



The name in custom homes & condos

March 22, 2018

Mayor and Members of Council
London City Hall
300 Dufferin Avenue, Suite 214
London Ontario
N6B 1Z2

Reference: 499 Sophia Crescent Holding Provision removal (H-8810)

Dear Mayor Brown and Members of Council,

I am Marco Palumbo, president of Palumbo Homes and West Coronation Developments Inc. and the owner of the lands at 499 Sophia Crescent. As you may or may not know, my family has been in the London area developing homes for over 50 years including subdivisions, custom homes and condominiums. As past president of London Home Builders Association, I am proud to say that I have always had excellent working relationships with City staff.

As I previously expressed through my presentation to the Planning and Environment Committee on March 19th, 2018, I have been working diligently with my Consultants and City staff to obtain the necessary approvals to develop a townhome condominium on these lands. This process has taken me 11 months and I have now signed the required Development Agreement and paid the necessary securities. Unfortunately I am still faced with a significant hurdle which is preventing me from beginning construction.

The Key issue is that the last remaining holding provision on the site (h-100) requires water looping and a secondary 'PUBLIC' access to the site to permit development beyond 80 units.

The site is planned for 43 townhomes. However; as a result of the h-100, when added to the adjacent 59 lot subdivision also under the same holding provision, I am only able to construct 21 units now. The **remaining 22** units must wait until Coronation Drive is extended to Gainsborough Road.

The adjacent land to the west at 954 Gainsborough Road is not for sale but it is the land required for the completion of the Coronation Drive loop. I have contacted Roy Phillips, the owner at 954 Gainsborough Road numerous times in the past 3 years attempting to purchase his property (as other developers have tried before me) and his answer has always been 'Not for Sale'.

To address the provisions of the holding zone, we have worked with staff to provide for a secondary temporary "Emergency" access to the site which will access directly to Gainsborough Road. Water

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looping is also a matter to be addressed through the h-100 zone, but it has been successfully accomplished, leaving secondary “**public**” access the only obstacle to development.

This last remaining obstacle effectively serves to stifle my ability to develop this block. To complete only a portion of the units and leave the remainder of the site unconstructed for an unknown duration would not create a saleable product, it would result in the completion of units in a block where the existing units could be 30 or more years old, represent different building materials, standards, architectural styles and create significant issues for the Condominium Corporation operationally. Further, it will mean that the block will remain undeveloped along the Gainsborough Streetscape for an undetermined period of time in a housing market that is falling significantly short on providing sufficient units within the City.

As the City is well aware, there is a shortage of available lands for affordable housing in the Hyde Park Community. This development conforms to the City’s Official Plan, the London Plan as well as the City’s infill policies regarding residential intensification.

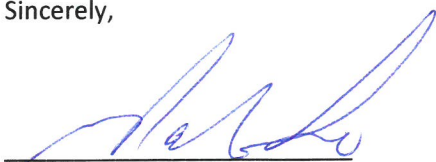
In my opinion, this development is All or Nothing!

A few years ago, I purchased a partially built bankrupt one floor condominium site at 1571 Coronation Drive, directly east of this development. At the public participation meeting, residents were ecstatic that finally this site would be developed by a reputable local builder. They were sick and tired of looking at piles of dirt and overgrown weeds in the untidy site with kids and teens causing trouble and its use as a dumping ground for pet waste.

There is an incredible amount of demand for this type of product at this location as the average price for a single detached dwelling in the area is \$600,000 and the average sale price for this two storey townhouse product would be in the range of \$380,000 to \$420,000 making this development an affordable option for new families coming to the area. Needless to say this \$20million development will also bring a lot of construction jobs to the City.

At the Planning and Environment Committee meeting held March 19, 2018, staff from the Transportation Department indicated that the additional 22 units would NOT represent an impact to the community. As a result, I am asking for Council to approve this development and remove the h-100 holding provision on the medium density block and single detached subdivision so that I can move forward to finishing this development and positively contribute to the Hyde Park Community.

Sincerely,



Marco Palumbo