

March 11, 2024

City of Planning and Environment Committee
c/o City Clerk's Office
pec@london.ca

Re: Hyde Park Industrial Land Conversion

I am the agent for the owners of three properties in the Hyde Park area: (1) York Developments; (2) Copp Realty and (3) C-Cubed Holdings. Their properties are shown on Figure 1, below.

The City has undertaken a review of industrial areas across London to evaluate the need and opportunity for conversion of vacant and underutilized industrial areas to more productive land uses. We have engaged in this process since it began and submitted our request for consideration of industrial land conversion to the Planning and Environment Committee on July 17, 2023.

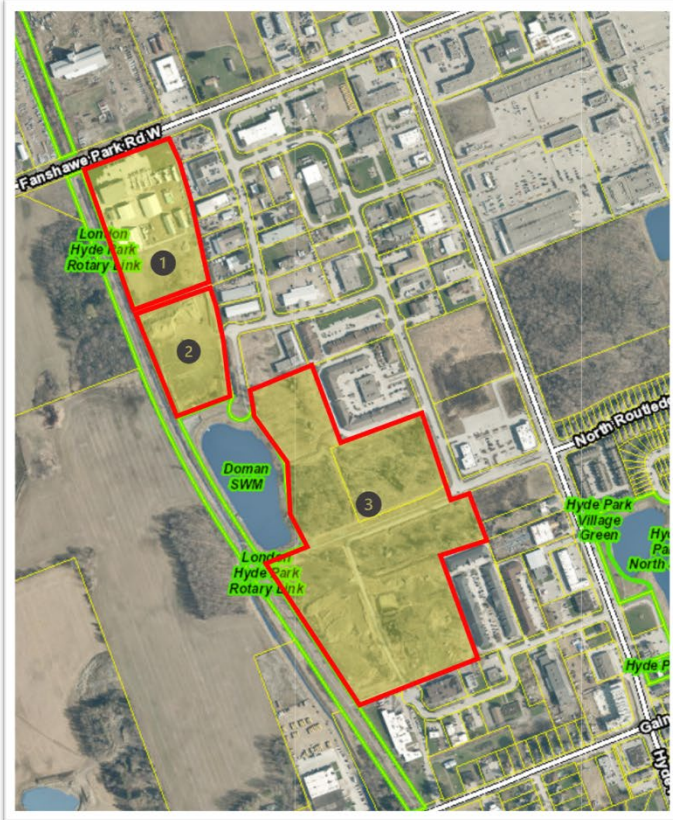
It is our understanding that these lands, shown in the attached materials, are to be recommended by Staff for conversion at the March 19th meeting of the Planning and Environment Committee. We are very appreciative of the work that Staff have undertaken, working together us, and we would like to formally agree with this recommendation and re-iterate to Planning Committee our request for such conversion.

The subject lands are located within an undeveloped portion of the Commercial Industrial Place Type in Hyde Park. My clients' lands represent 40% of the entire Commercial Industrial Place Type. Furthermore, they represent 25ha of developable vacant land that present an outstanding opportunity for the type of infill and intensification that City Council has been seeking and they are within walking distance of the Hyde Park power centre and Main Street.

As shown in the attached documents, there is an opportunity for designing and developing an exceptional medium-density, mid-rise residential neighbourhood on these lands, with the existing woodland and the large stormwater management pond as its focal point. As shown in the attached document, a residential neighbourhood at this location would benefit from the extensive grocery, retail, restaurant and service uses in the area as well as the existing trail system, existing parks and transit services at its doorstep.

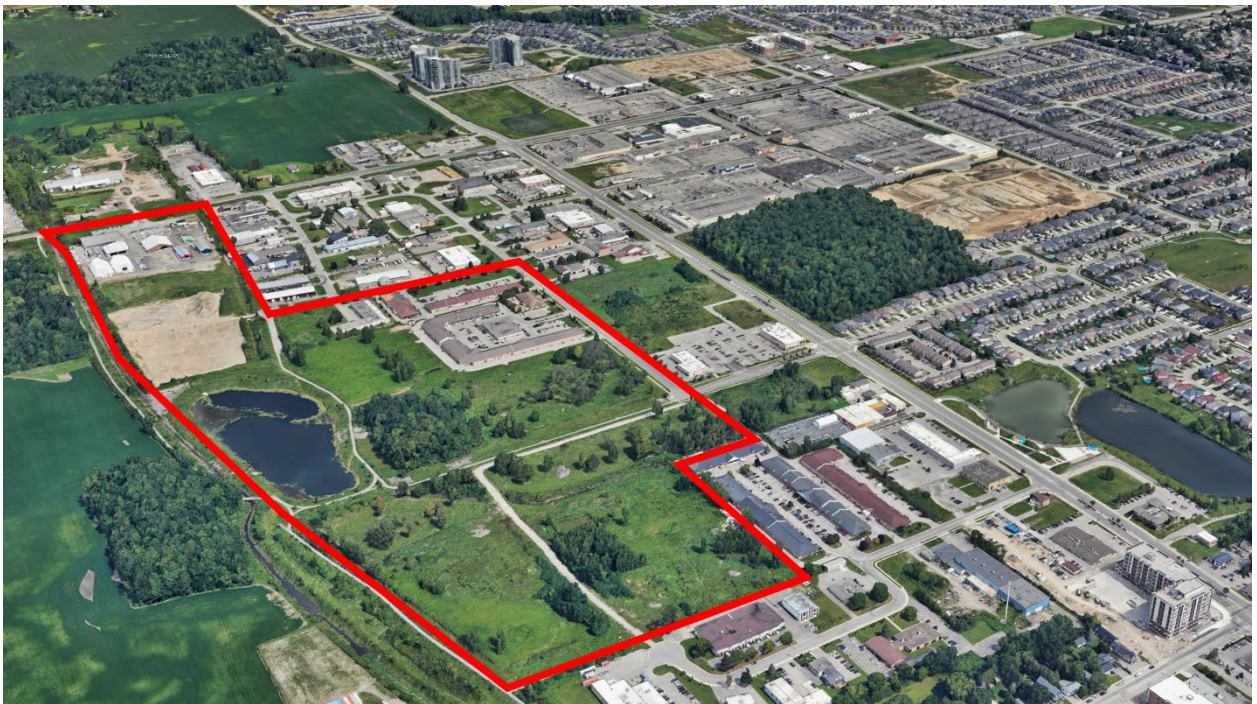
Leaving these lands in the Commercial Industrial Place Type would not only undercut this opportunity for housing, but it would also be wasteful of land and costly infrastructure that is already in place. These lands have remained vacant under the existing Place Type for several decades, while other lands throughout Hyde Park been almost fully developed out. Meanwhile, existing warehouse and wholesale buildings continue to be vacated and re-occupied with retail, service commercial and office uses. A large daycare has even moved into this area to occupy vacated space. Clearly, there is no demand, nor viability, for building new commercial industrial development at this location.

Figure 1
Proponents' Land Holdings



- 1 Lands owned by Copp Realty Corp
- 2 Lands owned by C-Cubed Holdings
- 3 Lands owned by York Developments

25ha



THE OPPORTUNITY



1,000+ new housing units to address London's housing crisis



Smart conversion - higher order use of valuable land at this growing urban location



Development of long-standing vacant land - 40% of Commercial Industrial Place Type is currently vacant



Capitalize on city's major investments in existing municipal infrastructure - roads, sewer, storm pond, pathways, etc.



Opportunity for a great new neighbourhood focused on woodland, pond & bike trail



New sustainable neighbourhood with 5-minute walk to employment and every-day needs



~2,500 more people to support commercial uses in the Hyde Park Hamlet & other Hyde Park businesses



Opportunity for dense missing middle without impact on adjacent neighbourhoods



Generate transit ridership in support of existing transit services

We have attached the materials that we have previously submitted to Staff, for Planning Committee's consideration. Once again, we appreciate Planning Staff's engagement with us throughout this process and we agree with their recommendation to convert these lands. We look forward to continuing our work with them through the process of amending the Official Plan to establish a Place Type that will allow for the development of a new medium density residential neighbourhood.

My clients have already begun the planning, design and engineering work for these lands and are anxious to begin the development process as soon as possible to bring this new housing to London as soon as possible.

Sincerely,

John Fleming, MCIP, RPP
Principal - City Planning Solutions
john@cityplanningsolutions.com
519-476-0071

cc: Heather McNeely – Director, Planning and Development
Justin Adema – Manager, Long Range Planning and Research
Travis Macbeth – Manager, Planning Policy (Growth Management)

