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L O N D O N O N N 6 B 2 H 8

June 19 2013

The Corporation of the City of London
P.O. Box 5035
300 Dufferin Avenue
London, ON N6A 4L9

Attention: Councillor Bud Polhill, Chair and Members of Planning and Environment Committee and Members of London City Council

Re: (OZ-7072/OZ-7073) York Developments Retail Commercial application for Official Plan and Zoning By-law Amendments to permit approximately 600,000 square feet including a large format Home Improvement Centre and a Discount Department Store

Dear Sir/Madam:

Traffic

- SWAP encourages the most intense development within its planning area on the Wonderland Road frontage.
- To support these proposed development levels, our traffic analyses shows that two traffic control signalized intersections are required along the Wonderland Road frontage.
- This is to be expected for a dense urban development on a long frontage.
- We do not agree with the proposed design to provide for a single signalized intersection with a roundabout and service road.
- A single signalized access to Wonderland Road will create traffic operational issues on Wonderland Road, on the on-site multi-lane roundabout and the internal parking aisles.
- With only a single signalized access to Wonderland Road, the spacing between the signalized intersections would be over 500 meters which negatively impacts pedestrians and transit users.
- Once the concept of two signalized accesses on Wonderland is approved, safe; efficient and appealing transit and pedestrian access can be dealt with at Site Plan.

Servicing

- **Water** – The staff report acknowledges the presence of a watermain on Wonderland Road and thus water is not an issue.
- **Stormwater** – Contrary to references in the staff report, the Pincombe Drain Environmental Assessment, which covers this site, is complete and the appeals cleared.

- **Stormwater** - Will be managed by on-site control measures in accordance with the City's Permanent Private Stormwater Systems requirements.
- Accordingly, the cost of stormwater management will be borne entirely by the developer.
- **Sanitary** – York has made previous submissions to staff outlining a proposed private pumping station solution which will connect to the existing forcemain on Wharncliffe Road.
- This form of sanitary servicing has been recently constructed and is operation in servicing the new LTC facility. It is our intention to mimic this arrangement.
- Accordingly, this system can be constructed at no cost to the City and can be implemented without delay.

Economic Benefits

- Total construction cost of approximately \$120 Million.
- Project will provide approximately \$9 million in Development Charges and \$461,000 in Permit Fees.
- Annual property taxes of approximately \$3.6 Million.
- Project to generate approximately 690 construction jobs in London.
- Commercial development will create approximately 1300 permanent jobs.

Planning Matters

- Our request is simply an extension of uses now existing on Wonderland Road.
- SWAP may be approved later and will overlay this request and existing commercial developments North and South of our property.
- Our site will be re-developed in the future once there is an apparent demand for High Density Residential and Offices as per SWAP.
- Site Plan Submission including (2) signalized intersections will demonstrate flexibility for future development proposed.
- All other permitted uses and policies including urban design will come into effect once SWAP is approved by the OMB.
- Therefore, no conflict with SWAP.
- Please note that many of the staff comments relate to a concept plan that was presented to be helpful but it is not before the City for approval.
- Concept plan (as will site plan) provides for (3) East/West cross streets ((2) signalized and (1) non) to bisect the site (See Presentation).
- Approval of this application will kick-start investment for a plan entirely consistent with SWAP.

We applied for this OPA & ZBA file in 2005. We have continually worked with Staff and Experts from the Public and Private Sectors and have provided more background studies/reports than normally required.

After 8 plus years, we respectfully request that Planning Committee and Council direct Staff to approve the bylaw that we have provided.

Yours Very Truly,

Ali Soufan, President
York Developments
519 640 8968