

# 3493 COLONEL TALBOT ROAD

## York Developments & Lloyd & Shirley Courtney



October 2013

# Introduction

- Our delegation today is to discuss development of 3493 Colonel Talbot Road
- Basework to date has been to bring understanding regarding open space, developable land, and servicing
- Our delegation is here to request direction to proceed

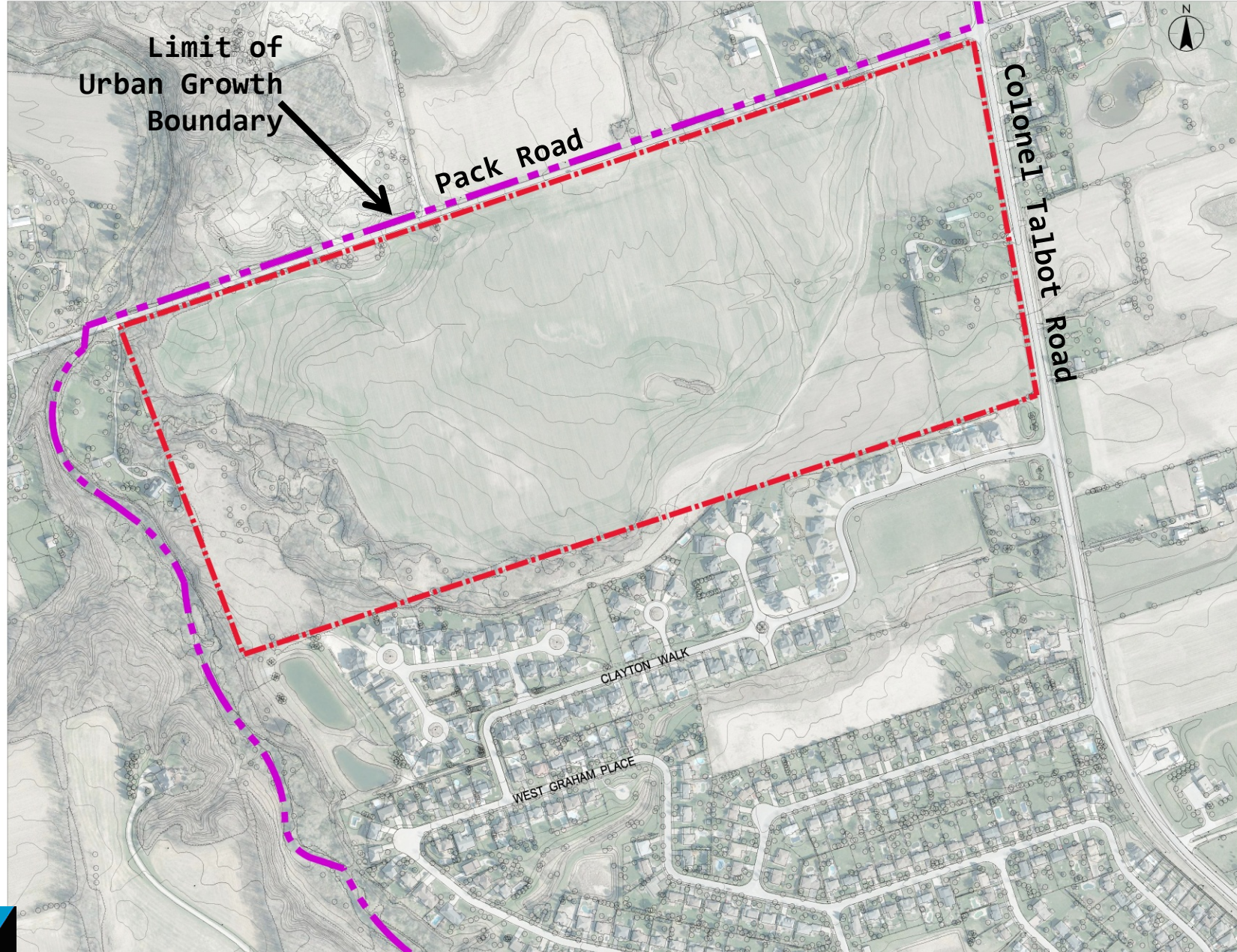


# Logical Progression of Growth

- The property consists of 40ha, approximately 29ha is developable and 11ha is open space
- **All within the Urban Growth Boundary**
- Adjacent to the existing Oliver and Southwinds Village Subdivisions
- Home builders have frequently requested to purchase lots in this area due to significant demand
- There are currently no lots available west of Wonderland Road
- DC revenues are \$11M gross, \$6.2M for servicing
- Costs are \$1.7M