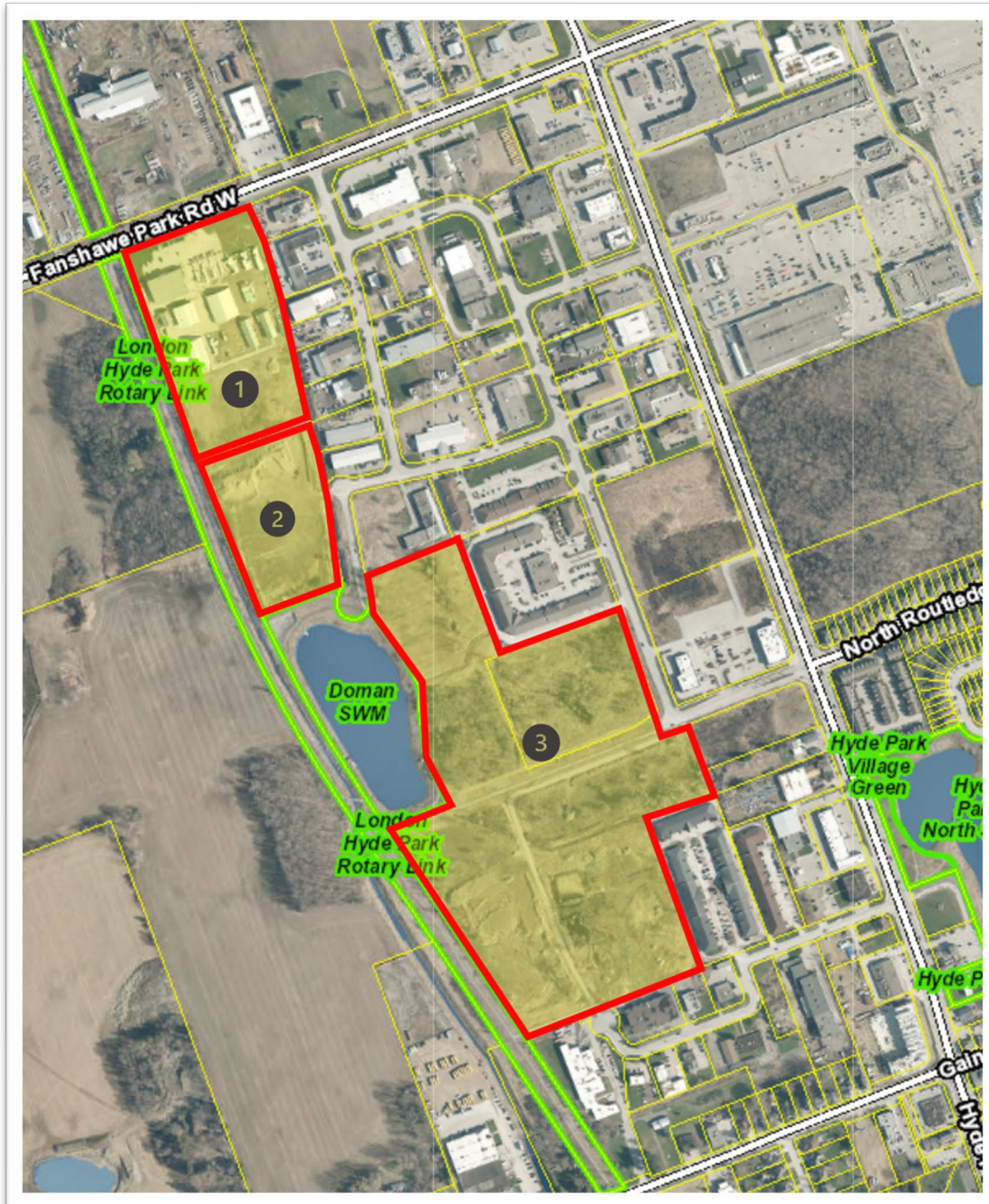
Hyde Park Industrial Land Conversion Presentation to Planning Staff

March 5, 2024

The case for industrial land conversion in Hyde Park

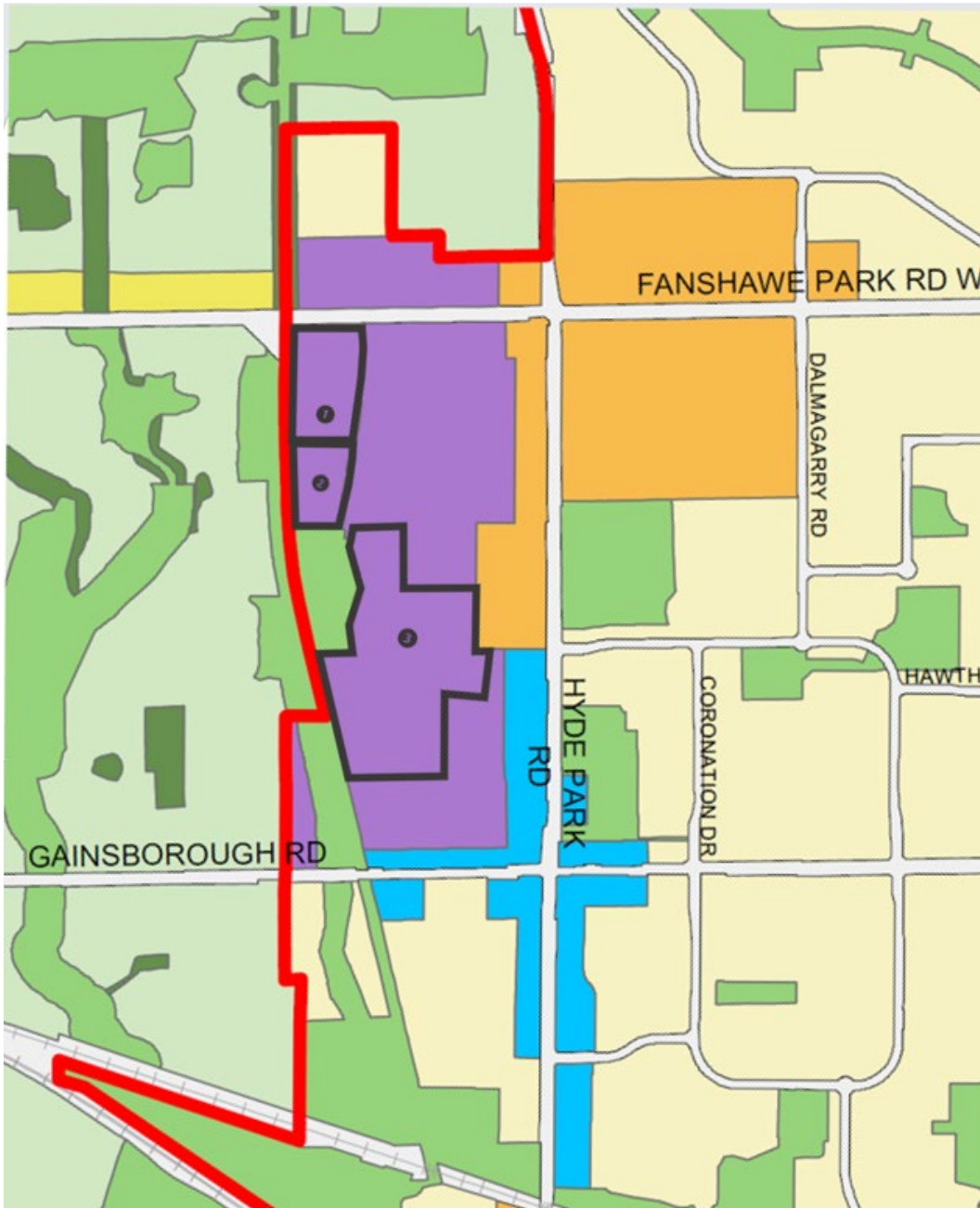
- ✓ New location for residential intensification – City is embarking on program to identify new growth nodes (HAF \$\$ to study opportunities such as this)
- ✓ Will create new housing supply – 25 ha of mid-rise/medium density housing
- ✓ Represents a major opportunity for building missing middle housing – mid-rise forms
- ✓ Lands are well-located close to “everything” – major power centre
- ✓ Opportunity to build highly sustainable development – with so many services in walking distance and transit infrastructure already in place
- ✓ Node has already been created at this location in the urban structure – largest (or 2nd largest) commercial node in the City
- ✓ High-rise residential has already been developed at this node – this is an opportunity to continue to intensify this node & use land more efficiently
- ✓ We are not asking for high-rise residential development – looking for mid-rise including towns, stacked, mid-rise apartments
- ✓ Excellent residential amenities nearby & on-site – pond, woodlands, trail, parks, daily needs and services
- ✓ Lands are large enough to establish a positive residential neighbourhood – with pond and woodlands as a focal point
- ✓ Servicing is already in place – sewer, water, storm, roads, transit
- ✓ Will support Hyde Park main street – add pedestrian activity from residential community in this area
- ✓ 70% of lands are vacant – if not residential, what is the long-term vision? More Commercial/Industrial development? Market isn’t demanding this type of development (industrial buildings have been re-purposed for office and commercial uses).
- ✓ Current designation will likely see these lands sit vacant – a waste of land that is serviced and could be used for residential purposes.
- ✓ The City is looking for ways to utilize existing lands for residential development – to avoid excessive expansion of the UGB
- ✓ Copp’s lands extend to Fanshawe Park Road and would interface with any urban growth boundary expansion to the north
- ✓ City is undergoing an Industrial Land Conversion Study – this is the right time to address the conversion
- ✓ This is not an employment area under the Planning Act – it is a commercial centre
- ✓ Re-designation of the subject lands can support longer-term transition of remainder of the commercial industrial area over time.





