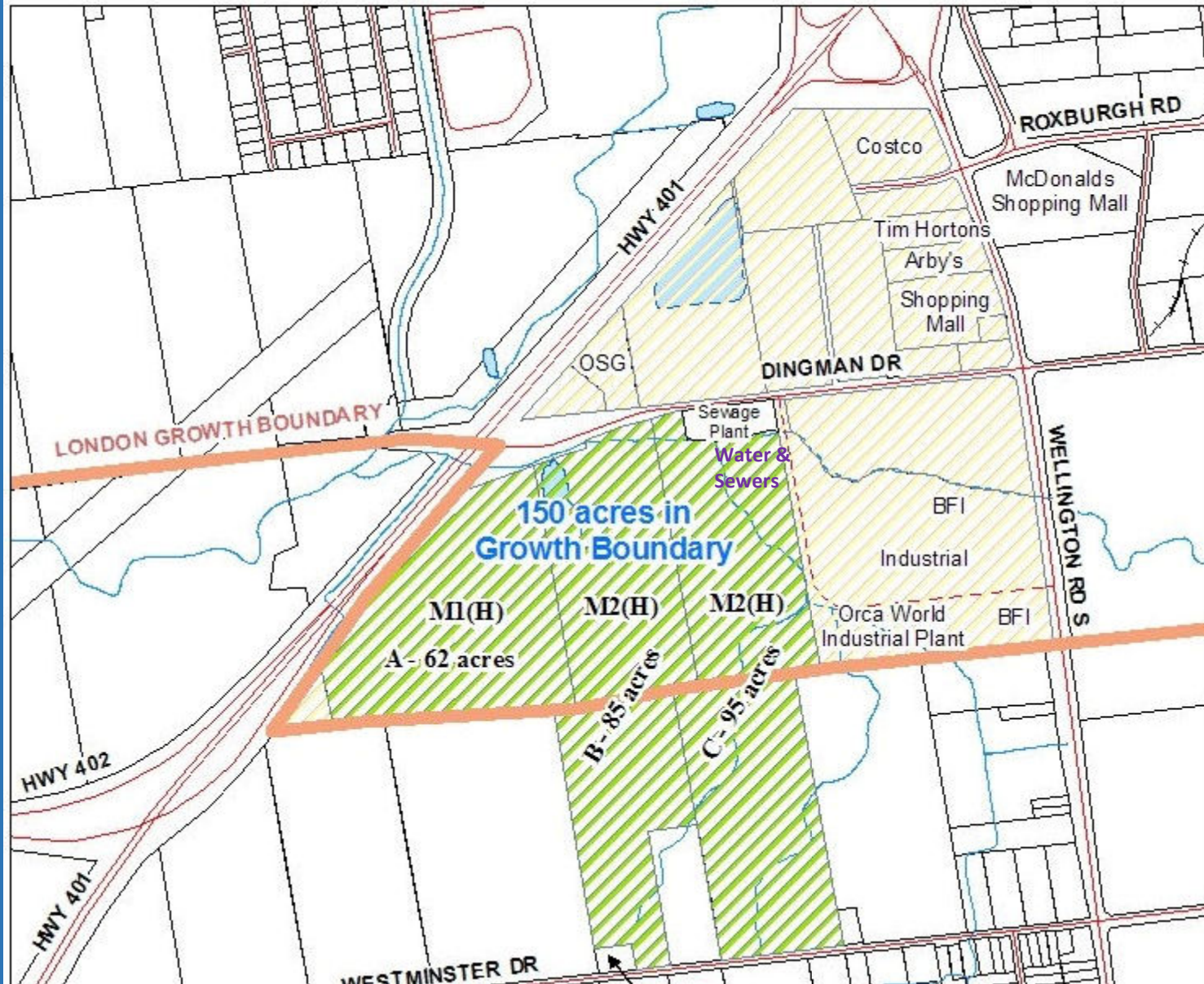


London 401 Development Opportunity



Land Assembly

- 242 acres
- 150 acres inside Growth Boundary
- Zoning allows wide range of uses
- Hwy 401 exposure (700m)
- Access to Dingman Drive and Westminster Drive
- Privately held/owned
- Assembly consists of parcels 'A', 'B' & 'C'

PROPERTY ON A MAJOR INTERSECTION WITH HIGH VISIBILITY
ENVISIONED BY NEW WESTMINSTER ZONING - HIGHWAY SERVICE OR COMMERCIAL OR
LIGHT DEVELOPMENT

62 Acres M1 H Zoning

(Total land assembly 242 acres
M1 & M2 provisions)

401 Eastbound

401 Westbound

402 Eastbound

402 Westbound



Recommendations:

Allow for infill projects inside the growth boundary, exposure on 401/402, with access to services immediately adjacent to our land assembly. City council should regularly communicate its strategy of developing the 401 corridor. Allow future Sysco type companies to locate in London.

Respect planning vision of Westminster Township – allow commercial and industrial development on planned lands in our Assembly Area.

City must compensate (expropriation) for landowners for downzoning or for adding encumbrances on zoned lands without rezoning application or site studies.

Lessons learned from Brockely Village public meetings should be incorporated. This was home of the London Knights, Zellers and Superstore Plaza and for those that remember the Treasure Island. This plan does not include apartment buildings, new major attractions, soccer fields or hotels on a major Wellington Road corridor, that is ready to go now. This could be a missed opportunity.

Support should be deferred until a) the industrial land development and commercial space strategy is developed, b) financial costs/benefits and impacts are included, and c) recognition that the plan should not downzone or add encumbrances to properties without conducting studies first.

City is prepared to develop commercial and industrial site on our property without taxpayers buying lands. We feel it's important to be part of the community and as such would include soccer fields and work with CA in developing public use places.

Planning Committee can improve the proposed PLAN by also bringing in the external business and investor perspectives. We strongly urge you to send the recommendations until these issues are addressed and corrected.