



July 22, 2013

Planning and Environment Committee  
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Attention: Chair B. Pohill and Committee Members

**Re: 1885 Fanshawe Park Road East, with regard to Land Needs Background Study: Official Plan Review (ReThink London)**

CBRE Limited has been retained by Habitat Farms Ltd. c/o Magitron Corporation, and we are writing you on their behalf regarding their property: 1885 Fanshawe Park Road East in the City of London.

Approximately 100 acres, the property is located on the south side of Fanshawe Park Road and is adjacent to an active subdivision (Cedarhollow) on its western boundary (see attached airphotos). According to City mapping and documentation the urban growth boundary lies along this boundary.

It is our understanding that parties have requested that their properties be included within the urban growth boundary should the City determine to either expand the amount of lands designated Urban Reserve Community Growth or realign the urban growth boundary line based on a cost benefit analysis for future servicing.

Should the City come to the conclusion that either of the above noted actions be required we respectfully request to advance the merits of our client's property for your consideration. They are the following:

1. As the property is adjacent to an active subdivision, it is our understanding that there is servicing (SWM and sanitary) available to service a portion of the property (see attached plans). The road and service pattern in the subdivision abuts the property line;
2. There is no issue with regard to development of agricultural land. The property is a former aggregate operation (depleted). Our client has correspondence from the Ministry on Natural Resources, dated November 2006, titled "Surrender of License Under Aggregate Resource Act" .;
3. As it is located well inside the City limit, it does not impact the urban/rural interface. The subject property and the lands to the north and east are zoned Resource Extraction (EX). Lands to the

west (Cedarhollow) have a variety of Residential Zones while the property to the south is zoned Open Space and Environmental Review;

4. As the property is located in northeast London, future residents can take advantage of the City's ongoing investment in the upgraded and expanded Veteran's Memorial Parkway. There is an opportunity to create a 'Markham of London' with its access to Hwy. 404/DVP;
5. Fanshawe Park Road – is our contention that it will need to be upgraded in a shorter timeframe than proposed in the Transportation Master plan. We state this based on the additional traffic on Fanshawe that will be created due to the proposed significant commercial developments at the northwest and northeast corners of Fanshawe and Highbury. Therefore development charges gained from the development of our client's site will contribute to the improvement of Fanshawe. "Growth pays for Growth!"

We wish to thank you for the opportunity to present this property for your review and consider it a strong candidate should you choose to revise the urban growth boundary.

Should you have any questions or comments, we would be pleased to discuss at your convenience.

Regards,

CBRE Limited



David C. Cousins, B.A.(hons.)  
Sales Associate

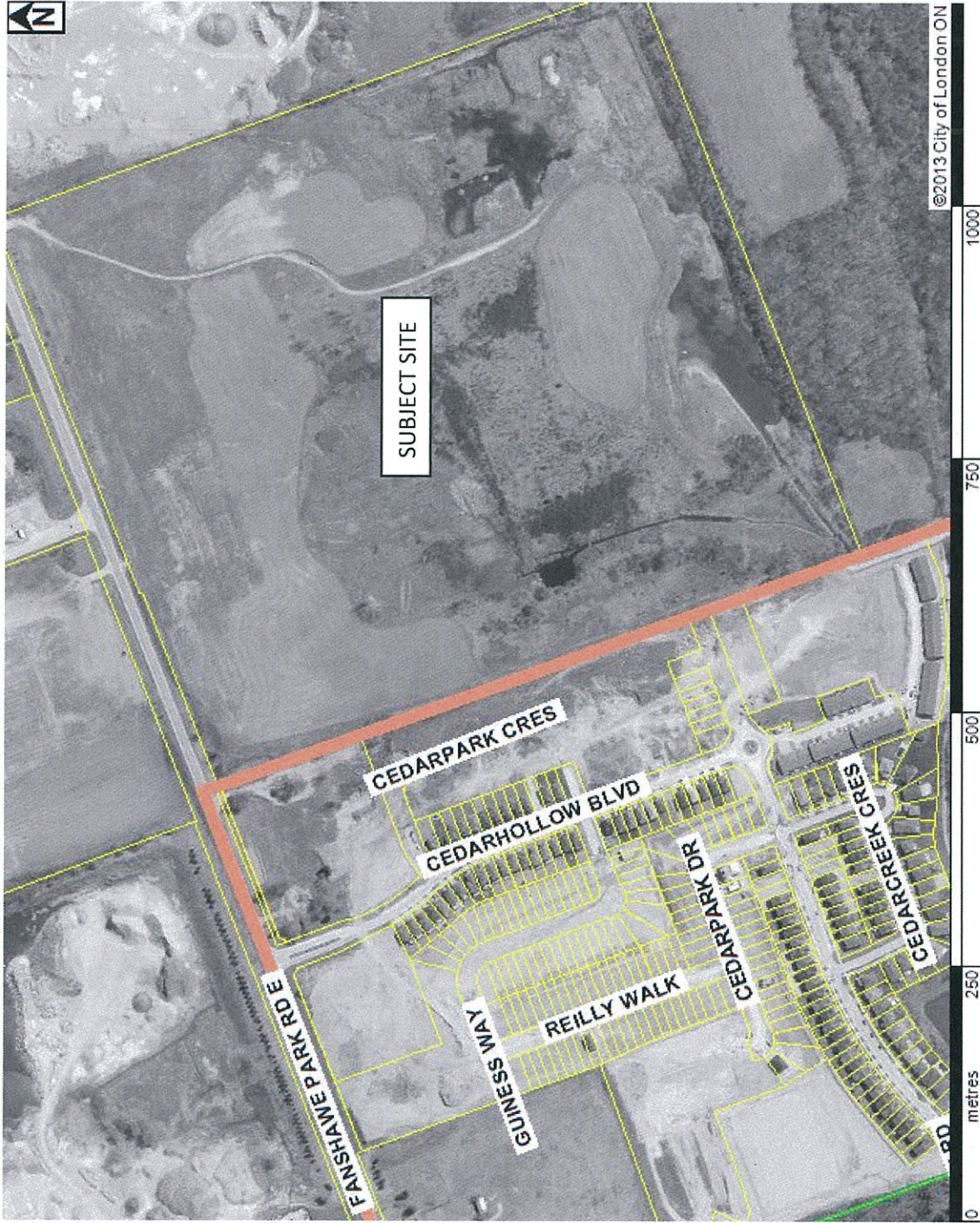
Authorization:

