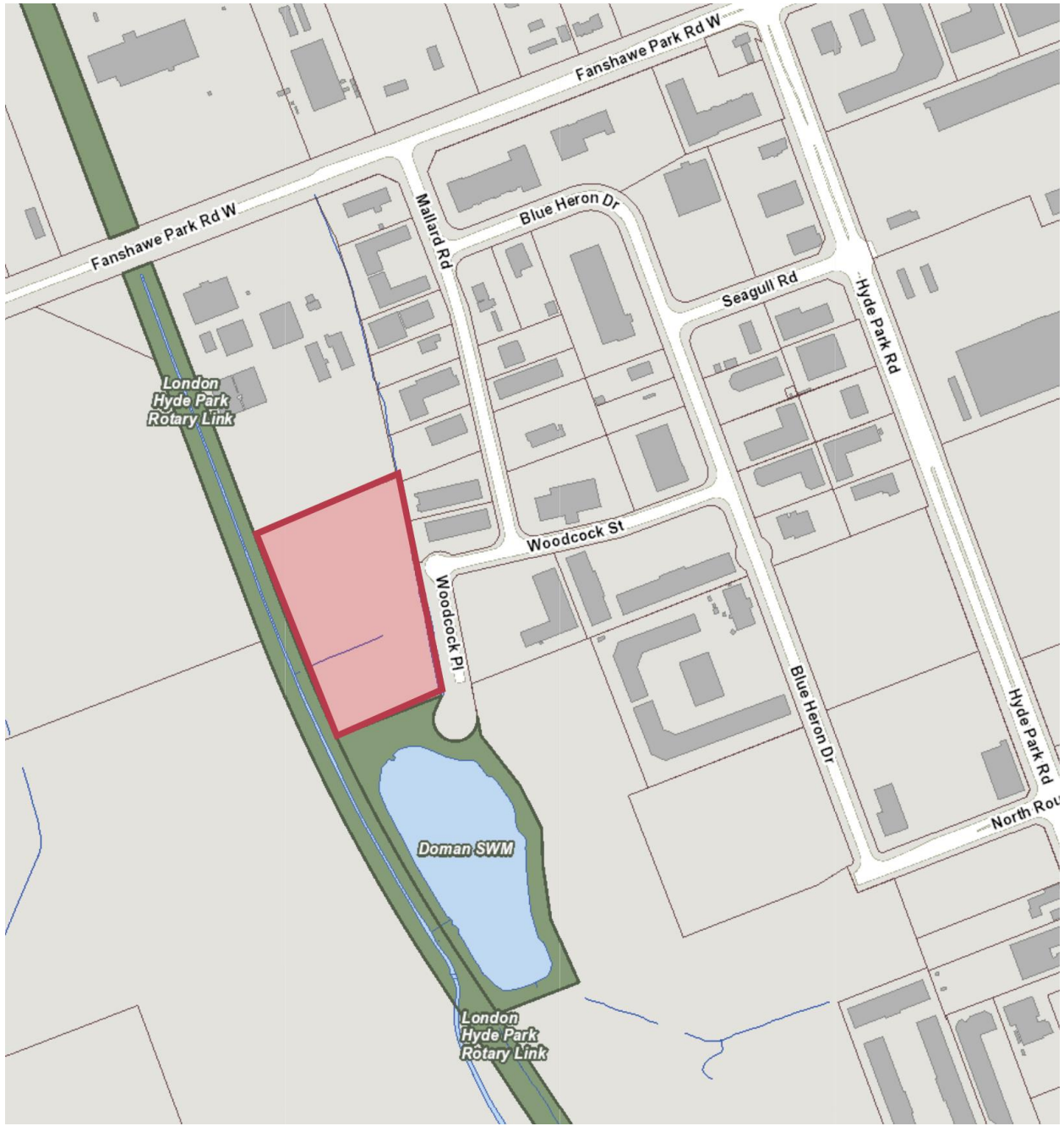
We have engaged City Planning Solutions to work with our group and the City. We understand that the City is launching a review of its Official Plan and this is an appropriate time to ask for a conversion of our lands from the current Commercial Industrial designation to a new designation that would allow for intense forms of residential development. We think that residential development would represent a much better use of our lands, being so close to the major commercial centre at Hyde Park and Fanshawe, which is within easy walking distance.

We believe that we can create an excellent plan for residential development working together with our neighbours in this area. We look forward to working with Staff and Council on this exciting opportunity to create well-located residential development and contribute much-needed housing supply in London.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'C. Brekelmans', written over a horizontal line.

Curtis Brekelmans
Director – C-Cubed Holdings



Lands Owned by C-Cubed Holdings