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
Proposed Draft Plan

Limit of Urban Growth Boundary

Pack Road

Lloyd & Shirley Courtney
October 2013
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.
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.
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