Habitat Farms Ltd. c/o Magitron Corporation



Ken Hurrell  
President

cc.: Habitat Farms Ltd. c/o Magitron Corporation

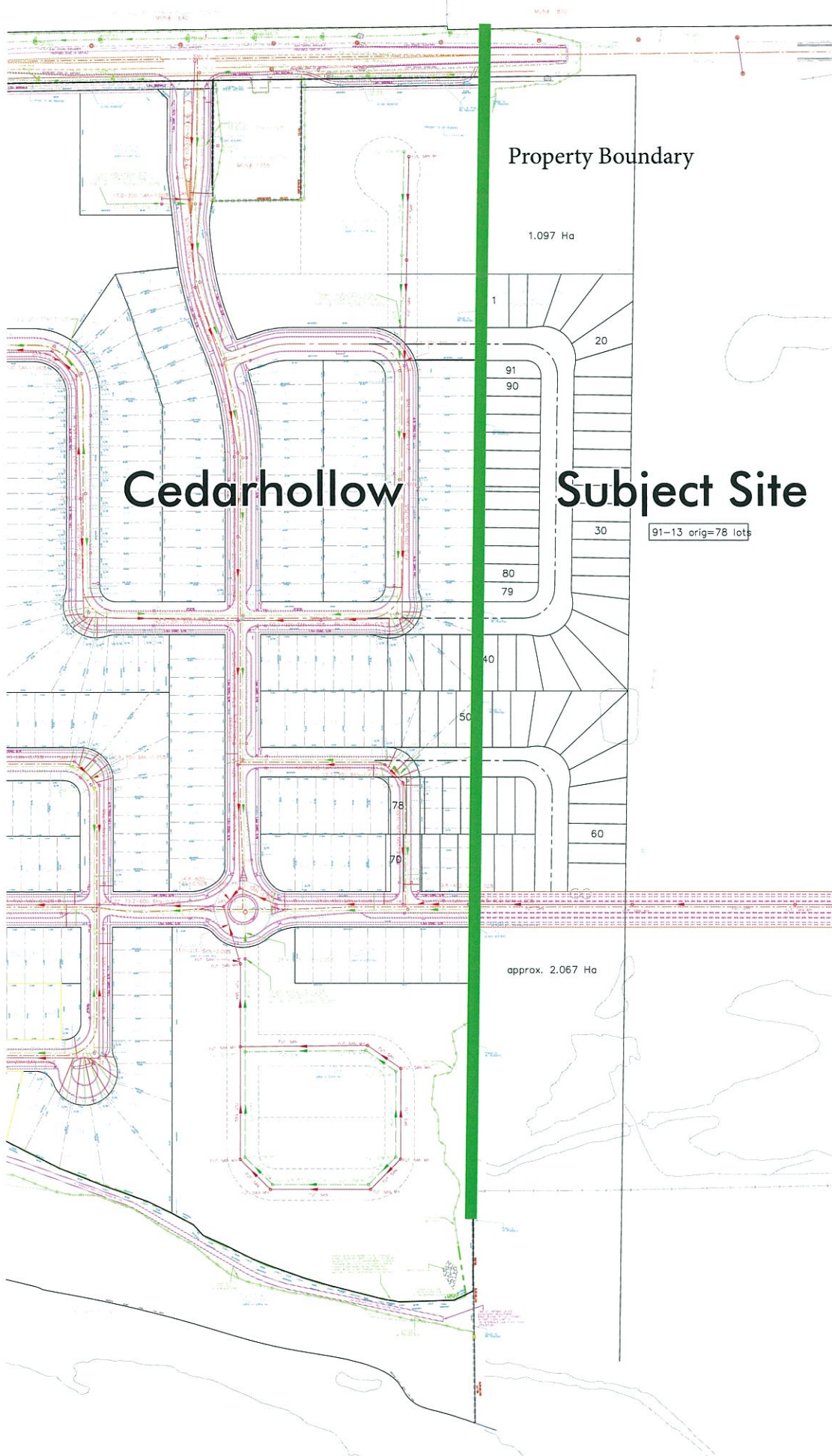