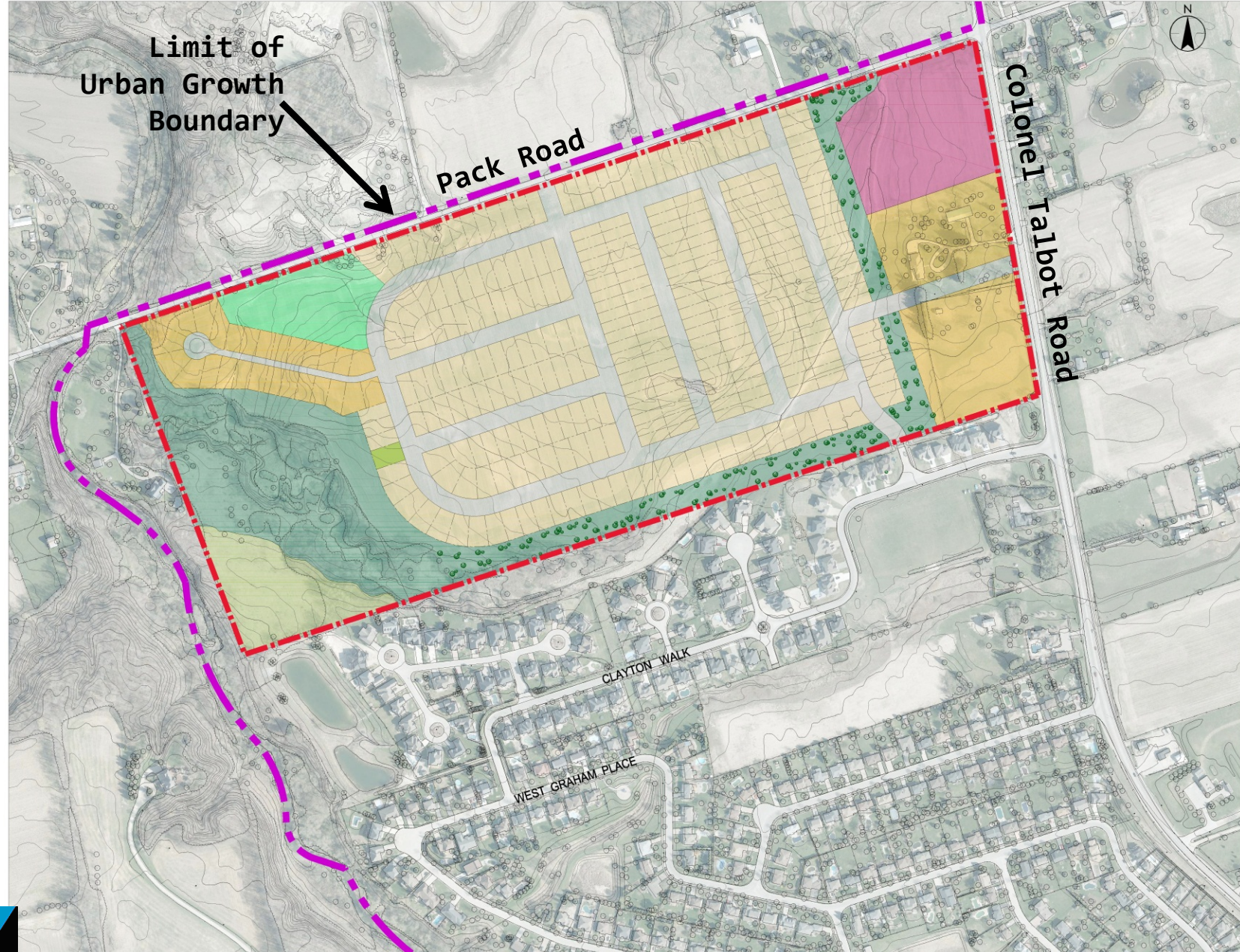


# Existing Conditions





# Proposed Draft Plan





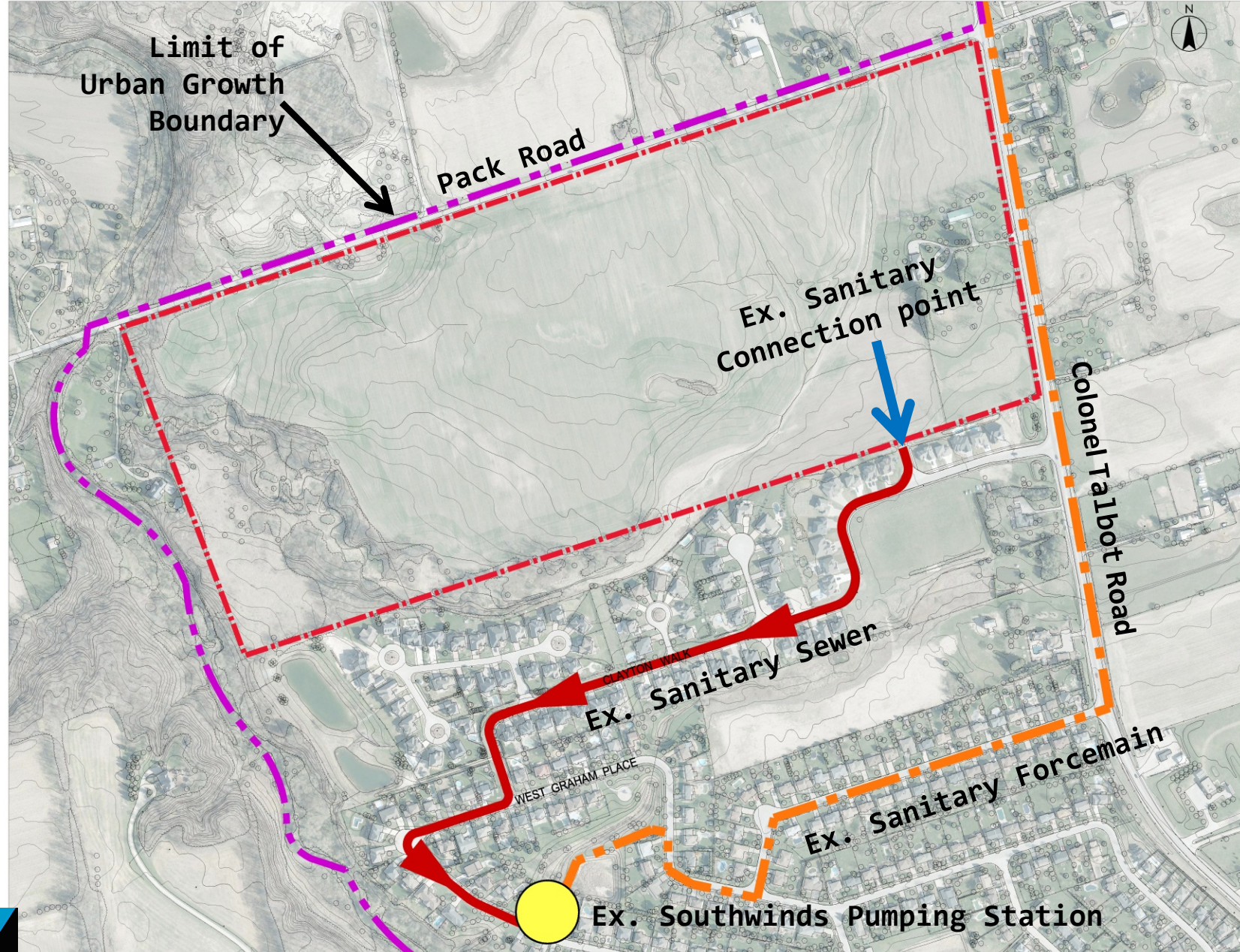
# Existing Sanitary Servicing

- The Southwinds Pumping Station is a permanent pumping station owned and operated by the City of London
- It has some capacity for this development
- To fully develop the property requires some upgrade works
- Sanitary sewer is at property line of York/Courtney lands





# Existing Sanitary Servicing





# Sanitary Servicing Request

- 3493 Colonel Talbot be accepted to flow to Southwinds Pumping Station
- That any upgrades be undertaken as required
- All upgrade costs remain the developer's responsibility
- All works to be undertaken in coordination with City staff to City standards

