



KITCHENER
WOODBRIE
LONDON
KINGSTON
BARRIE

December 8, 2011

Gregg Barrett
Manager, City Planning and Research
City of London
P.O. Box 5035
206 Dundas Street
London, Ontario
N6A 4L9

Dear Mr. Barrett:

**RE: South West Area Plan (SWAP), 731675 Ontario Limited (York Developments) - 3080
Bostwick Road
Our File 1094B**

We wish to provide comments on behalf of our client as it relates to their land holdings referenced above. The subject lands are located on the south side of Southdale Road to the east of Bostwick Road and comprise approximately 20.23 hectares (50 acres).

In June of 2010 we submitted comments to the Mayor and City Council regarding the South West Area Plan and concerns regarding the proposed phasing for lands within the study area and in particular the implications on our client's lands. We also expressed concern over the proposed low and medium density designation for these lands. Our client's intention is to develop these lands for a master planned medium and high density 'urban' community focused around central amenity space and a community centre.

Concept plans were prepared for the lands which illustrated the vision of a well designed yet compact development. In discussions with the Community Services Department, a proposal was advanced to provide lands, at no cost to the City, for a community centre along Southdale Road. Sufficient land was set aside at the north east corner of the site to accommodate this use. It is understood that the City of London has recognized the need for a new community centre in this part of the City and are investigating a number of options.

Most recently comments received from City staff indicate that there may be some servicing issues with the original location of the community center and the inability to extend services across the existing drain that traverses the lands. Accordingly, we have prepared an alternative concept plan that proposes to locate the future community centre on the westerly side of the lands in order to address this concern.

The advantages of this revised concept are as follows:

- It provides for a highly visible and accessible site for the proposed community centre;
- It provides a suitable site, at no cost, to the City for this undertaking;
- It facilitates the upgrading of infrastructure by our client;
- It allows our client to initiate some development on these lands in a logical and orderly manner;
- It provides for a phased approach to development in a location that is currently surrounded by existing and planned residential development;

The lands in question are immediate opposite a large and well established residential neighbourhood in the City. There are few, if any, undeveloped parcels of land on the north side of Southdale Road. Development has already occurred along the south side of Southdale Road to the east and west of this site. As noted in our letter of June 23, 2010 we have undertaken an extensive review of the existing residential lot and land inventory in the Phase 1 lands of the SWAP study area and have found there to be a limited supply of residential inventory in this part of the City. Further, the supply of medium and high density residential opportunities is severely limited.

Our clients have commissioned a servicing overview of their lands and this study has determined that the lands can be serviced with minimal upgrades to existing infrastructure. Our client is prepared to undertake these upgrades in order to facilitate the construction of the community centre and some initial development on the lands.

As noted, this site is well positioned in close proximity to fully developed neighbourhoods and represents one of the few remaining undeveloped sites along the extensive frontage of Southdale Road. The advancement of these lands within the Phase 1 area of the SWAP will benefit the City of London and residents in the area by facilitating the development a new community centre at significant savings to the City.

We thank you for your consideration of these comments and look forward to continued discussions.

