

Proposed October 2012 Southwest Area Plan

Comments from 3226 Westminster, 3356 Westminster and 3405 Dingman Drive Land Assembly (240 acres with 150 acres inside growth boundary)

We thank you for your time and appreciate the efforts to make London a stronger city. We want to be a part of the vision. Please find attached our condensed presentation.

Key Points:

1. Opportunity that exists now for developable land – 240 acre land assembly with 150 acres inside growth boundary, with 401 exposure, adjacent to city services, envisioned by Westminster Township M1(h) and M2(h) allowing range of light industrial and commercial uses.
2. We are small investors and want to work with the city in attracting investments, development and jobs to London. We think that the city should enhance its supply of industrial land by working with private landowners.
3. There are opportunities for in fill projects that will save the city capital costs that should be recognized in the proposed South west area plan.
4. We are discouraged as investors by some of the suggestions in the proposed plan that rezone, downzone or encumber properties without evaluations, and do not provide for loss of use by either compensation or expropriation.
5. The plan is intended to provide general big picture items as per its mandate. Items such as storm water management are shown in exact locations contrary to its stated objective. It gets to the level of 10 metre setbacks where risk assessments would be more appropriate.
6. The London industrial strategy is considered in the report. Perhaps the strategy should be developed and then incorporated in this plan.

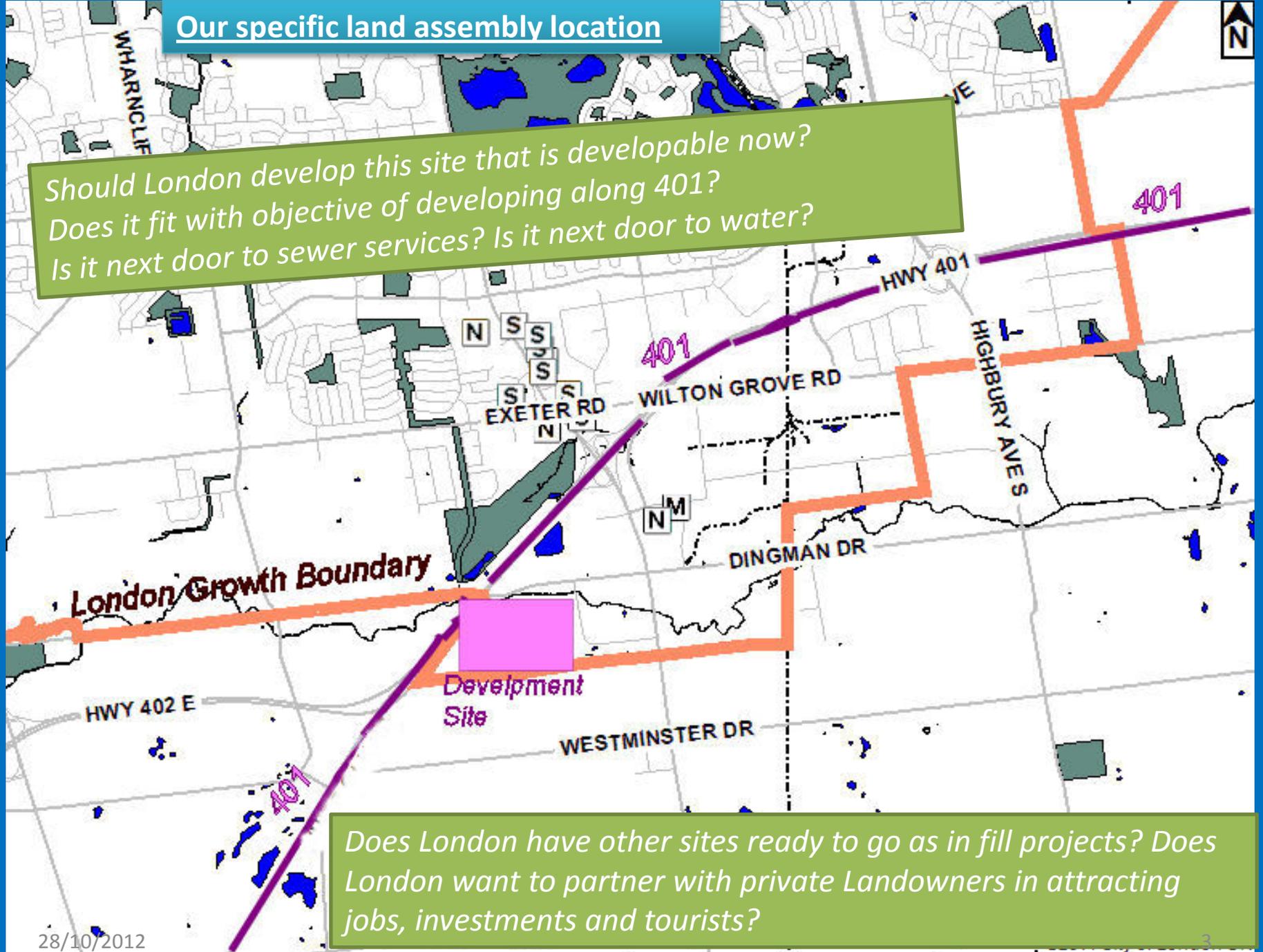
A close-up photograph of a green stem with several purple flower buds. The buds are elongated and pointed, with some showing the beginning of petals. The background is a soft, out-of-focus green.