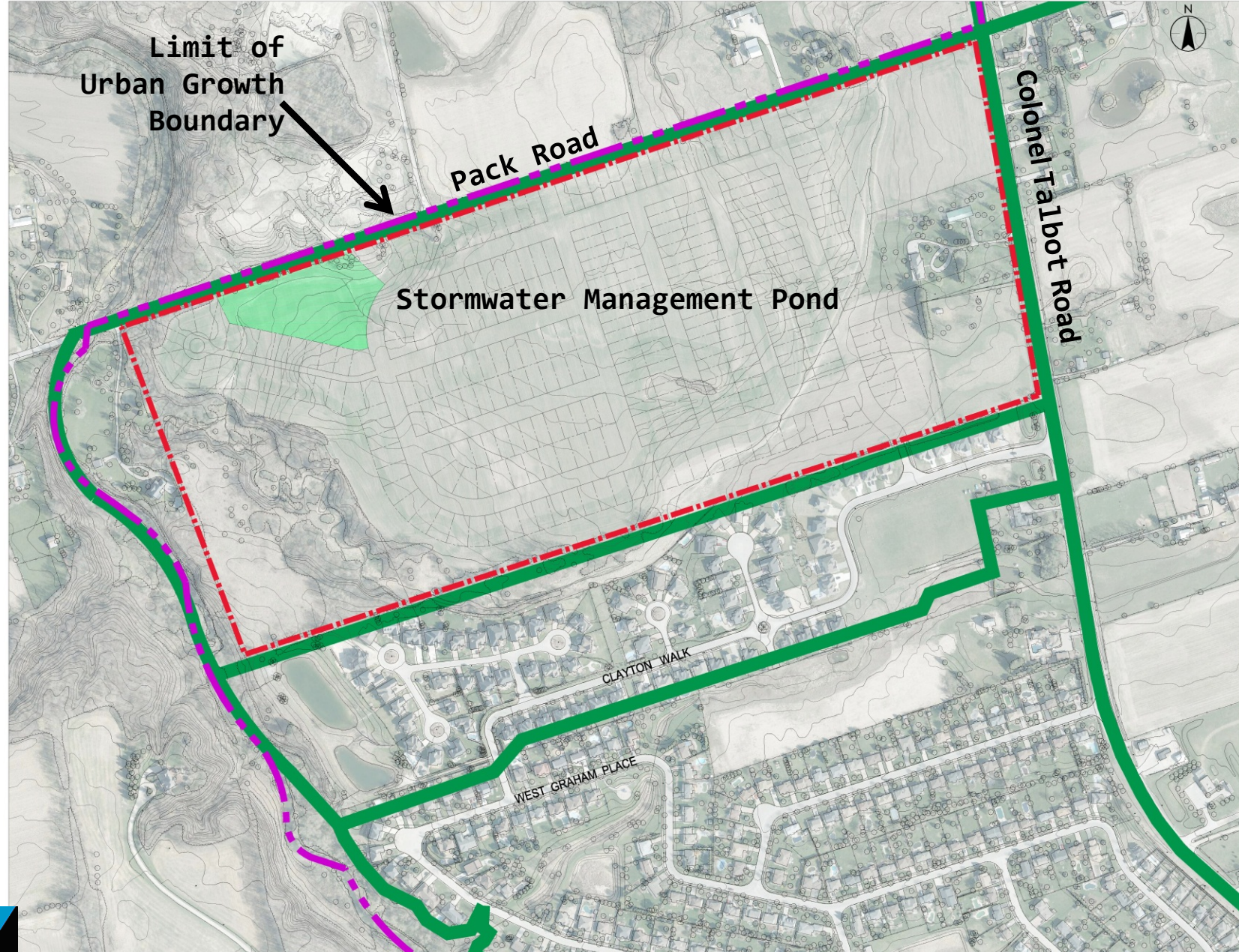




# Stormwater Management

- Much of the developable land is proposed to be single family homes with public streets
- Proposed stormwater management is a pond but not identified in the 2009 Development Charges Study
- Only serves this property, external lands don't drain here
- Estimated trib. area is 25ha, estimated costs of \$1,200,000
- Current direction in DC is towards City control of pond design and construction
- Request that this facility be included for 2015

# Stormwater Tributary Area





# Conclusion

- 3493 Colonel Talbot Road is within the Urban Growth Boundary
- York seeks direction to use the Southwinds Pumping station including any upgrades at their cost
- SWM facility to serve this property be added for construction in 2015 to the Development Charges Background study