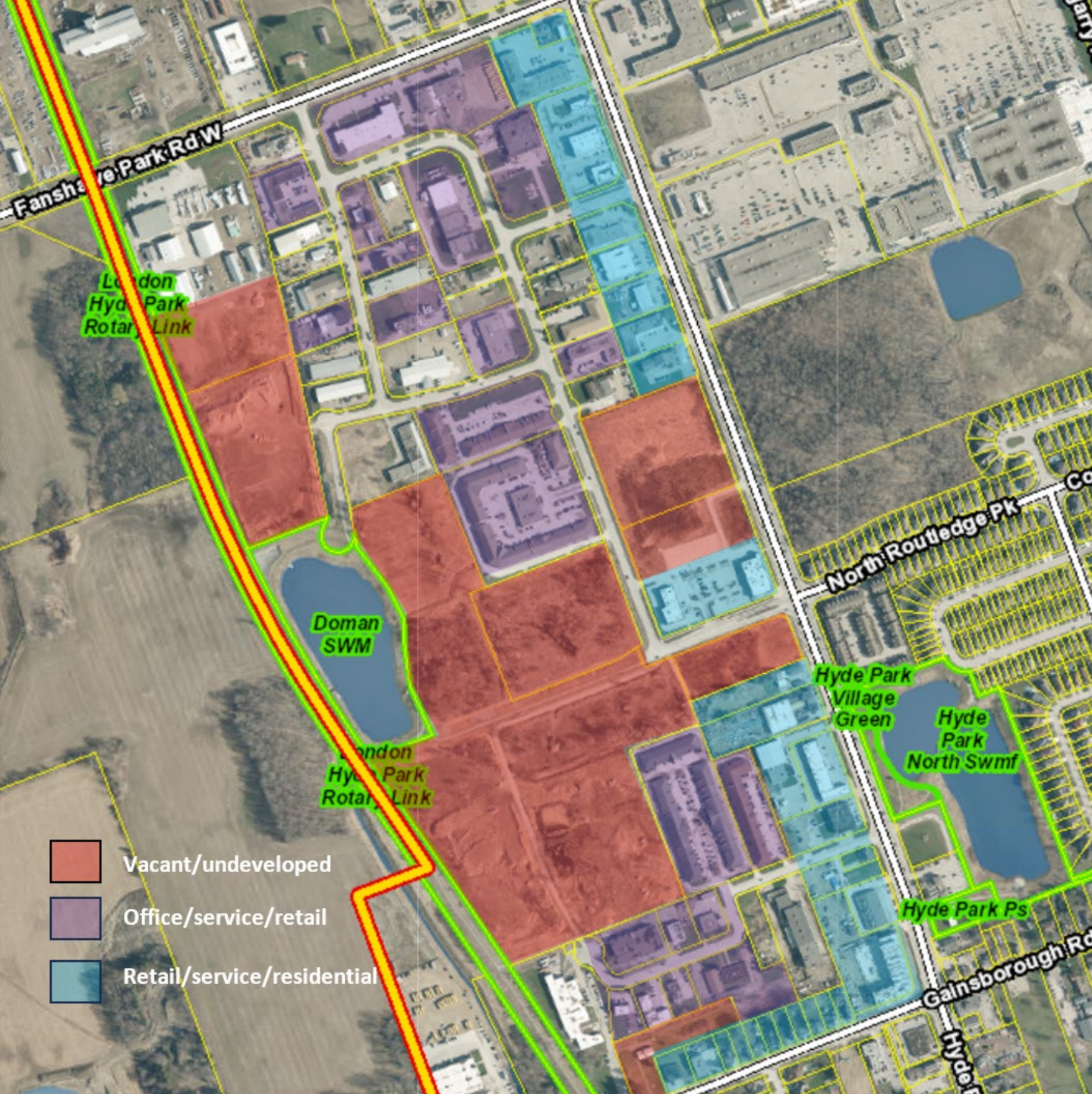
- 1 Lands owned by Copp Realty Corp
- 2 Lands owned by C-Cubed Holdings
- 3 Lands owned by York Developments

25ha



Proponent Landowners

The 3 parcels of the proponent
landowners represent 40% of the entire
Commercial Industrial Place Type



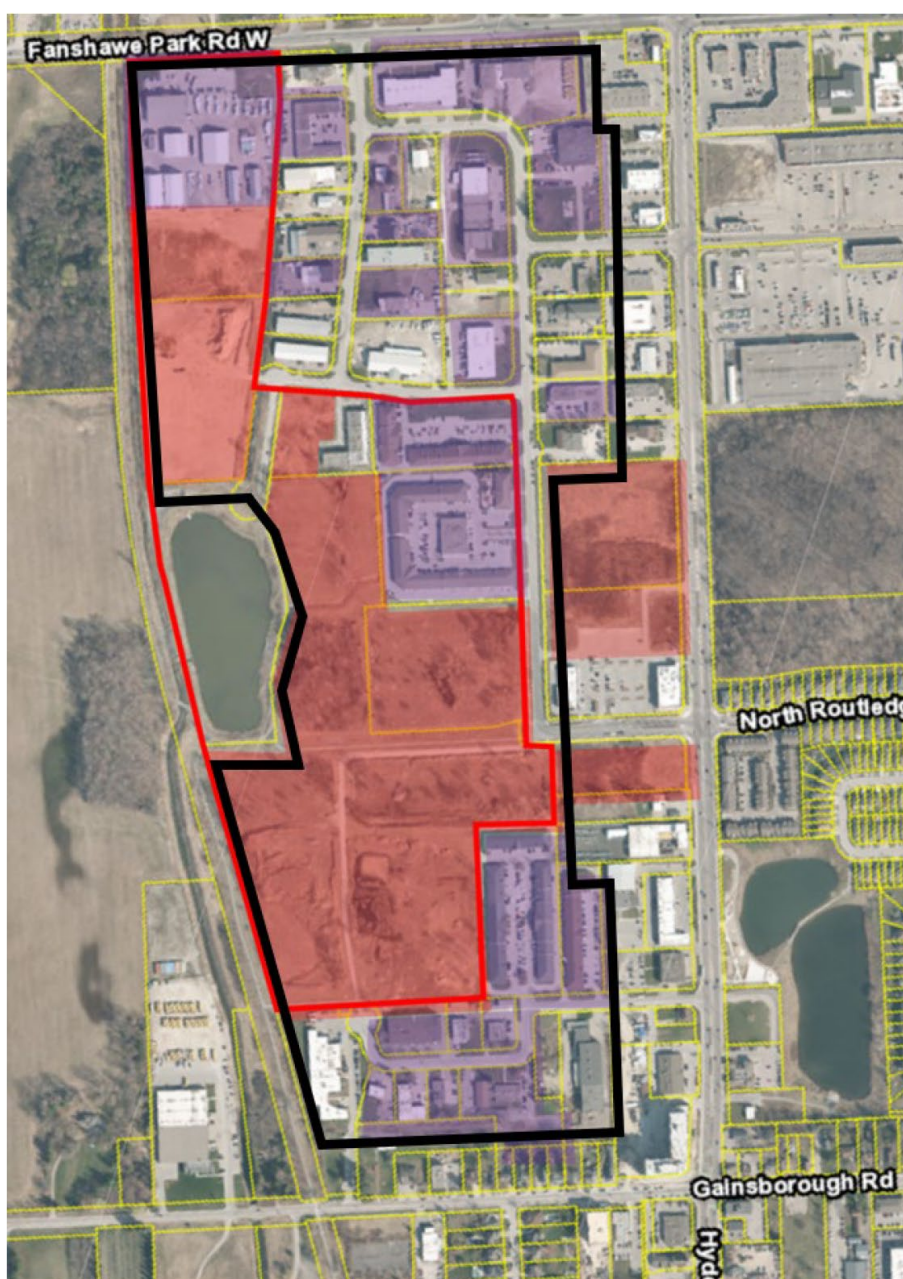
Survey of existing land uses

- Vacant/undeveloped
- Office/service/retail
- Retail/service/residential



Prevalent uses in the larger
Commercial Industrial
Place Type are retail,
service commercial and
office





Proposed Conversion Area

Red outline shows proposed industrial land conversion area

75% of conversion area is vacant land and remainder occupied by commercial uses

Figure 7 - Existing land uses in the Commercial Industrial (CI) Place Type. Black line is the boundary of the CI Place Type. Red boundary is area of proposed conversion to Neighbourhood Place Type. Purple shading represents primarily commercial uses (retail, service, office). Remaining parcels may have very light industrial character.