Recommendations:

- 1. City should seek opportunities in partnering with both small and large landowners to attract good businesses to London. We want to be ready for the next SYSCO type of opportunity. Look for opportunity for in fill projects that are developable and ready to go now at no major costs to the city.**
- 2. City should respect the vision of former plan by Westminster Township who envisioned 401 development. It has a tremendous potential for attracting business and jobs. Please do not downzone or take away developable land. Talk to us.**
- 3. City should negotiate or expropriate lands for community use based on transparent studies. Until these studies are completed , the lands should not be arbitrarily encumbered without consultation or compensation. Plan should highlight these areas and council should budget money for this.**
- 4. Plan should provide details on costs and its implementation timing and strategy.**
- 5. City should wait for industrial land strategy before issuing final proposed plan.**
- 6. Ask the planners to talk and to listen to the landowners who are adversely impacted by the proposed plan. Perhaps there are better opportunities to work cooperatively. This should be done before the final proposed plan is issued.**

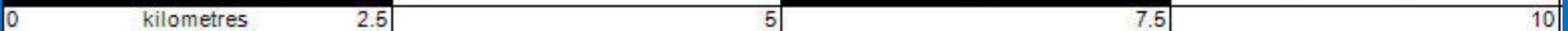
Our specific land assembly location

*Should London develop this site that is developable now?
Does it fit with objective of developing along 401?
Is it next door to sewer services? Is it next door to water?*



Does London have other sites ready to go as in fill projects? Does London want to partner with private Landowners in attracting jobs, investments and tourists?

28/10/2012



LOCATION OF PROPERTY

*Why did **SYSCO** want to locate here?
What other similar developable sites
site does London have now?
What have we learned? How do we
ensure that we do not lose jobs to else
where in future?*

*Why would a business want to locate here?
How can we partner with city to make to make it happen?*

PARCEL A

402 EASTBOUND

401 EASTBOUND

What is around our land assembly now?

