

From: Jug Manocha

Sent: Monday, January 8, 2024 5:56 AM

To: PEC <pec@london.ca>

Cc: De Ceuster, Isaac <ideceust@london.ca>; KEN PATPATIA

Subject: [EXTERNAL] OZ-9665 and address (3055 Dingman Drive & 4313 Wellington Rd S) of the application.

Dear Planning Committee Members

We became aware of this application by watching the TV news. We were mistakenly not notified of this application, but we own properties that are within the area where we should have been notified of this application. We were too late to provide our comments on this application but the planner advised us to contact the planning committee directly due to the oversight.

As per attached city map, we have completed a land assembly that consists of parcels 3405 (3405 Dingman Drive 3356 and 3226 Westminster Road). The property consists of Parcel A – 62 acres, Parcel B 85 acres and Parcel C 95 acres. Assembly consists of approximately 242 acres with approximately 150 acres inside the growth boundary. Our properties were similar to those subject of this application and both properties were part of the former M1 and M2 Westminster zoning.

These zoning allow for commercial and industrial development on lands close to the 401 and 402 corridor. Our property assembly abuts the Convertus (formerly Orgaworld) to the east that will be composting London organic waste in addition to Torontos. This shows that there are already many mixed uses in the area.

We are in the process of development as our lands have exposure on the 401/ 402 highways, and these are attractive for commercial and industrial purposes (photo attached of Parcel A)

Unfortunately, sometimes as private developers, there is a perception that the city provides industrial lands at reduced rates and also controls where industrial developments may occur. In fairness, the attached map was provided by the city as an alternate site for industrial development lands.

We recognize that it is in the past, but our site was the one preferred by SYSCO who ended up locating in Woodstock because they wanted the highway exposure and the city would only provide lands on Airport Road that did not meet their highway criteria. We should not miss these types of opportunities for job creation and economic growth in the present and the near future. We think that the private industrial investments can supplement the limited industrial lands and collectively take advantage of the 401/402 traffic corridor.

Comments on the application:

1. We are in support of the application as there are already industrial lands adjacent to our properties off Dingman Drive and in the Roxburgh/ Wilton Grove Road areas.
2. Westminster Township had a long term vision to allow for this type of commercial and industrial zoning and developments as per attached map. The properties were not downzoned during the annexation process with the city of London (or a large amount of compensation would have had to be paid out). In this case, the proposed development falls into the zoning category envisioned by Township of Westminster zoning

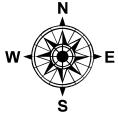
3. While we can appreciate that the city wants to see developments in the core area, Many of the commercial and entertainment facilities previously took advantage of the highway corridor under Westminster Township including the former home of the London Knights. We think that developments that create economic growth along the 401 corridor would pull business off the highway and create more job opportunities. Based on the attached picture, most businesses would like the highway sign exposure and appreciate that it is only a quick access from Wellington Road.
4. We appreciate that there have been changes in commercial and industrial demands. We support the changing uses with the changing market needs. We would like to see industrial lands and commercial lands development as envisioned by the former Westminster Township continue. We think this is in line with job creation and economic development for the city.

We appreciate the opportunity to comment.