**Proposed
Conversion
Area**



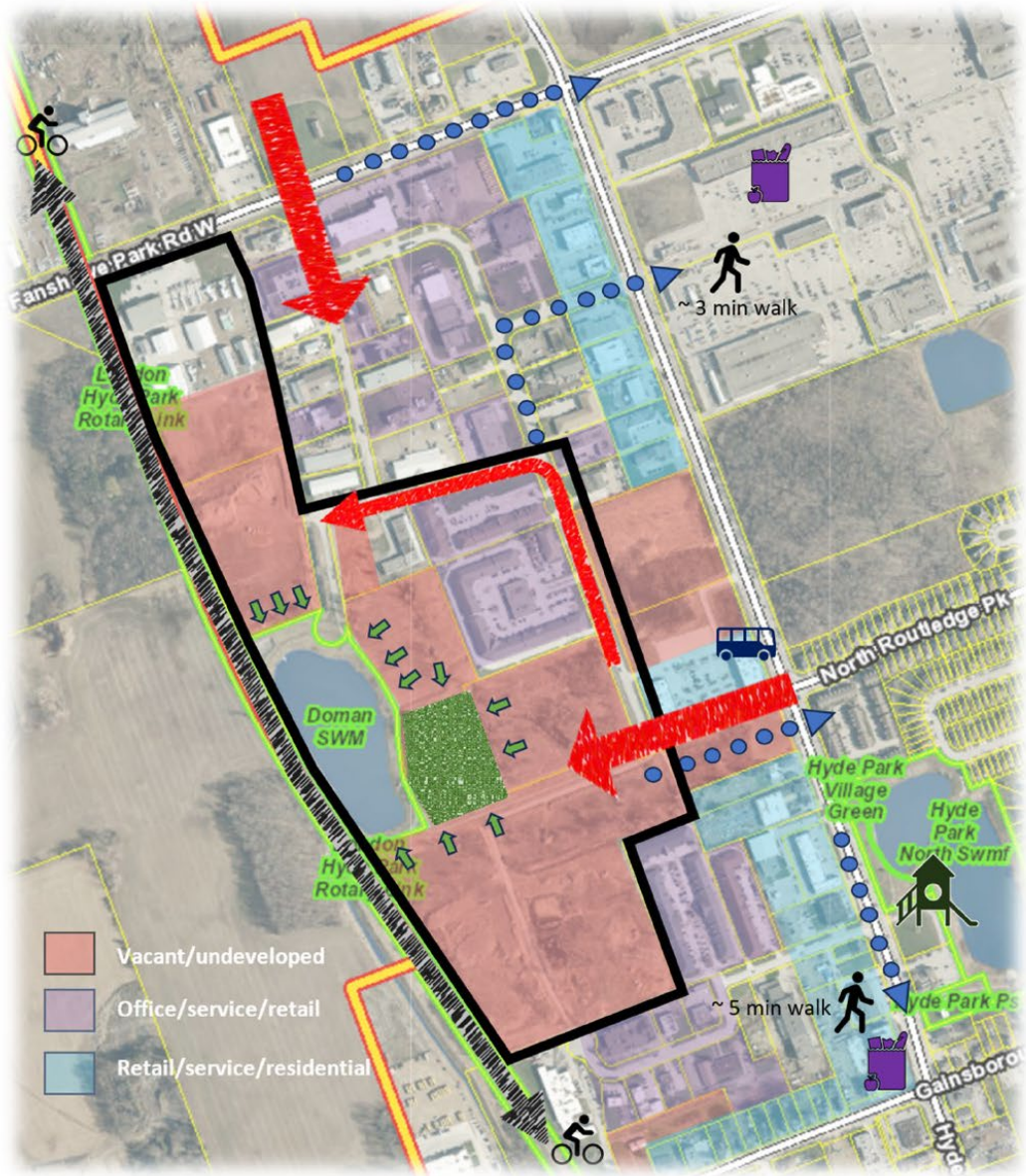


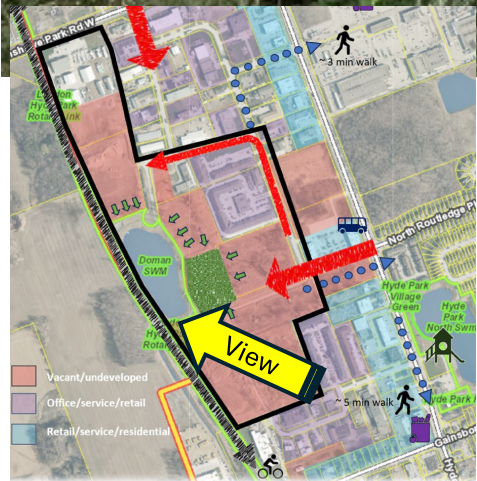
Figure 8 - High-level community framework - focal point, pond, woodland, multi-use pathway, transit stop, entrances, linkages and nearby shopping. Red-shaded areas are vacant/undeveloped lands.



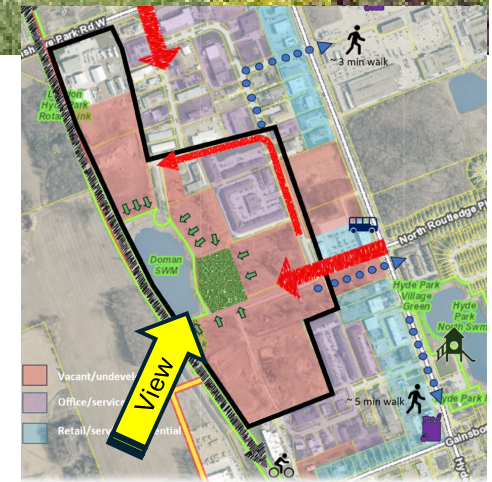
Opportunity for A High Quality Neighbourhood

- 25 ha large land holding to build community
- Central feature of storm pond and woodland
- Amenity of trail - cycling/walking trail
- Major park across Hyde Park
- Hyde Park commercial main street within 5 minute walk
- Natural setting across trail (to the west)
- Major power centre - retail, grocery, services within 5 minute walk
- Transit services
- Planted boulevard entrance existing - sense of arrival/gateway

Stormwater Management Pond Focal Point Opportunity for Neighbourhood



Woodland in Green Space Place Type Focal Point Opportunity for Neighbourhood

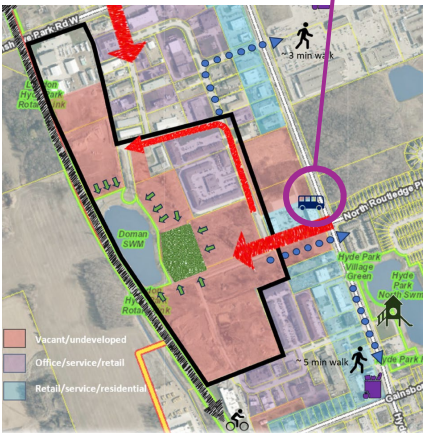
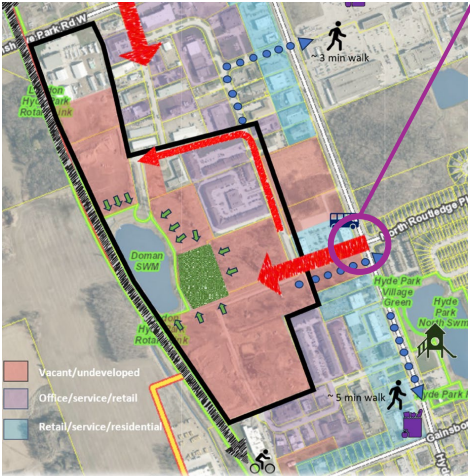




Entrance to North Routledge



Transit Infrastructure at North Routledge





Extensive trail infrastructure already in place





John Fleming, MCIP, RPP
Principal - City Planning Solutions

September 8, 2023

Mr. Travis Macbeth
Senior Planner
City of London Planning and Development
300 Dufferin Avenue
London, Ontario N6A 4L9

Planning Analysis - Request for Industrial Land Conversion to Neighbourhood Place Type

I am the agent for York Developments, Copp Realty Corp and C-Cubed Holdings who own approximately 24ha of land within the Commercial Industrial Place Type in Hyde Park. We are proposing the conversion of the existing Commercial Industrial Place Type to a Neighbourhood Place Type that would apply to these lands, as well as three additional properties as shown in Figures 4&5 of this report. We are proposing a specific policy for the Neighbourhood Place Type to allow for mid-rise, mixed-use forms of housing on the entirety of these lands. This conversion would allow for dense “missing middle” housing, in an ideal location, without impact on adjacent neighbourhoods.

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BACKGROUND

The Commercial Industrial Place Type

Figure 1 shows the Commercial Industrial Place Type (London Plan designation) that is the subject of this request. It is west of the Shopping Area and Main Street Place Types fronting Hyde Park Road and north of the Main Street Place Type fronting Gainsborough Road. The Commercial industrial Place Type covers just over 60ha of net land area.



Figure 1 – London Plan Place Types

The Commercial Industrial Place Type is intended to accommodate a mix of commercial and light industrial uses that are compatible with one-another. The range of light industrial uses is limited and does not include those that would impose significant impacts from noise, vibration, odours or emissions.

Lands Owned by York, Copp & C-Cubed

Figure 2 shows the lands owned by York Developments, Copp Realty Corp and C-Cubed Holdings (referred to as the landowners in the remainder of this document) within the Hyde Park Commercial Industrial Place Type. These lands are approximately 24ha in size and represent approximately 40% of the total land area in this Place Type.

The York Developments and C-Cubed Holdings sites are entirely vacant, while approximately 1.7ha of the Copp Realty Corp site is vacant. This represents a total vacant land area of approximately 21ha.

Figure 3 shows the landholding boundaries superimposed on the Commercial Industrial Place Type.

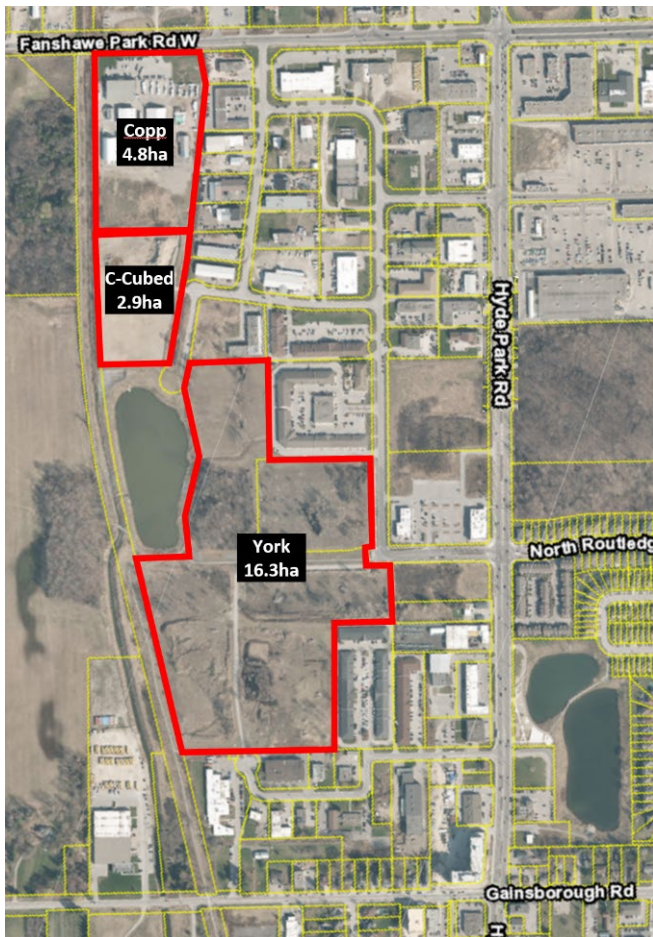


Figure 2 - Lands owned by landowners that are the subject of this industrial land conversion request.



Figure 3 - Landowner property outlines superimposed over the Commercial Industrial Place Type.

