

July 19, 2023

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

Re: Redesignation Request for 1557 Fanshawe Park Rd W

Further to the recent report to Planning and Environment Committee that was released, we are writing this letter to request a thorough evaluation and consideration of our property located at 1557 Fanshawe Park Rd W, London, for potential redesignation from its current Commercial Industrial place type to neighbourhoods/residential. This request is based on the recent fundamental changes in Ontario's approach to land use planning, which emphasize the need for sustainable development and the provision of diverse housing options.

We acknowledge the importance of evaluating the land supply and forecasted housing and non-residential demand to ensure land is available to meet the projected growth of the City. The above-mentioned property provides a unique opportunity to help the City accommodate the forecasted growth and achieve the City of London's Housing Target of 47,000 new units.

Over the past several years, the local area has experienced a shift in demographics, resulting in a greater demand for residential properties. The current industrial designation is no longer adequately describes the current or future land uses for this area. Since the recent PEC meeting, several landowners within the area have reached out to the council to express their desire to redesignate their lands from industrial to a new place type that would allow for residential development. The evolution of the surrounding community, along with the implementation of new land use planning policies, warrants a reassessment of the appropriateness of the current designation in the subject lands as well.

Reasons for Requested Conversion of Place Type

The purpose of this proposal is to convert the current Commercial Industrial Place Type into a new classification that facilitates more intensive residential development. The following outlines the key planning justifications for this transformation:

1. **Gradual Transition:** The area has been undergoing a gradual shift from a light industrial identity to a more commercial and office-oriented character over the years. There have been multiple requests from other landowners to convert their current commercial industrial land use to residential. We believe that this request to consider our lands for redesignation is appropriate.
2. **Proximity to Commercial Node:** The location lies within a 5–10-minute walking distance from the major commercial node at Hyde Park Road and Fanshawe Park Road West. Allowing the development of high-density residential properties here aligns with the goals of the City by promoting easy access to essential amenities within a short walk. It also supports the provincial objective of building well-rounded communities.
3. **Synergy with Hyde Park Commercial Area:** The redesignation for residential developments in this vicinity will complement the existing nearby commercial establishments.
4. **Accessible Transit Services:** The area benefits from excellent public transportation provided by LTC, with direct routes connecting to key destinations such as Masonville Mall, Western University, and Downtown London.

5. Infrastructure Advantage: Adequate water, sanitary, and storm sewer infrastructure already exists in the area. Allowing residential development here will make efficient use of the existing infrastructure, alleviating the need for costly new services in remote vacant lands.
6. Maximizing Land Utilization: The current Commercial Industrial designation underutilizes the potential of these lands. Intensive residential development represents a higher-value use and makes better use of the city's investment in this region.
7. Smooth Transition: With the redesignation to new Place Type supporting residential development, existing uses can continue based on the needs and preferences of property owners and tenants. Simultaneously, introducing a new classification that allows for more intense and valuable land use over time.
8. Addressing Housing Demand: Considering the housing needs in the City of London, the proposed conversion presents a significant opportunity to develop high-density housing units, helping to address the demand for housing in the near future.

We firmly believe that the redesignation of our property to residential use aligns with the objectives outlined in the recent changes to PPS. By repurposing the property for residential purposes, we would contribute to the creation of more vibrant and sustainable neighborhoods, while addressing the growing need for housing in the area.

We kindly request that the City undertake a comprehensive evaluation of our property, taking into consideration its location, access to amenities and services, transportation infrastructure, and the overall development goals of the surrounding community. We are confident that the findings will support the case for a redesignation to residential use.

Furthermore, we would appreciate the opportunity to meet with you to discuss the potential redesignation in greater detail. This would provide us with an opportunity to share additional information regarding our proposal and address any questions or concerns that may arise.

Thank you for your attention to this matter. We look forward to a positive response and the possibility of collaborating with the City to explore the potential of redesignating our property for residential use. Should you require any further information or have any questions, please do not hesitate to contact me at your convenience.

Sincerely;
Auburn Developments Inc.



Per Stephen Stapleton
Vice-President