



**Lloyd and Shirley Courtney
3493 Colonel Talbot Road
London, On N6P 0B2**

**303 RICHMOND STREET, SUITE 201
LONDON ON N6B 2H8**

November 26, 2013

Chair, Planning and Environment Committee

Re: Development of 3493 Colonel Talbot Road

Dear Councilor Polhill, Committee Chair and Committee Members:

Further to our delegation at Planning and Environment Committee On October 8, 2013, this letter is in regard to the staff report at today's committee and in regard to activity since that time.

The staff report indicates progress has been made in the determination to be able to consider use of the existing Southwinds gravity sewer and pumping station as a sanitary outlet for the proposed development of lands at 3493 Col. Talbot Road. As the end user in a existing system, technical data has been provided by the city and has been compiled to further our analysis in determining the scope of works and our direct costs to progress the first phase or all of our lands in 2015.

We are encouraged by the ability to progress the file and by the number of smaller issues through which we received a positive response with staff. This is due in part to the continued progression of our plan which at this point is being compiled with supplemental data for submission to the city.

At this time there are draft schedules in the development charges update and corresponding Growth Management Implementation Strategy and a preliminary schedule discussed at stakeholder meetings is targeting the storm water management facility for 2018. As we go through the approvals process we anticipate the simplicity of this file to leave us in the position to begin work in 2015. The current draft Municipal Servicing Financing Agreement (MSFA) sets forth a number of eligibility criteria to advance the timing of any development charges works. It is fairly restrictive but 3493 Col. Talbot Road meets those criteria. We believe that our parcel, in comparison to other upcoming lands, is appropriate to be included for 2015.

Builders continue to call as they receive requests for homes in this quadrant of the City where there is no open inventory. With great landscapes, easy access to London's diverse activities and some of the best access to 400 series highways, we anticipate our first phase will have a quick takeup as we can easily compete with surrounding municipalities. Compared with relatively modest development charges work, this development is a positive move in every regard.

We appreciate the attention staff have provided over the past few weeks. We look forward to seeing this property progress as we feel this is an exceptional land parcel that will be a great place to live.

Yours truly,



Ali Soufan
President, York developments

Lloyd Courtney
3493 Colonel Talbot Road

Cc: Members, Planning and Environment Committee