REQUESTED CONVERSION

Figure 4 shows the area being proposed for industrial land conversion. While the stormwater management pond is included in this boundary, it would remain in its current Green Space Place Type. Excluding the stormwater management pond, the area outlined in red amounts to approximately 30ha - which is approximately 50% of the entire Commercial Industrial Place Type.



Figure 4 - Boundary of proposed industrial land conversion

1 1568 Woodcock Street



2 1510 Woodcock Street



3 1828 Blue Heron Drive



Figure 4 shows the three additional properties within the proposed conversion area, that are not owned by the landowners (1828 Blue Herron Drive and 1510 and 1568 Woodcock Street). These three properties are occupied by a warehouse/wholesale use, two commercial plazas and a large daycare building. A portion of one of these properties is vacant land. None of these properties contain industrial uses nor outdoor storage. These three properties amount to approximately 5.1ha of land area.

Figure 5 shows the current assignment of Place Types on “Map 1 - Place Types” of the London Plan. It also shows how the Place Types would be changed under the proposed industrial land conversion. Approximately 30ha of land would be re-designated from the Commercial Industrial to the Neighbourhood Place Type. Approximately 70% of that land would be vacant and ready for development to accommodate new housing. The remaining 30% of this land could continue with their current land uses, but would be provided the option and opportunity of developing their lands for mixed-use residential uses in the future.

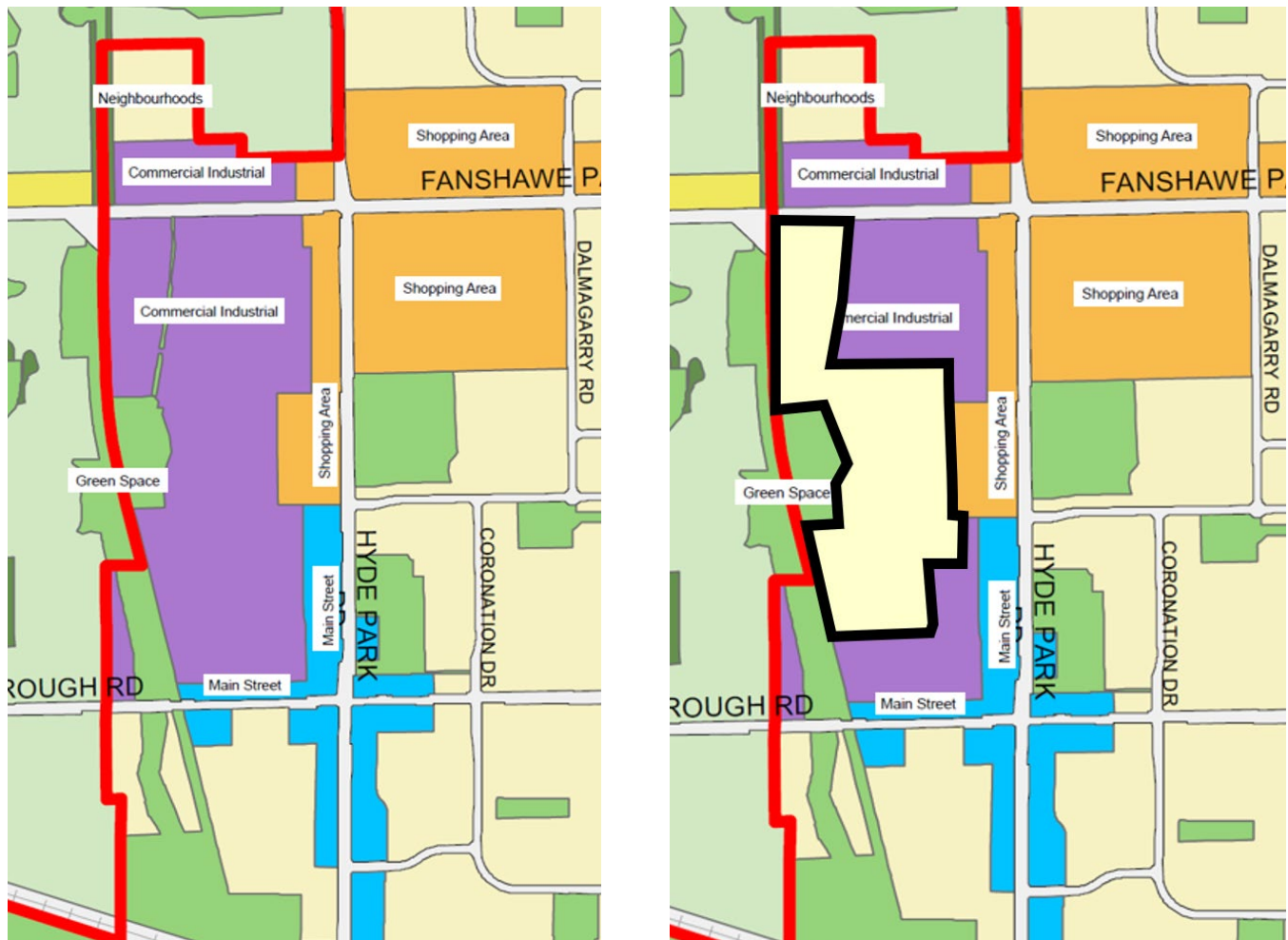


Figure 5 - The left panel shows the existing Commercial Industrial designation, and the right panel shows the proposed industrial land conversion.

Proposed Special Policy - Recognizing the Unique Opportunity for Intensification

It is rare to have an expanse of land within the built-up area of the city that is suitable for 30ha of residential infill and intensification. Even more rare is for an intensification opportunity to be located such that it will not have an impact on a surrounding residential neighbourhood. However, this is the situation on the subject lands. There are no residential neighbours that would be impacted by the development of these lands, and this means that significant intensification could be accommodated without concerns of height, overlook, shadowing, traffic generation on existing residential streets, and other potential impacts that typically raise concerns.

These lands are also located in an area that is already serviced by expensive municipal infrastructure (discussed further below). Transit services are nearby. Importantly, there is a major power centre to the east of these lands which would supply a significant amount of employment and every-day goods and services to residents within walking distance. There is also the Hyde Park Hamlet and commercial corridor that would benefit from the disposable income of a significant near-by population.

It would represent poor planning to squander this unique opportunity for intense forms of residential development at this location with unnecessary planning constraints.

The London Plan allows an upper maximum of 6 storeys of height in the Neighbourhood Place Type where lands are on an Urban Thoroughfare and up to 8 storeys of height within Central London. However, given that the subject lands would not be located on major streets and are not located within Central London, the Neighbourhood Place Type would limit development 3 storeys. Furthermore, triplexes, fourplexes, stacked townhouses and mid-rise apartment buildings would not be permitted.

In my opinion, this standard height restriction of the Neighbourhood Place Type would represent a significant opportunity lost for building important new housing on this exceptional intensification site.



Figure 6 - Almost-completed mixed-use, mid-rise development at Gainsborough Road and Hyde Park Road south and east of the subject lands.

The Shopping Area Place Type to the east of the subject lands would allow for an upper maximum height of 6 storeys. Similarly, the Main Street Place Type to the east and south of the subject lands would allow for an upper maximum height of 6 storeys.

We are proposing a specific area policy for these lands to allow for mixed-use residential buildings of up to 8 storeys. This will recognize the unique opportunity presented by this site, take advantage of existing municipal servicing, support nearby commercial uses, provide for a sustainable form of development within easy walking distance of every-day goods and services and avoid unnecessary constraints to augmenting London's housing supply.

This level of intensity would provide the financial basis for developers to construct the "missing middle" - the elusive mid-rise form of housing that requires a critical mass of units to be feasible for development. Similarly, allowing for mixed-use residential buildings of up to 8 storeys could create the required financial incentive to redevelop the lands that are already developed for commercial uses within the proposed conversion area.

We do not think it is appropriate to exclude the proposed specific policy at this time, with the intention that developers apply for an Official Plan amendment on a case-by-case basis. This would be costly and inefficient to both the development community and the City and would not signal the City's desire to support significant intensification on this unique site. It would eliminate, rather than introduce, incentive for the intensification of this site and the development of a significant amount of housing on these lands.

The following specific policy is proposed for the Neighbourhood Place Type:

Within the Neighbourhood Place Type located south of Fanshawe Park Road West, west of Hyde Park Road, north of Gainsborough Road and east of the Urban Growth Boundary, buildings up to 8 storeys in height may be permitted on any street classification. Mixed use buildings may also be permitted on any street classification, with retail, service or office uses on the ground floor. Existing uses will continue to be permitted.

It should be recognized that the allowance of up to 8 storeys does not mean that all development on the subject lands will achieve this height. It will simply allow for this opportunity.

PLANNING EVALUATION CRITERIA

City Planning Staff prepared and distributed a series of planning evaluation criteria by which proposals for industrial land conversion will be measured. The following addresses each of them and demonstrates that the proposed conversion, and associated specific policy, is desirable and represents good planning.

1. Property not required for long--term industrial use & not in prime industrial land location

The 1989 Official Plan identified the subject lands as "Light Industrial". However, the proliferation of non-industrial uses into this designated Light Industrial area was recognized within the 2016 London Plan, whereby the new Commercial Industrial Place Type was applied.

As noted above, 70% of the lands covered by the proposed industrial land conversion are vacant and not serving an industrial purpose. They have remained vacant for a very long period of time, even as the Hyde Park area has experienced substantial growth. The industrial functions that once

occupied the surrounding area have generally left for other parts of the city, as it has lost its amenity for industrial uses. Commercial uses of various types have overtaken much of the area and it would be unviable for an industrial use with noise, odour, vibration or emission impacts to operate here.

These lands do not have long-term amenity for industrial purposes as they are located far from major highways. The surrounding streets are congested with commercial traffic and difficult to access by truck. These lands are not within the City's long-term industrial plans and are not identified in any city documents as "prime industrial land locations".

