

June 9, 2016

PLANNING AND ENVIRONMENT COMMITTEE

City of London

P.O. Box 5035

London, Ontario, Canada

N6A 4L9

Dear Planning and Environment Committee Members,

RE: LONDON PLAN - 3405 DINGMAN DRIVE, 3226 & 3356 WESTMINSTER DRIVE

Dear Planning Committee Members and Councillors,

Thank You for the opportunity to comment. We are small investors and residents of London.

Our land assembly consists of 240 acres, with land that fronts on the 401 & 402 and it is adjacent to existing commercial and industrial lands. About 150 acres of this land is inside the growth boundary. Realistically, being small investors, we do not expect a red carpet treatment for our industrial lands that are in competition with the city, but we also do not expect unfair down-zoning and perceived red tape treatment for our development. As per the attached picture and map, these lands are envisioned by Westminster Township for industrial & commercial developments along the 401.

Comment 1: Official Plan should not be used to downzone or expropriate lands

The official plan generally precedes the zoning. In our case we had the zoning as per Westminster Township Plan for M1 and M2 on our properties. The official plan previously and the new proposed plan should respect the zonings already in place. We expect the city planning to respect our investments including the zoning. We perceive that city has unfairly and in a discriminant manner down-zoned our properties, and even added additional encumbrances that are not done on nearby similar properties or done without providing site specific studies.

As an example, we purchased the 3405 Dingman Drive from a logging company. The owners had harvested the trees and sold the property to us. The property has approximately 62 acres with 42 acres currently being farmed, 15 acres of woods being harvested and 5 acres in the flood plain. We have been good stewards and managing for the next harvest. Instead of recognizing good stewardship, we find that a staff member put 5 red triangles, more than any other in the city. We have not received an answer on why or what rationale or was this approach applied consistently across the city. The site was not even visited. Are they aware that it was purchased from a logging company and being harvested (similar to a farm) with a qualified forester? Are they punishing us for being good stewards as no one else saved the woodlots? Are any site specific studies available? Also this property when purchased, was Westminster zoning of M2 that would allow hotels, commercial and industrial development, but the new London Official plan does not share this vision, in spite of having about 1 km exposure on the 401 at the 402 eastbound ending. We hear talk by city to develop on this high visibility corridor, and we have vision of being a part of this development.

The city should be open to equal opportunity for developments. We want to conduct business with the zoning that was envisioned for these properties and also develop in the similar or better manner, as those properties adjacent to us.

Recommendation 1: The official plan should respect existing zoning envisioned by Westminster Township Plan. The plan should not be used to downzone or add encumbrances that are not supported by a site specific study. If city would like to capture lands or down zone properties by the official plan, it should compensate the investors for loss of use prior to implementation.

Comment 2: City should not be sole supplier of New Industrial Land

As private investors, we have purchased and assembled lands, for development along the 401 for commercial and industrial lands inside the growth boundary. Our development is infill project. Pen Equity commercial development is being built on Dingman Drive next door to us. Existing industrial lands are immediately adjacent to us in the east. In fact, we are next door to the largest flare stack in London that handles Toronto garbage.

City benefits when it endorses in-fill projects, such as this one, that can attract business, create economic opportunities and also save the taxpayers money. Creating more of 'can do' approach with private sector development, with similar enthusiasm that planners recently showed for developing new industrial lands outside of growth boundary along 401 and Airport Road would be appreciated. We, like the city, are competing with other cities to attract businesses here too. We simply do not want lose another client such as SYSCO who wanted to locate on our lands.

The city planning staff have recognized the need for industrial and commercial development along the 401. However, we are concerned that the city appears to be eliminating competition from existing private industrial landowners by downzoning our properties.

Recommendation2: Provide equal opportunity for private landowners to develop industrial lands in London. Do not downzone or add encumbrances to private developers without independent transparent studies. In addition to city should not be being sole provider of new industrial lands, but seek partnerships for development along the 401 that that will collectively attract businesses and jobs to London.