Air photo: City of London: April 2012



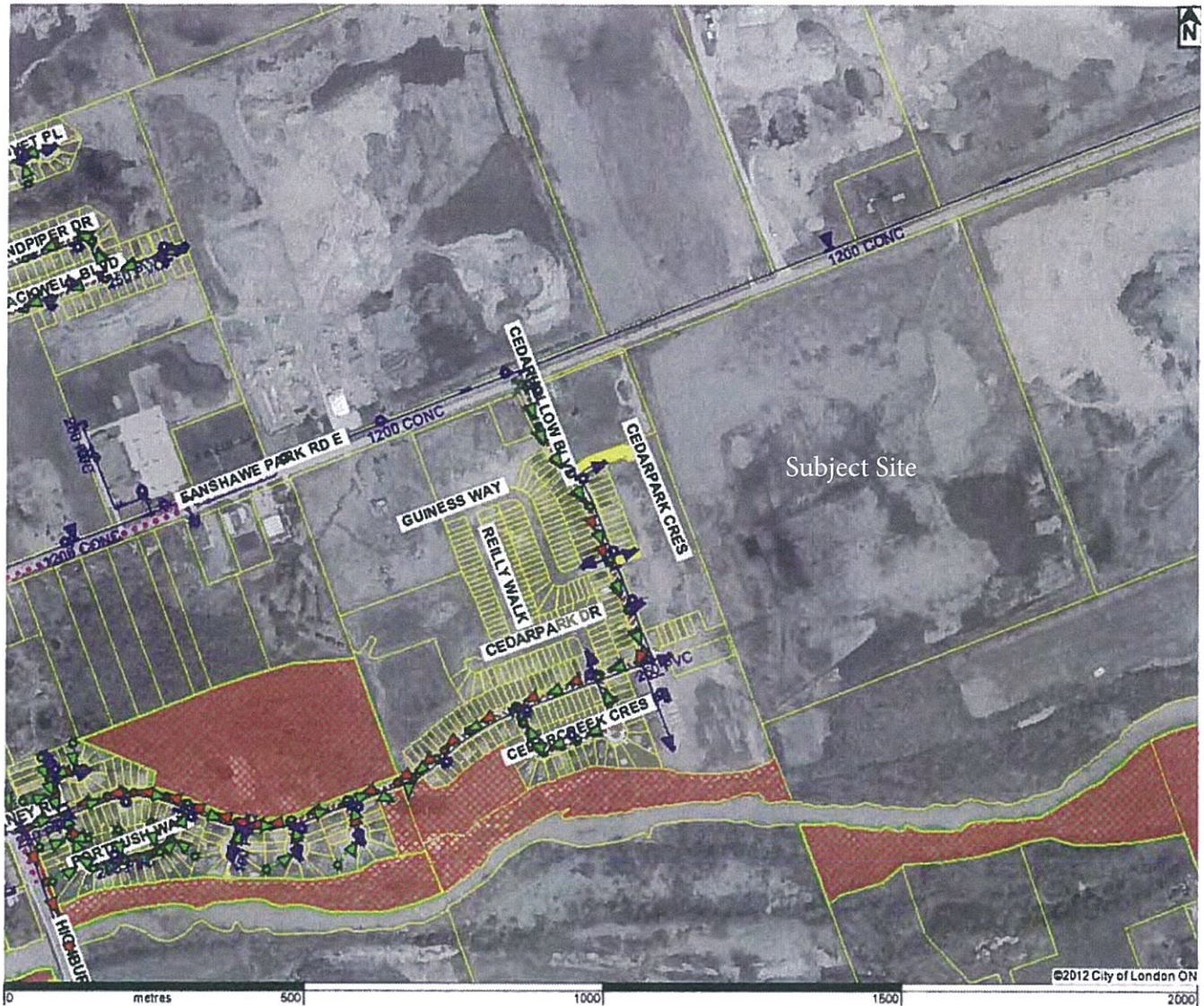
Air photo: Summer 2013

# Concept Plan





# Current Municipal Services



- Water
- Sanitary
- Storm Water