2. Change to non-industrial uses would provide adequate buffering to existing industrial uses

As noted above, there are very few industrial uses remaining in the Commercial Industrial Place Type and there is an abundance of commercial uses. These include uses such as:

- Large daycare
- Health and wellness clinics and offices
- Gym and fitness uses
- Performance training facilities for dance, gymnastics and hockey
- Offices of various kinds - with a large number of home builder and developer offices
- Home improvement product sales and administration offices
- Electronics and printing shops

Those uses that have some extremely light industrial characteristics (likely Class 1 under the province's D-6-1 Industrial Categorization) such as:

- Warehousing and outdoor storage yards
- Automotive service and repair
- Home improvement services - plumbing, countertops, glass
- Pool supplies, landscaping and irrigation systems

During several site visits, there was no evidence identified of noise, vibration, odours or emissions. Most of the properties were well kept with upgraded landscaping and a building design that is in keeping with most commercial areas in the City.

Based on two site visits, Figure 7 was prepared to show an overview of existing uses in the area. The purpose shaded parcels are primarily commercial in character. They operate like any other commercial use that is traditionally located within and surrounding residential communities.

In response to this evaluation criterion, it can be said that there are very few industrial uses left in this area to buffer. D-Series Guidelines can be implemented in future zoning amendments and site plan applications to identify and address any specific noise impacts. While it will be addressed in more detail in subsequent planning processes, it can be anticipated that mitigation of any such impacts could be addressed at the receiving site through typical means, such as air conditioning, appropriate window glazing, etc. It is noteworthy that the C-Cubed lands and the Copp Realty lands are physically separated from the properties to the east by vegetated culvert.

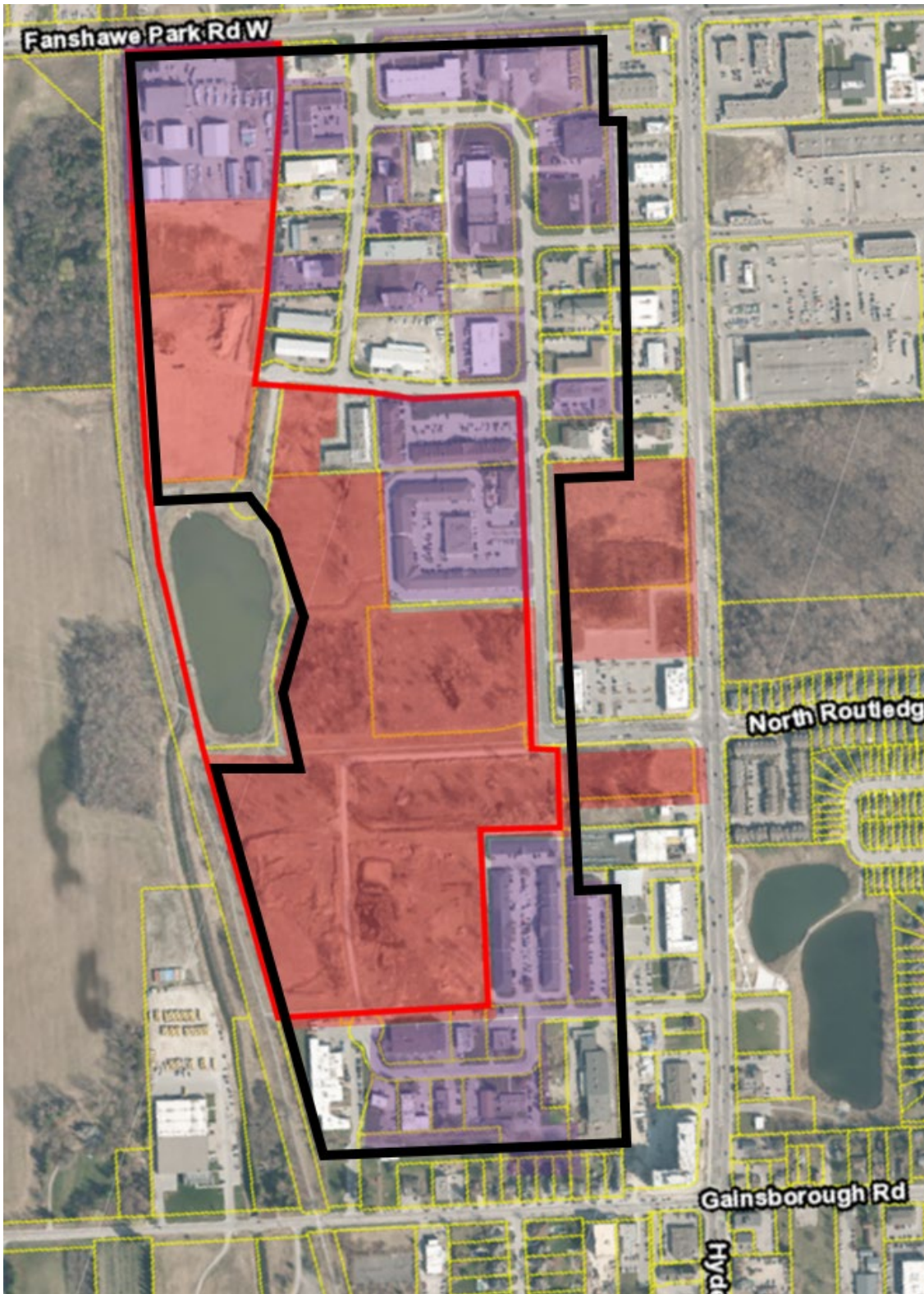


Figure 7 - Existing land uses in the Commercial Industrial (CI) Place Type. Black line is the boundary of the CI Place Type. Red boundary is area of proposed conversion to Neighbourhood Place Type. Purple shading represents primarily commercial uses (retail, service, office). Remaining parcels may have very light industrial character.

3. Presence of other non-industrial uses adjacent to the property or within the same area

As noted above the majority of the uses within this area are not industrial in character. Through the London Plan process, this area was re-designated from Light Industrial to Commercial Industrial, recognizing that the area was losing its industrial character and transitioning to a more commercial character.

Below are illustrative photos of uses in the area, demonstrating their non-industrial character.

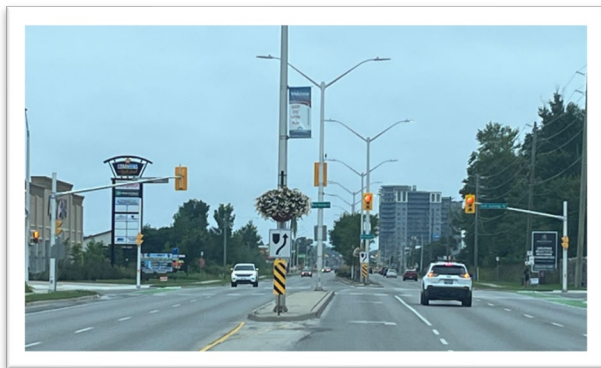


4. Suitability and affordability of municipal servicing without significant constraints

A significant benefit of developing the subject lands for mid-rise residential uses is that the area is already serviced. Significant investment has already been put into existing infrastructure such as:

- Major road improvements to Hyde Park Road (\$40M)
- Traffic lights at North Routledge Park
- Water, sanitary and stormwater sewerage infrastructure
- Large stormwater pond
- Wide local roads, sidewalks and landscaping within the existing commercial subdivision
- Nearby Hyde Park Village Green with extensive infrastructure
- Transit services on Hyde Park Road and at the Hyde Park power centre
- On-road cycling infrastructure
- Recreational bicycle path - extensive multi-use pathway including bridge (London Hyde Park Rotary Link)
- Tree planting and planted centre medians

Conversion of these industrial lands to allow for mid-rise, mixed-use development will capitalize upon municipal servicing - a major financial benefit to the City and good use of existing resources.



5. Parcel size and configuration for land assembly and potential for non-industrial Place Type

The lands proposed for redevelopment are large - 30ha. Figure 8 shows the extent of the proposed conversion within the black line. It shows a high-level community framework, including the focal point established by the pond and woodland, the multi-use pathway, major entranceways (North Routledge Park has a planted centre median), transit services, the Hyde Park Village Green and pedestrian linkages to the nearby Hyde Park Village Hamlet, Hyde Park commercial corridor and the commercial power centre.

