

1311& 1451
WHARNCLIFFE ROAD
SOUTH AT BRADLEY SITE





- ▣ New Urban Retail Team brings over 50 years combined experienced developing great retail for major Canadian and American Retailers.
- ▣ New Urban Retail Team has lead the development of over 2,000,000 square feet of development in major markets throughout Ontario.

Pending Ownership

- ▣ 25+ acre site located at Wharncliffe Road South and Bradley Avenue.
- ▣ Existing Retail Designation and permissions in place for 19 acres with a zoning amendment being processed by Planning staff now.
- ▣ Final engineering approvals will allow for perimeter roadworks to occur in winter 2013, bringing this property to market.

NEW URBAN RETAIL Wharncliffe and Bradley



SITE CAN ACCOMMODATE GREAT RETAIL USES (subject to final zoning)

- ▣ DEPARTMENT STORE
- ▣ HOME IMPROVEMENT WAREHOUSE
- ▣ SUPERMARKET
- ▣ ENTERTAINMENT USES
- ▣ EVERY DAY SHOPPING NEEDS

ECONOMIC BENEFITS SOONER

- ▣ OVER 300,000 square feet can be accommodated on our site including Department Stores and Home Improvement permissions.
- ▣ Total site Investment in excess of \$60 million.
- ▣ Approximately \$5.2 million dollars of development charge revenue to City of London when fully developed – Development Charge POSITIVE.
- ▣ Third party study confirms approximately 900 DIRECT JOBS when this site is developed.

LOGICAL CONNECTION AND EXPANSION OF EXISTING NODES



We Recommend and Request

- ▣ This is a major decision that will have significant ramifications for years to come, over 2700 HA of land being planned for – LETS MAKE SURE WE HAVE IT RIGHT.
- ▣ A more appropriate review of supply, costing of proposed new supply, impact to existing nodes is needed before this decision should be reached.
- ▣ Careful phasing formula based on demand be introduced, recognizing the Official Plan.
- ▣ RECOMMEND REFERRAL by Committee back to staff to address the foregoing concerns and base SWAP on staff's June 2012 recommendations.