

NAUVOO INVESTMENTS LIMITED
1282 HYDE PARK ROAD
LONDON, ONTARIO
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March 19, 2018

To: Cathy Saunders, City Clerk, City of London

RE: Notice of Application – 1176, 1200 & 1230 Hyde Park Road (Ward 8) – O-8822

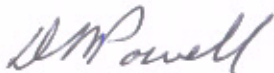
Dear Ms. Saunders,

In response to the application considering an amendment to the City's Official Plan to change the designated property type located at **1176, 1200 & 1230 Hyde Park Road in Ward 8** from Auto-Oriented Commercial Corridor and Open Space to add a special policy to allow for mixed-use and residential buildings.

Nauvoo Investments Ltd. (Nauvoo) owns the land neighbouring the subject lands to the north, at 1282 Hyde Park Road. The land is leased to Moffatt & Powell Ltd., a lumber and building supply outlet, which as has been operating for over 20 years at this location. The nature of the business at this property results in heavy traffic from both delivery and customer vehicles. Given the ongoing commercial operation on Nauvoo's property, the following considerations should be made for any future development and planning of the subject properties: i) classification of the future street must be such that it accommodates and permits the use of heavy transport traffic in commercial business operations, ii) construction of sound attenuation measures be taken to limit impact of commercial operations on future development, iii) studies/modeling exercises be completed for the impact of increased residential traffic on the future local street as well as its impact on the current commercial vehicular traffic.

Nauvoo Investments understands that the development of the subject lands will undertake rigorous review and approval processes before development gets underway. It is the position of Nauvoo Investments that the City of London ensure that the interests of the existing commercial lumber and building material supply business operating on their property, be carefully understood and considered throughout the process.

Respectfully,



David Powell

Nauvoo Investments Ltd.

cc: City Councillor Paul Hubert - Ward 8; Mellissa Campbell –Planner II, Planning Service