

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.8 PUBLIC PARTICIPATION MEETING – Application – 3130 and 3260 Dingman Drive and 4213 Wellington Road South (SPA17-109, SPA17-111, SPA17-117)

- L. Xavier, PenEquity Realty Corporation, on behalf of Goal Ventures Inc., the owners of the land – advising that there are representatives from Ikea and Costco as well; indicating that Ms. A. Lockwood, Site Development Planner, did an amazing job introducing the project so his job is a little bit easier tonight; sharing a couple of brief images to try and pick up on where Ms. A. Lockwood, Site Development Planner, left off with a view to continuing their site plan work with a view to meeting the timelines and the goals and objectives that have been set out by the previous Council back in 2013; being from London everyone knows where this site is but basically they have always had a fantastic vision of the site from the perspective of being one of the key gateways to the City of London as well as the region of Southwestern Ontario; indicating that the site is located at Wellington Road and Roxburgh Road just immediately south of the 401; pointing out that they have eighty-three acres in and around the lands and two thousand feet of lineal frontage on Highway 401 so again the key here was great location, great city, great place to live, work and play and what they are really looking to do is to bring some fantastic new retailers and create a great little cluster and community of interest around all of the attributes that have been described before you; indicating that what exists today is a great jumping off point for them, they have a great co-anchor on site with them and what they are doing again is going to be taking the existing Costco and bringing it down to Dingman Road and what that allows them to do is really focus and create a fantastic new gateway and a fantastic vision moving forward and that is probably the key difference between where they were back in 2013 with their application and where they are now; noting that they have worked with city staff as well as their co-anchor, partners and designers to come up with what they believe is a fantastic opportunity to create the new face for the City of London in terms of one of the key gateway intersections and that effectively is where their name has come from, the Gateway; showing a quick vision of what they have been up to over the last few months with the support of their various stakeholder groups including the Upper Thames River Conservation Authority, City of London staff as well as the Ministry of Transportation; they have secured all of the required approvals, along with various different ministries to fill in the previous gravel pit pond that existed on site so that is now filled in and we are now effectively preparing the land for approvals either later this year or coming up shortly; from a site plan perspective, again, what Ms. A. Lockwood, Site Development Planner, has described in their minds was really a balance of all of the different requirements in terms of creating an eight hundred thousand square foot destination so fundamental to the plan is their main street precinct, it picks up on the previous direction and plans that were set out by previous Council resolutions back in 2013, very high streetscaping perspective; noting that this is where they see a lot of animation, activation and really their ability to connect back out to Wellington Road and back out to Roxburgh Road and really foster greater development and greater opportunities to really captivate and to bring people down to the south part of London; moving from the main street district, they have their retail precinct, again, they have got some fantastic new retailers that they have announced such as Sail, who will be establishing their first location in London, a fantastic new retailer who is really going to take on and is really excited about being here in the community; from that perspective, broadening the mix, adding new retailers who are looking at the region; these are retailers who are looking at the opportunity of being on a 400 series highway having the City of London as a fantastic base under which to work from but also looking at the region in its totality; in addition to the retail precinct, they then move into their anchor precinct; reiterating that they have fantastic co-anchor partners who are

with them tonight but also who have participated in the process, working with City staff and the various agencies; Ikea and Costco are very excited about being here, very excited about being part of the site; the implementation that they have come up with really tries to fit within the overall perspective of how do you weave eight hundred thousand square feet together with all those different uses, they are very different in terms of some of their basic needs but they feel they have a fantastic plan that creates this almost like tiered, three fantastic neighbourhoods that they believe meet the previous Council resolutions and they are here to check in, solicit any feedback or commentary the Committee may have and to take that back as they finalize plans with staff; showing images of what they have come up with; noting that they are not final by any stretch but the goal is to try to describe, this would be the Main Street District; looking at the corner of Roxburgh Road and Wellington Road, they have a gateway that they have brought buildings out to the street, they have shown connections, they have some green space, the idea was to create and reconnect back to the street; providing the horse power and providing the feedback of what they have achieved from staff in the past in terms of maintaining as many flexible connections that they can come up with, cafés, restaurants, this is an amazing opportunity to bring people into the city, identify and maintain that London is a great place to live, work and play and they think that this is a key intersection as they continue on with their work as it anchors the site from the perspective that it is the first thing that you see when you come off the highway into the City of London, it is the first thing you see when coming up to the interchange and from their perspective it was very important that they come up with a program with the massing, with the merchandising and with the community of interest in terms of looking at their retail partners who will really bring life to this part of the city right now; it is just a different way of being used; the idea is that they are able to continue on with Costco, bring them into an anchor position as part of the development so they will draw traffic to the centre overall and it gives them an opportunity to readdress this key intersection as they go forward; expressing excitement about being able to achieve that from when they were first here back in 2013 and just a little bit of a different application in terms of what they are moving forward with but in terms of the resolution, they are very happy and they know that staff have been very succinct and very direct in terms of the previous resolution and they have definitely challenged us, it is a pretty big challenge in terms of weaving everything together but they believe in terms of what they have come up with, they have got a lot of the pieces in place and obviously they are here to check in to make sure they are on the right track; showing a high level vision; speaking to some of the elements, a lot of the elements that they have tried to come up with in terms of the buffers whether it be Dingman Drive, whether it be the highway, whether it be screening along the 401, they believe they are now at that point where they are here before the Committee. (See attached presentation.)