



December 10 2011

Dear: Chair and Members of the City of London Planning and Environment Committee

Re: Commercial Development Proposal – 3405 & 3313 Wonderland Road South (North West corner of Wonderland Road South and Wharncliffe Road South)

Below is our response and clarification to the item scheduled to be heard by the Committee on December 12 2011 at 4:50 pm.

The original concept for the South West Area Plan presented by Urban Strategies on April 20 2010 shows this property as a mixed use commercial centre which has always been our intent for this property.

More recently, for reasons unknown, the land use plan shown on page 11 of the Staff report before you shows an office business park and multi-family high density residential. We do not support or agree with the staff's proposed designation on our property before you.

We feel that the original commercial designation should be reinstated for the following reasons:

- This is a logical extension of the existing Wonderland Road South Commercial Corridor as this property is surrounded by a hydro corridor to the west, Wonderland Road to the east, Wharncliffe Road to the south, and existing commercial lands to the north , and will also complete the infilling of of the block north of Wharncliffe rd s.
- The existing Hully Gully and TSC stores at the corner of Wonderland rd and Wharncliffe rd define this intersection as a major commercial node.
- Our proposed commercial development of 51,003.70 square meters (549,000 square feet) will be an investment in the City in excess of \$150 million.
- Annual property tax revenue to the City for this commercial development will be approximately \$7,290,978.90.

- Development Charges revenue to the City will be approximately \$8,598,713.00.
- This project will employ approximately 750 people temporarily and 1,200 full time and Part time people.
- We are in a position to proceed with this significant project immediately after obtaining the necessary City of London approvals.

Based on this information, we respectfully request that the Committee give consideration to directing their staff to revise the land use proposed for this property at Monday night's committee meeting.

We thank you for your consideration regarding this matter.

Respectfully submitted,

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