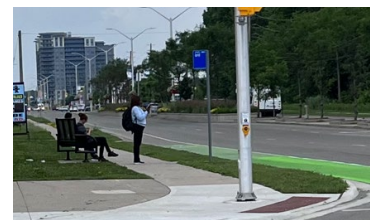
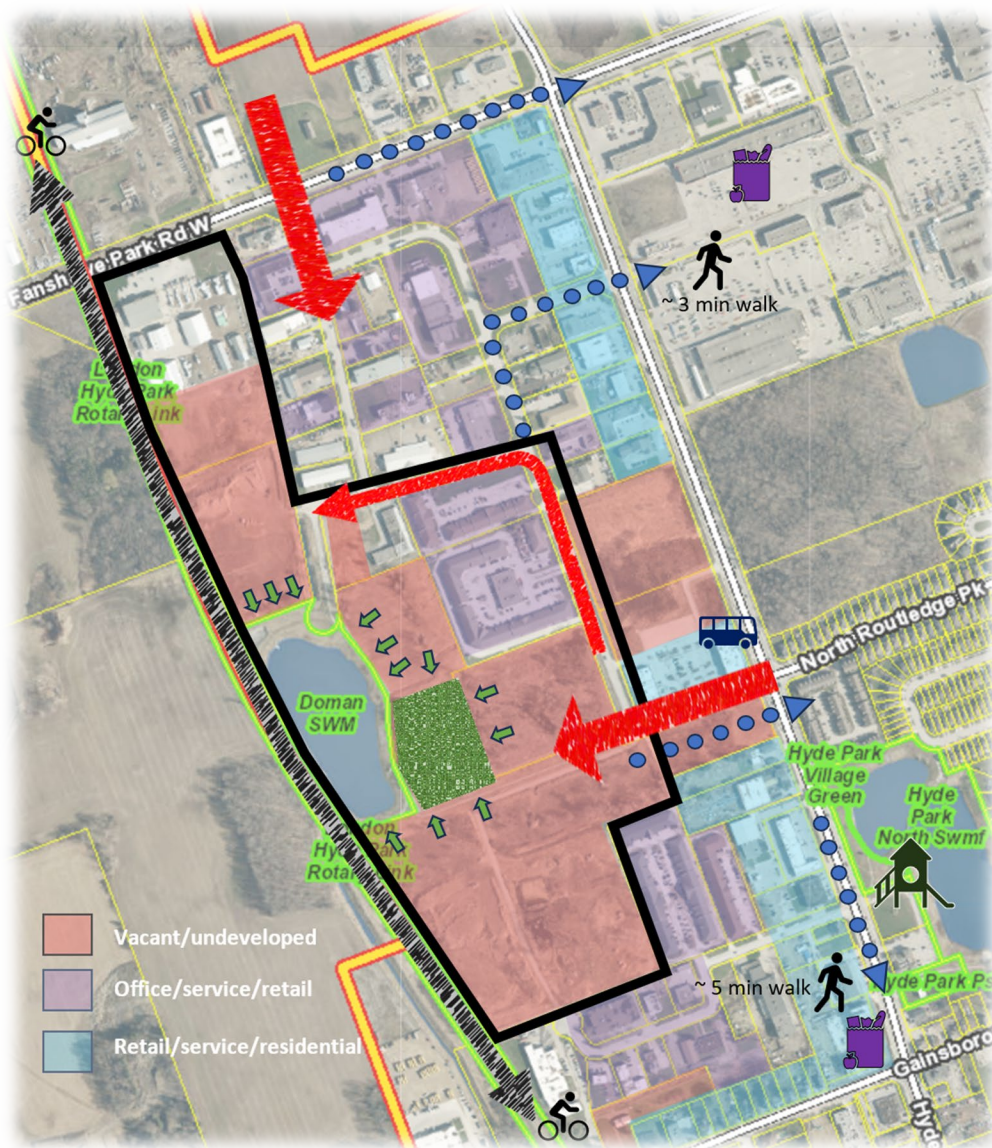


Figure 8 - High-level community framework - focal point, pond, woodland, multi-use pathway, transit stop, entrances, linkages and nearby shopping. Red-shaded areas are vacant/undeveloped lands.

These lands are well configured to create a neighbourhood with a strong sense of community, a high-quality residential amenity, and excellent opportunity for sustainable living, close to daily needs. The natural setting of the pond and woodland will create a strong focal point and identity for the neighbourhood. The multi-use pathway (the London Hyde Park Rotary Link) provides a unique off-road cycling and walking amenity for future residents. Groceries, home hardware, decorating, furnishings, clothing, restaurants and an abundance of other commercial goods and services are within a 5 minute walking distance from the community. On-road cycling infrastructure connects this neighbourhood to other parts of the City as does transit services at the doorstep of the neighbourhood.

As noted above, the subject lands are generally surrounded by uses of a retail or office character, minimizing the potential for land use conflicts. The existing streets leading to the developable lands are not fronted by unsightly industrial uses; these streets would present a positive entrance into a new residential community.

Further to the City's evaluation criteria, there are no major easements/corridors adjacent railways, pipelines or airports that will impede development. Because the majority of these lands have not yet been developed, they are not believed to contain brownfield conditions. Similarly, those lands that have been developed within the proposed conversion area have been developed for uses of a commercial/warehouse character and were not developed for industrial uses that would typically generate brownfield issues.

6. Environmental constraints

A significant amount of environmental work has already been completed for the subject lands, through the development of the stormwater management pond. However, an environmental impact study will be required prior to subdivision, zoning and/or site plan approvals. Such an EIS will include a documentation and evaluation of ecological features and functions currently on and around the subject lands, an evaluation of potential impacts from the proposed development and a series of actions required through the planning process to protect natural heritage. In anticipation of the City re-designating these lands, the landowners are initiating this EIS to document the Fall season ecological inventory.

7. Presence of non-industrial uses within the same Commercial Industrial Place Type

As noted above, Figure 7 clearly shows that the majority of the entire Commercial Industrial Place Type is occupied by commercial uses and very few uses exist in the area with even a light industrial character (eg. warehousing). Perhaps illustrating this best is the presence of a large daycare centre building in a central location within the Commercial Industrial Place Type. This demonstrates that a sensitive land use such as this can fit well within the interior of this area. The daycare has outdoor play equipment in the front and rear yard.





8. Landowner interest in conversion

The three landowners – York Developments, Copp Realty Corp and C-Cubed Holdings - own over 82% of the area proposed for this conversion. They are not only interested in the proposed conversion, but they have also led the request for this conversion. Furthermore, their properties contain 97% of the vacant lands within the proposed converted area. An effort is being made to contact the remaining three property owners within area proposed for conversion, but that has not been achieved as of the date of this submission. These efforts will continue.

SUMMARY

The subject lands represent a unique and exceptional opportunity for significant residential intensification in London. Much of the lands are vacant and can be developed for new housing in the relatively near future. The proposed specific area policy would allow for a large number of new housing units within this unique context, where there are no existing residential neighbours that would be adversely impacted by higher densities of housing. We do not believe there are any industrial uses present in the existing Commercial Industrial designation to be negatively impacted.

In my opinion it would represent good planning to re-designate the Commercial Industrial Place Type on the subject lands to a Neighbourhood Place Type together with a specific area policy. Doing so would allow for a higher order use of this land that takes advantage of existing servicing infrastructure, supports complete communities, allows for alternative forms of transportation, and creates a substantial supply of new housing within an existing urban area of London.

We would like to thank Planning Staff for working with us through this process. We are available for further discussions or to answer any questions you may have. We look forward to presenting our proposal to Council in the near future.

Sincerely,

John Fleming, MCIP, RPP
Principal – City Planning Solutions
john@cityplanningsolutions.com
519-476-0071

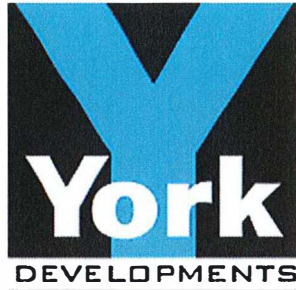
Appendix 1 – Industrial Land Conversion Evaluation Criteria
Provided by City of London

Industrial Land Conversion Evaluation Criteria

Candidate Property/Area Evaluation Criteria may include:

- Property not required for long-term use as Industrial Lands.
- Change to a non-Industrial use would provide adequate buffering to existing Industrial, and not render existing Industrial Uses inoperable or create adverse effects on existing Industrial.
 - Would not preclude continued operation of Existing Industrial Uses.
 - Minimum Separation Distances are to be evaluated on a case-by-case basis and informed by guidelines.
- Property not within Prime Industrial Land locations, as referenced in the ILDS, or other municipal/economic development initiatives.
- Suitability/affordability of municipal servicing without significant constraints.
- Parcel size and/or potential suitability for land assembly.
- Property is of a size and configuration with potential for non-Industrial uses, including but not limited to:
 - Street frontage.
 - No major easements/corridors impeding development.
 - Property has sufficient depth/area to meet guidelines for development of sensitive uses in adjacency to railway operations (i.e. 2013 Federation of Canadian Municipalities/Railway Association of Canada guidelines).
 - Sufficient setback from pipelines to ensure safety.
 - Sufficient setback from airport operations to address airport noise exposure forecast (NEF).
- Property does not demonstrate significant environmental constraint for reuse as another land use/Place Type (i.e. natural heritage system features, natural hazards, or significant brownfield contamination).
- Presence of other non-Industrial uses adjacent to the property or within the same area of the Industrial Place Type
- Property demonstrates potential for long-term use as a non-Industrial Place Type.
- Landowner interest in conversion to an alternative Place Type.

Appendix 2 - Letters from Landowners
York Developments, Copp Realty Corp & C-Cube Holdings



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

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.

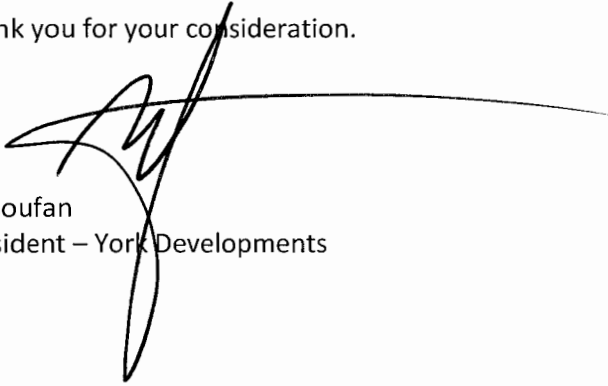
We believe that these lands provide an excellent opportunity for residential development. The adjacent multi-use pathway, stormwater management pond and surrounding park provide excellent recreational amenities for future residents. A residential development would integrate well with surrounding residential, 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.

