



303-201 RICHMOND STREET
LONDON, ON N6B 2H8

March 18th 2019

By Email

Re: Ongoing Bus Rapid Transit Plans

Dear Mayor Holder and City Councillors:

York Developments is an active real estate developer and property manager in the City of London. Over the last few years, we have been an active participant in the continuing evolution of a long-term transit plan. Our involvement has made us not only aware of the role transit plays but also the complexities in making decisions going forward. As the plan continues to evolve, we believe London must put forward excellent business cases to ensure senior government engage in the building of this vital link in our future.

This letter is to express our continued commitment to the development of transit in the City. We have many active developments across the City and from a property owner's perspective, please consider some inputs for your consideration.

Wonderland Gateway

We have a significant commercial interest on Wonderland Road north of Wharncliffe Road. We are also intimately involved and see a real momentum has begun with various property owners to develop this corridor including the Gateway proposal for a new casino and entertainment hub. As density builds with new land uses, the passenger traffic on the current 12 and 28 bus routes will increase.

This gateway development area demonstrates one of the more muted benefits to the transit plan is the opportunity to improve efficiencies with local routes in connecting to primary rapid primary routes across the City. As York and other developers redevelop the corridor lands, we recognize that effective transit is a big part of access for residents, employees and patrons of the many businesses existing or planned for the Wonderland gateway.

Bostwick and Southdale Corridor

We have a major residential initiative surrounding the new Bostwick Community Centre that is in advanced planning stages. The adjustment to bus routing provides front door access. While presently served by Route 15A, the addition of several thousand new residents over the coming years will provide demand for increased transit. These developments are the leads for London's next significant growth area in the southwest.

Richmond and Fanshawe

A newer addition to York's inventory is 1673 Richmond Street (the "Richie's Plaza"), the property across the street from Masonville Mall. Already a significant transit hub, this area has been identified as a transit village in the City's London Plan. We view this area as a key growth area and at some point anticipate some redevelopment of the property.

We have been some supportive of property boundary adjustments in the Fanshawe/ Richmond transportation EA in the recognition as this intersection being a primary destination hub within the City and adjustments to provide more efficient transit operations.

Downtown Couplet

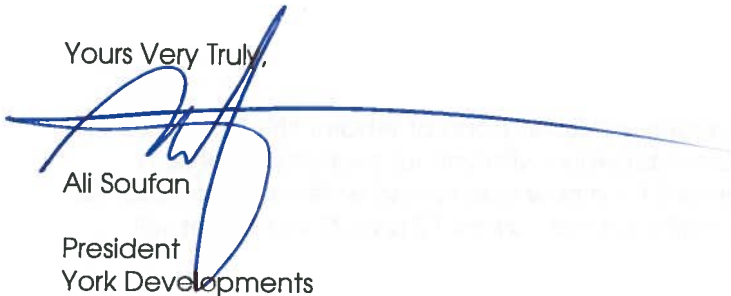
Downtown is a big interest for York and we have invested heavily in 6 locations. Most advanced is 131 King where the redevelopment of a parking lot to a 31 storey highrise development will be starting shortly. This development adds to the critical mass of the downtown residential core and along with other developments in the downtown illustrates not only York's commitment but our long term confidence in London. In our market research, we recognize that a significant number of downtown residents do not own vehicles and rely heavily on transit to get around. It is in our mutual interest to continue to work with the City, and that downtown transit connections to the greater city strengthen, as the downtown continues to build upwards.

Oxford and Wonderland Hub

A newer acquisition for York has been the London Mall at 530 Oxford St West. This 14 acre property has long been underutilized as a dated commercial centre. While we are currently repurposing it to suit today's retail needs, we also have expressed to City staff a desire to begin redevelopment of the property to also serve as a combined retail and high-density use. This business plan depends on there being a primary transit link to the hub. Combined with the Capulet Lane, Proudfoot Lane and Sugar Creek developments, our research shows a high demand for public transit at Oxford Street and Wonderland Road to reach points across the City.

We wish the Council success in every regard with respect to the ongoing development of a robust plan and implementation for the future of London's public transit system. We also hope our long-term plans may align in some form with the City's objectives. We will continue to stay involved as the plan finalizes and implementation continues to advance.

Yours Very Truly,



Ali Soufan

President
York Developments