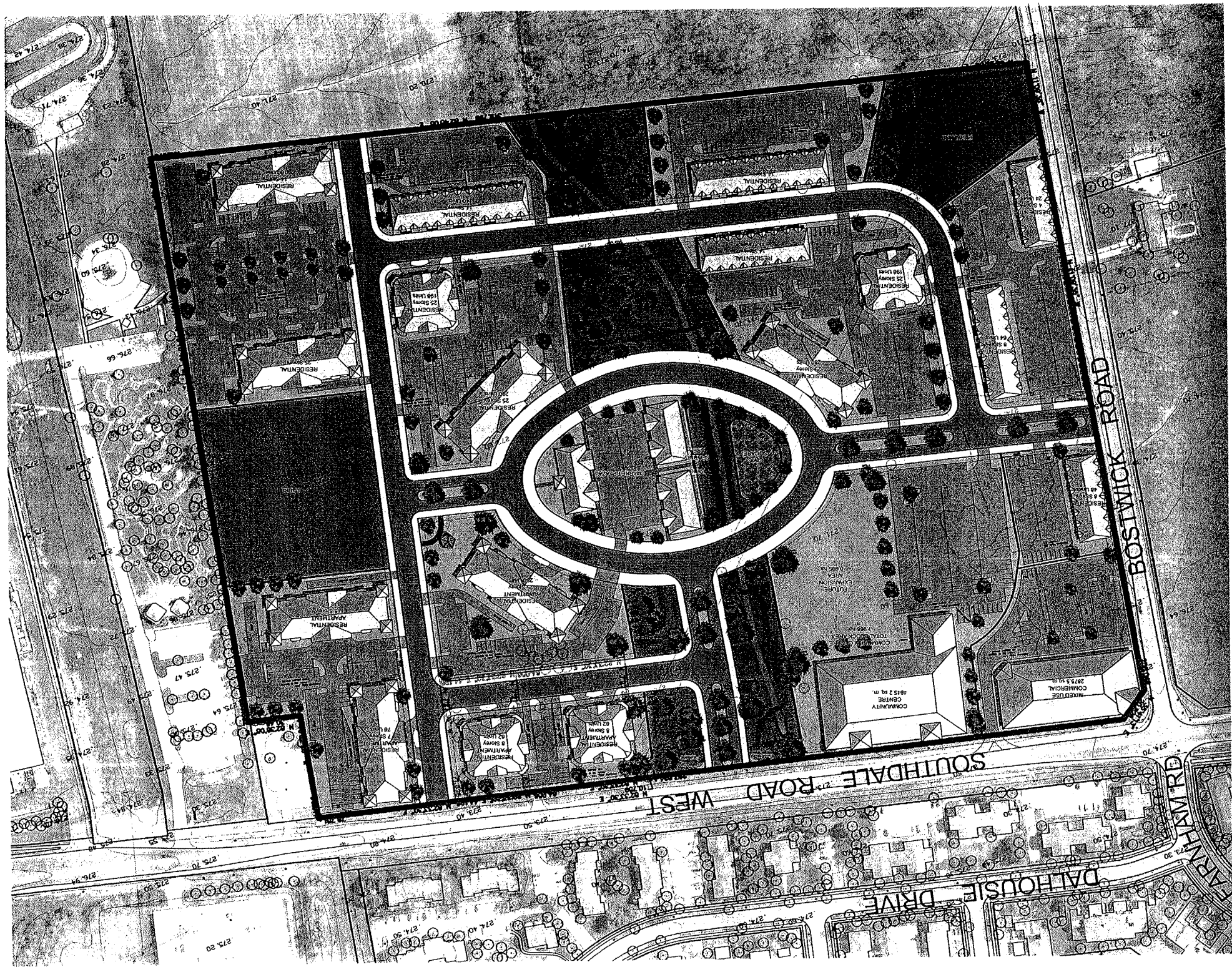
Yours truly,

MHBC Planning



Carol M. Wiebe
Partner

Ali Soufan, York Developments
Ross Fair, City of London
Pat McNally, City of London
John Fleming, City of London
Tom Copeland, City of London

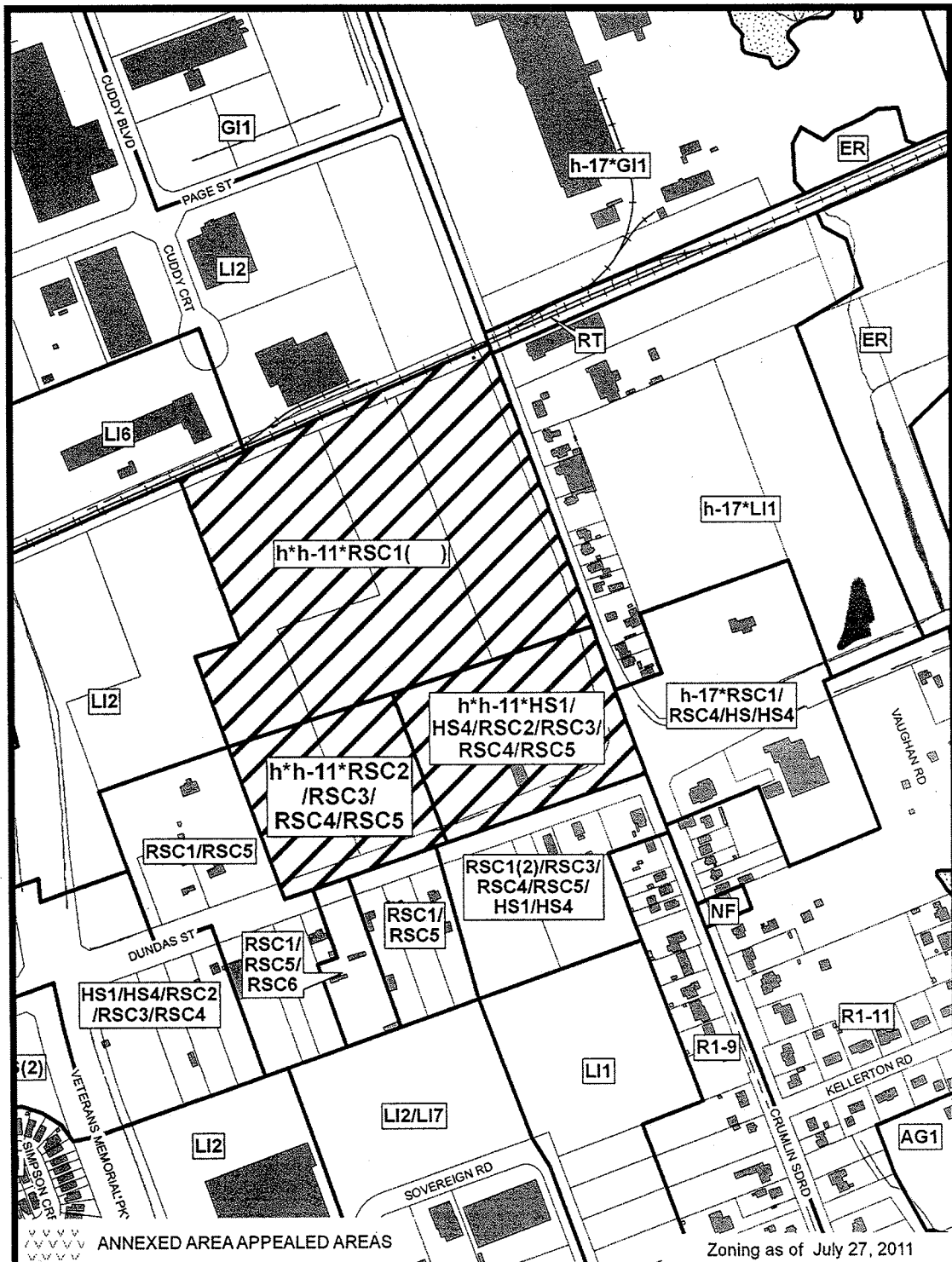


Agenda Item #

Page #



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: OZ-7919

Planner: NM

Date Prepared: 2011/08/02

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