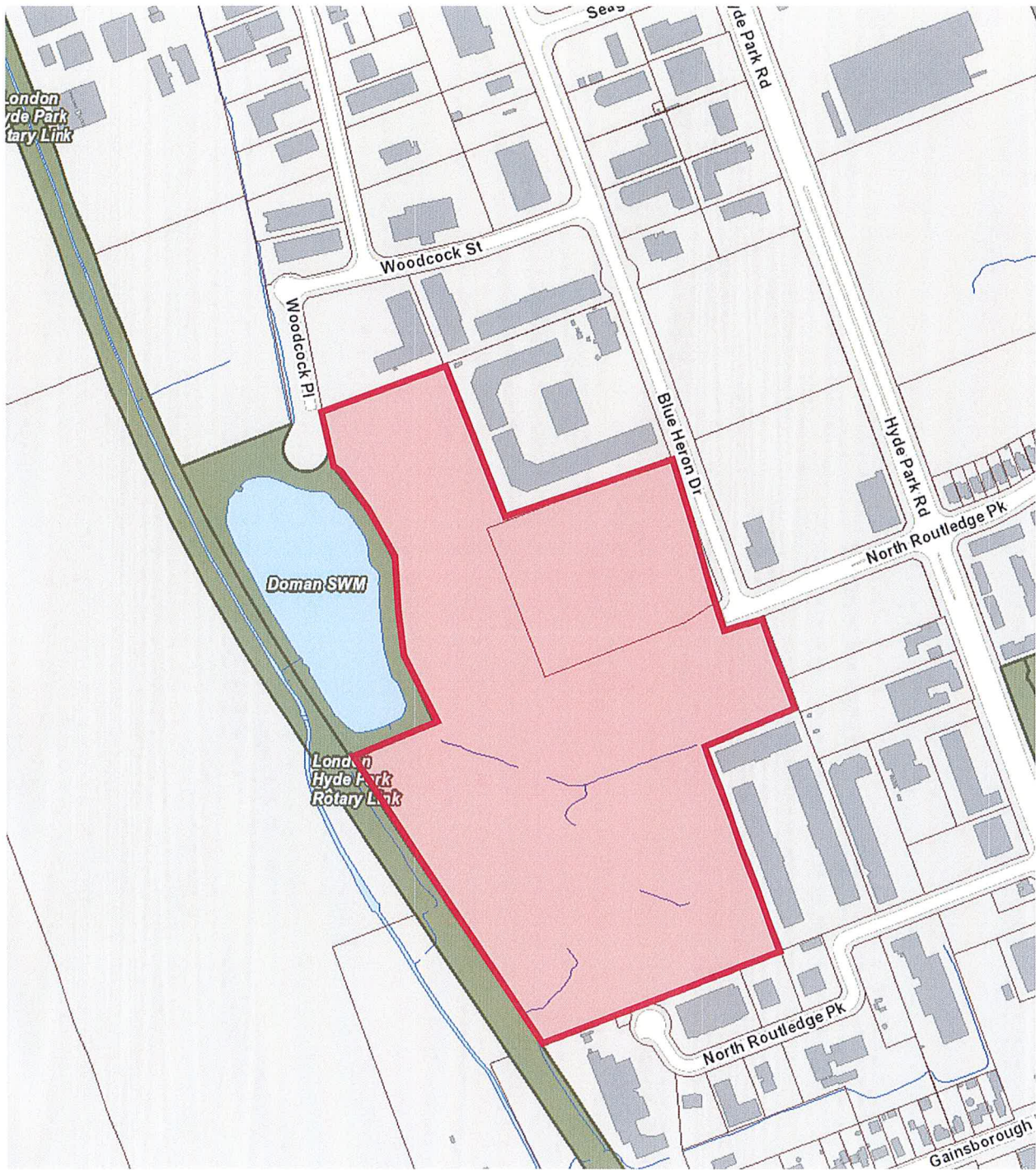
We have been working together with C-Cubed Holdings and Copp Realty Corp who also own developable lands to form a cohesive development area. Together, we are requesting that the City convert the existing Commercial Industrial Place Type to a new Place Type that will allow for intense forms of residential 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 stroke extending to the right.

Ali Soufan
President – York Developments



Lands Owned by York Developments

COPP REALTY CORP.

Executive Offices

45 York Street, London ON N6A 1A4

Steven S. Copp
President

Tel: 519 679-9090

Fax: 519 679-2887

July 10, 2023

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

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

Copp Realty Corp is the owner of lands at 1640 Fanshawe Park Road West. We have recently been made aware that the City is launching a review of its Official Plan. This process will give opportunity to evaluate the merits of converting the current Commercial Industrial Place Type, on our lands and the surrounding area, to a new Place Type that would allow for residential development.

The Copp's Buildall in Hyde Park was first expanded to this site in 1965 and has been a very busy and successful operation since that time. The operation continues to be very successful today and we have no plans to change the use of these lands in the foreseeable future.


That said, we do understand and agree with the rationale behind converting the current Commercial Industrial Place Type to an alternative Place Type that will support higher density residential development. The Hyde Park industrial area that was originally established in London Township has transitioned significantly in recent decades, trending towards more commercial, retail and office uses. Meanwhile, there is a significant need for housing in London, and this area could provide dense forms of residential development that could make a real difference to London's new housing supply.

We also recognize that the conversion of this area from its current state to a residential community over time makes sense, considering the major commercial centre across Hyde Park Road that is within easy walking distance.

While we support the conversion, we want to make clear that any such conversion should not detract from the ability of existing businesses to continue without change. I believe that there is lots of opportunity for residential uses to be built on vacant lands, allowing for the remainder of the area to continue as it currently exists and slowly evolve into a larger residential community over time.

I have been collaborating with York Developments, C-Cubed Holdings and City Planning Solutions to promote this change and I look forward to continuing my participation in the process going forward.

Thank you,



Steve Copp
President



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.

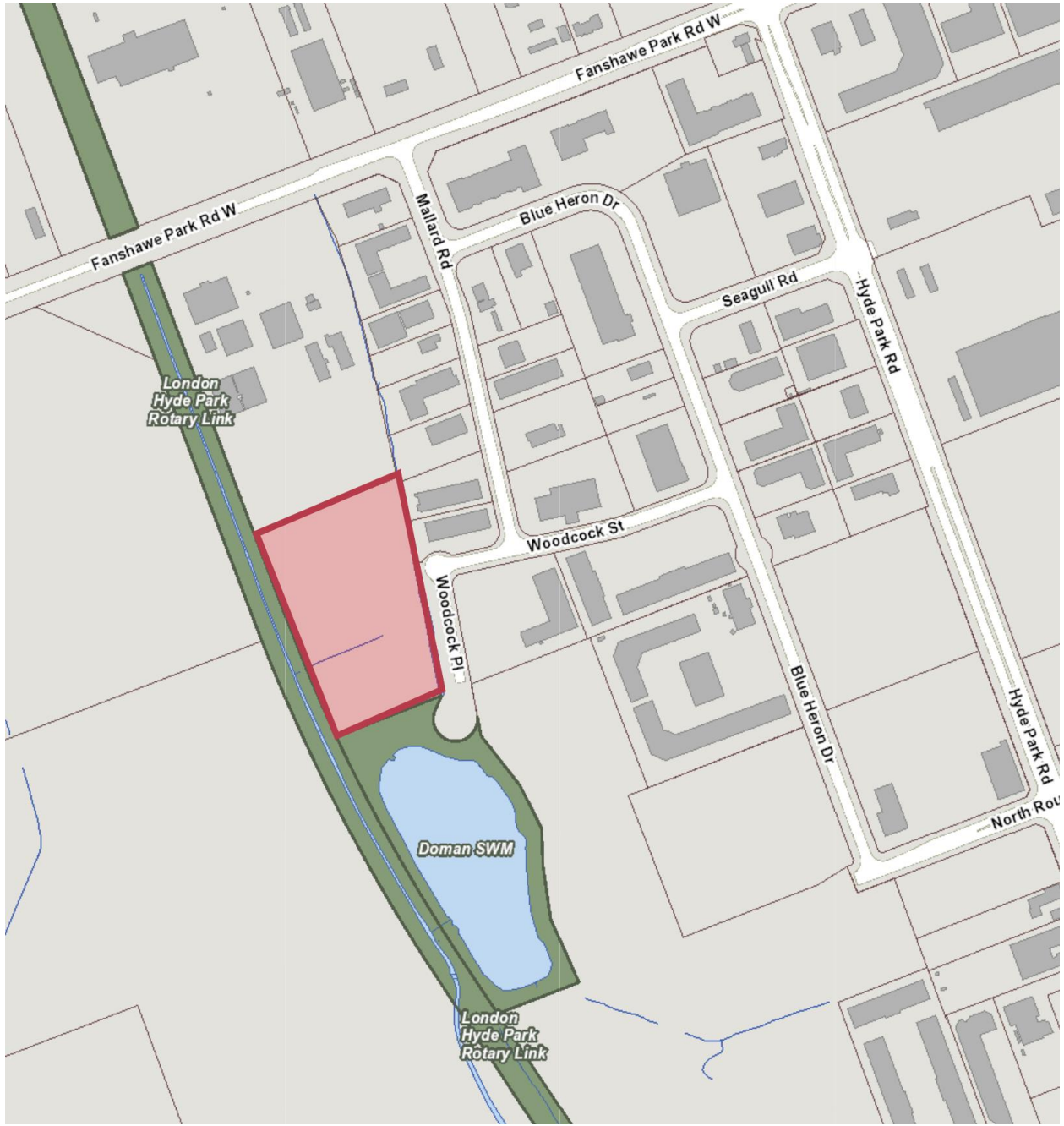
We have engaged City Planning Solutions to work with our group and the City. We understand that the City is launching a review of its Official Plan and this is an appropriate time to ask for a conversion of our lands from the current Commercial Industrial designation to a new designation that would allow 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 be 'C. Brekelmans', written over a horizontal line.

Curtis Brekelmans
Director – C-Cubed Holdings



Lands Owned by C-Cubed Holdings