

**KEMPINSKI/TRIDON HYDE PARK PROPERTY
PLANNING COMMITTEE PRESENTATION
DECEMBER 10, 2013**

- **Introduction:** Tridon Properties Ltd. is a London based land development company. Our firm is looking for exciting new business opportunities where future residential development will support existing and planned employment areas. We believe the Hyde Park area provides this opportunity due to the site's proximity to the Hyde Park Power Center and the Hyde Park Village Commercial area.
- Tridon has entered into an agreement of purchase to develop a 34.4 ha (85 ac) parcel of land located on the north side of Gainsborough Road, west of Hyde Park Road. The property is immediately adjacent to the current west limit of the Urban Growth Boundary (UGB). The subject lands abut the former CNR spur line which has recently been developed by the City of London as a passive recreational corridor. It is this corridor that accommodates the storm and sanitary trunk sewers.
- Incorporating the lands into the UGB will take advantage of the City's past and planned municipal servicing infrastructure in this area including the existing trunk sanitary sewer, the proposed widening of Hyde Park Road, the new high-pressure watermain and pumping station, and the existing stormwater management (SWM) facilities.
- **Tridon is Committed** to initiating the development of the subject lands immediately upon Council approval to include this land in the UGB. If these lands are brought into London's urban growth boundary, the property would not be land banked for future development subject to internal business plan timing.
- **Natural Environment:** Tridon is committed to enhancing the environmental features within and in proximity to this property. This includes striving to enhance the sensitive Stanton and Kelly drains.
- **Sanitary Servicing:** the subject lands were included in the design of the existing Hyde Park trunk sanitary sewer system along the former CNR corridor. We believe that was the right decision of staff and Council during the 1999 Hyde Park Area Plan design based on watershed limits rather than property lines. As a result of this good planning by our engineer and the City, sanitary servicing is immediately available for this property.
- **Water Servicing:** The site can be serviced by a watermain extension through an existing easement in the vicinity of SWM Pond 4 which is immediately east of the subject lands. To support this expansion, we note that the City has already recognized the development potential of this property by identifying a road and utility servicing easement through a recent red line draft plan revision to the Doman Industrial Plan of Subdivision; also located immediately east of the City's new recreational trail/servicing corridor.

- **Drainage & SWM Servicing:** the subject lands are located within the Kelly Drain and the Stanton Drain subwatersheds. Much of this land has already been allowed for in the recent design and reconstruction of the Stanton drain; including SWM Pond 4 to which most of this land is tributary. The remainder of the site can be serviced with on-site controls and/or temporary or permanent SWM measures to protect and enhance both the Stanton Drain and the Kelly Drain. The site is also situated on a groundwater recharge area, and development design measures will reduce runoff and improve groundwater flow to both the Kelly and Stanton Drains.
- As part of the City's Infrastructure Costs and DC Revenue Estimate worksheet submitted to the City for property evaluation purposes, \$800,000 was identified as a DC cost for SWM upgrades. With the opportunity of private, permanent SWM controls that could be implemented on this development, this cost to the City could be eliminated.
- **Economic, Financial, & Employment Considerations:** in addition to the CSRF hard services estimated revenues for this development requested by City staff, our experts have also provided additional financial/economic justification for this proposal. Estimated total new gross & net DC revenues over claimable infrastructure servicing costs as well as new tax revenues, and corresponding new temporary and permanent job growth numbers have already been provided to your Planning Committee within our added communication which was submitted to the City Clerk's office last Thursday.
- **This additional growth in Hyde Park will add to the growth and revenues of the City.** It and will contribute some of the best additional net DC and new tax revenues and employment growth possible in London; as proven in the past for this area. The City is currently finalizing plans to provide much overdue sanitary and water services to the existing "Copp's" industrial subdivision that was built in London Township and was essentially promised full services with the 1993 annexation. An UGB adjustment to include the Kempinski/Tridon lands will provide the necessary additional return on investment to the City's servicing plans for the area and achieve the City's overall goals to increase growth and new net development revenues.
- **Closing Comments:** Respectfully, City planning staff believe there is enough UGB land available to accommodate development over the next 20-year planning period. This position was recently endorsed by Council last month. Notwithstanding this position, it is our opinion that some of the land within the existing UGB cannot be economically serviced like Hyde Park, and if this land is brought into the UGB, it will be successfully developed, marketed as soon as possible and provide much needed net development revenues the City is desiring.