OSG across street on Dingman Dr



Sewer plant adjacent to north of land assembly



Sewer tie in adjacent to north of assembly



Property to the west

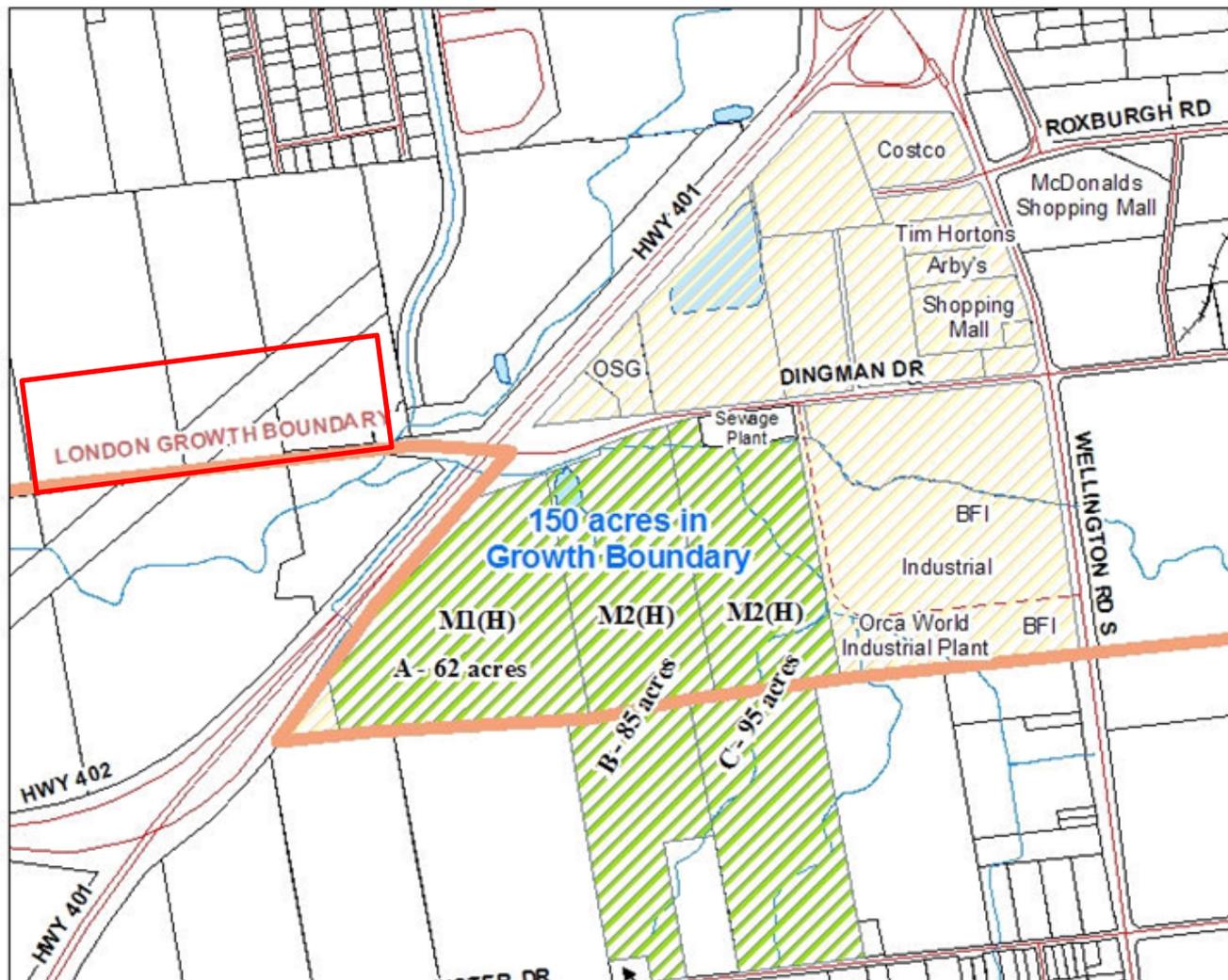


ORGA World and roadway adjacent on east



Industrial zoned south adjacent on Westminster Dr

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'

This is a good ready to go land assembly with exposure on 401. Note the neighbouring developments and the water and sewers next door. The site is developable now for industrial/commercial uses. What else could we locate here? Soccer fields here?

Where do we go from here?

Imagine working together, sharing our visions and diversity, listening and respecting values and viewpoints to make the proposed South West Area Plan better.

Imagine developing in fill projects at a savings to city, supplementing large new shopping and enterprise area.

Imagine working with and respecting rights of residents, landowners, businesses, developers and investors in London because we care and we live here too. Can we come up with better cooperative solutions?



1787996 Ontario Inc
Flexion Properties Inc
kpatpatia@rogers.com