Sincerely

Jug Manocha
401L Inc
Ken Papatia
1787996 Ontario Inc

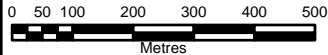
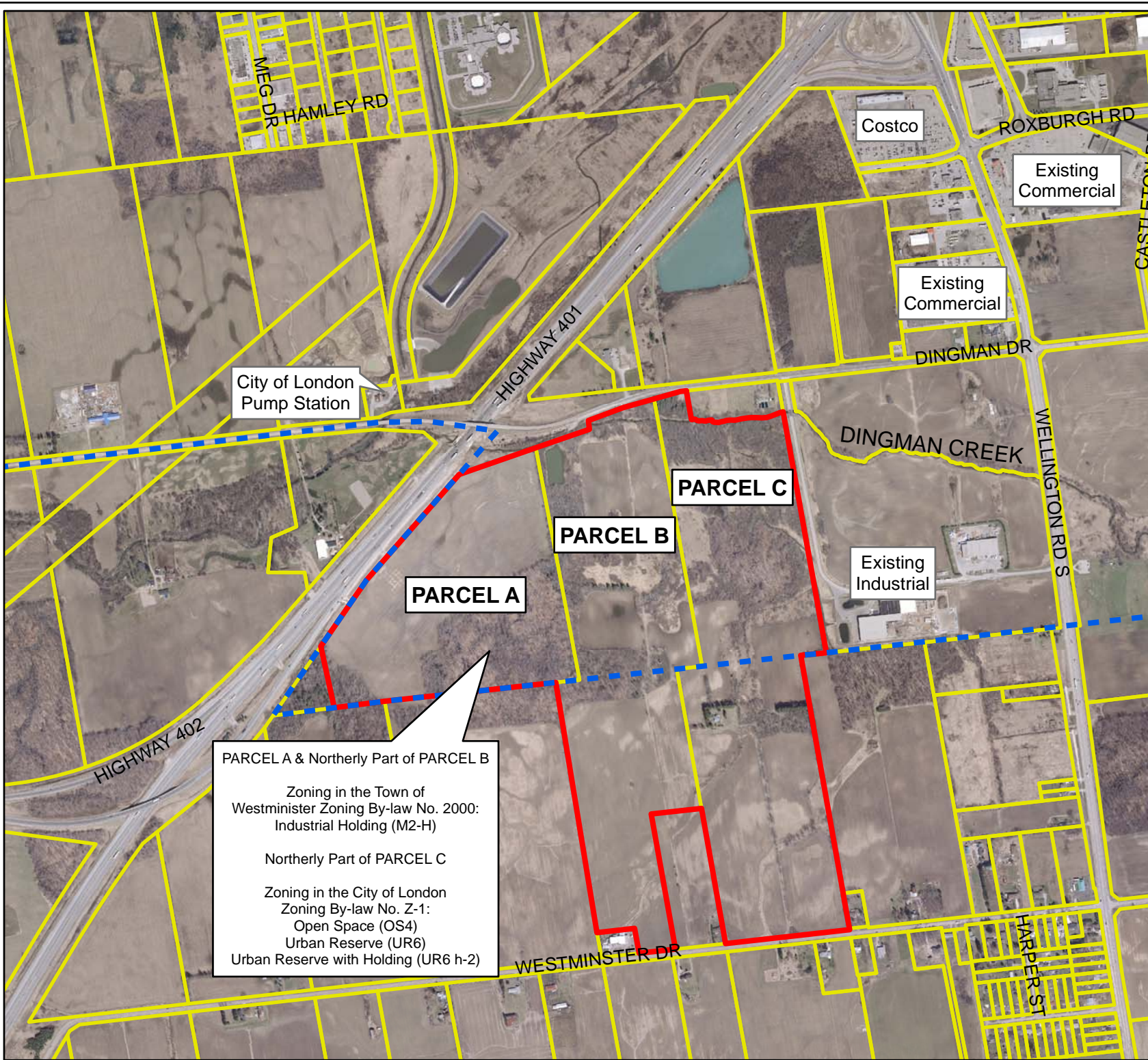
Appendix A: Context Map



Legend

- - - Urban Growth Boundary
- Subject Lands
- Parcels

PARCEL A & Northerly Part of PARCEL B
 Zoning in the Town of Westminister Zoning By-law No. 2000: Industrial Holding (M2-H)
 Northerly Part of PARCEL C
 Zoning in the City of London Zoning By-law No. Z-1:
 Open Space (OS4)
 Urban Reserve (UR6)
 Urban Reserve with Holding (UR6 h-2)



Potential Development Lands, London, ON

401/402 Exposure inside Urban Growth Boundary

Parcel A 62 Acres
Commercial Industrial Development

402 E

402 W

401 E

401 W