Comment 3: Enhance the Official Plan Proposal with Private Investment Leadership (Brockley Park, London)

Recognize that in order to move forward we need to respect the past and cherish the new diverse and integrated economy, as an integral part of the London Plan. We are challenging London to be open for diverse businesses. Our land assembly is adjacent to the existing water and sewer services with exposure on the 401/2 corridor.

Please find attached a conceptual sketch. We have serious partners who want to locate on this land assembly. While we recognize the attached concept plan is not as colourful as some of the London Plan material. But let's at least consider the proposal as per attached Schedule A:

- a) **First Nations Centre** We think it is great way to recognize our rich heritage and promote the First Nations community in welcoming visitors to London with exposure directly on 401.
- b) **International Plaza** This would bring in many traditions and again welcome diversity into our community.
- c) **Bollywood North**... Why not take advantage of the parklike setting, proximity to 401 and bring in new movie industry to London.
- d) **Reuse Centre** ... As property is also adjacent to the largest flare stack in London that takes waste from Toronto, we want to build industrial park component that has a reuse centre that would benefit the environment.
- e) **Parklands** ... Imagine privately owned parklands for the public use. Saves money for taxpayers and enhances the ecological diversity.
- f) **Sports Facilities** ... Unlike most other developments, we will be continue to provide sports facilities for public use, as we have done with the Forest City Velodrome for 10 years. We recognize that London needs additional sports facilities and we are proposing 6 new soccer fields and 2 new baseball diamonds that would be operated by local volunteer organizations and again, saving taxpayers money.

We are being innovative and creative with this proposal that demonstrates richness of cultures, provides business opportunities, provides private parkland and adds non-city owned community sports fields at no cost to taxpayers.

Recommendation 3: We think that the Private Sector Development such as, Brockley Park London, provides a new diverse and integrated development approach. This will enhance community facilities and attract new businesses and people to London. Please confirm that the proposed new Official Plan does not prohibit this type of development.

We think that it is important to encourage partnerships that improve all of the community. As private investors who believe in London, and we respectfully submit that the recommendations made herein to the new Official Plan should be implemented.

With thanks,

K Patpatia & J Manocha

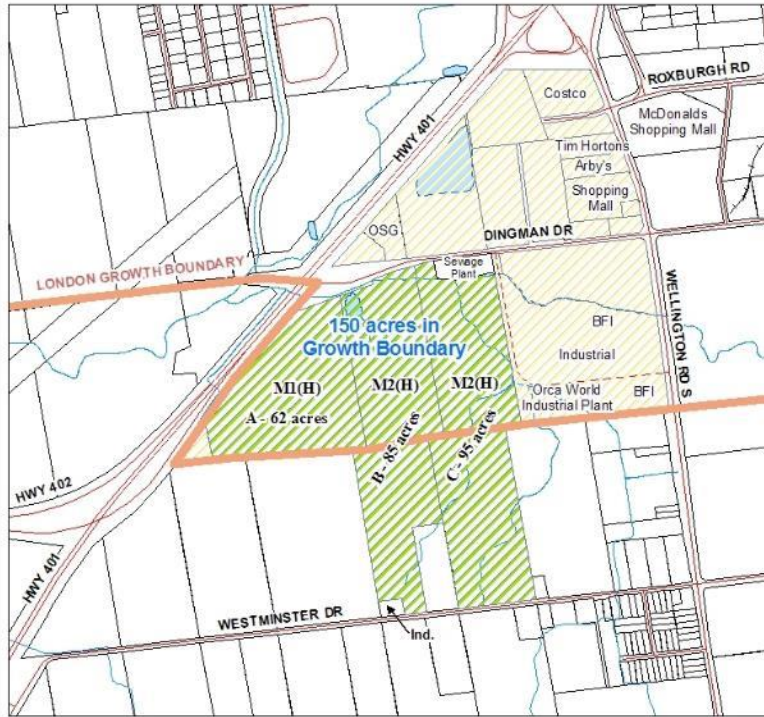
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401/402 South Development New Land Assembly



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'

ATTACHMENT - SCHEDULE CONCEPT PLAN A BROCKLEY PARK LONDON