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December 9, 2011

Gregg Barrett  
Manager, City Planning and Research  
City of London  
P.O. Box 5035  
206 Dundas Street  
London, Ontario  
N6A 4L9

Dear Mr. Barrett:

**RE: South West Area Plan (SWAP) - Courtney property, 3493 Colonel Talbot Road,  
OUR FILE 1094 H**

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We wish to provide comments on behalf of Lloyd and Shirley Courtney, the owner of the property. The property is located on the west side of Colonel Talbot Road and immediately to the north of the existing 'Southwinds' and 'Oliver' developments. It is also a short distance away from the Talbot Village neighbourhood which is a newer residential development to the north east. In essence, the subject lands are located midway between two existing residential neighbourhoods.

The South West Area Plan identified these lands within "Phase 3 – Filling the Gaps" and indicated that development would occur upon completion of the Phase 1 lands and the build out of the nodes and corridors throughout the study area.

Based on analysis undertaken by Stantec Consulting Limited, it was determined that these lands could be developed in various phases with minimal upgrades to the existing Southwinds PS to the south. Some new infrastructure would need to be extended from the Courtney property to the Olivier subdivision that is currently under construction. Road connections from the Oliver property have already been identified in the approved plan of subdivision. Depending upon the amount of land to be developed on the Courtney property, the upgrades required would be quite modest and would allow for a phased approach over time.

The property is located within the City's urban growth area, has direct frontage along Colonel Talbot Road and Pack Road and is adjacent to a developing neighbourhood to the south. Road connections and servicing stubs will be available to hook into. In order to develop the property further upgrades to the Southwinds Pumping Station will be required along with some upgrades to the sewage transmission lines. These works are proposed to be undertaken at no cost to the City. Stantec's analysis had demonstrated that it is both technically and financially feasible to do so.

Given the close proximity of established and newly developed residential communities to the subject lands, we believe there is merit in considering an advancement of timing for the Courtney lands. By doing so will allow for the timely extension of services, assist in the financing of upgrades to existing infrastructure and allow for additional market choice in this part of the City. The subject lands are not an outlying property and should be considered in the context of the adjacent parcels that have been allowed to develop. Now that there is interest to bring forward the Courtney lands for development, it would make sense to do so given the ability to service the lands with minimal cost.

An initial development proposal report was submitted to the City in order to obtain initial feedback on a proposed plan of subdivision. Comments were received from the City on November 22, 2011 and our client is in the process of reviewing the additional information requested.

We trust you will give due consideration to these comments in your discussions and deliberations going forward.

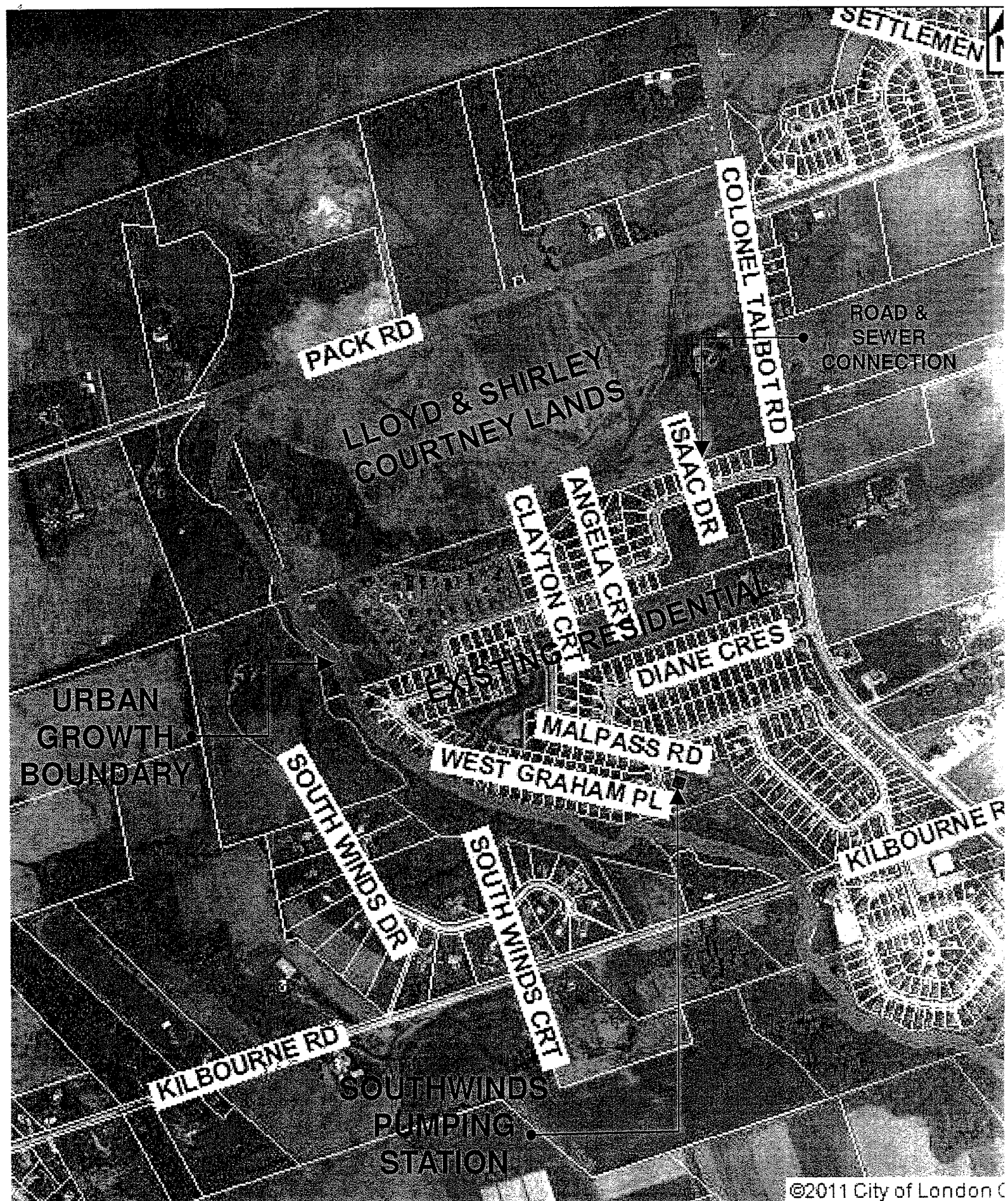
Yours truly,

MHBC Planning



Carol M. Wiebe  
Partner

Cc Lloyd and Shirley Courtney  
David Ailles, City of London  
Doug Stanlake, City of London



URBAN  
GROWTH  
BOUNDARY

PACK RD

LLOYD & SHIRLEY  
COURTNEY LANDS

ROAD &  
SEWER  
CONNECTION

COLONEL TALBOT RD

ISAAC DR

CLAYTON CRT

ANGELA CRES

EXISTING RESIDENTIAL  
DIANE CRES

MALPASS RD

WEST GRAHAM PL

SOUTH WINDS DR

SOUTH WINDS CRT

KILBOURNE RD

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SOUTH WINDS  
PUMPING  
STATION

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