



December 9, 2013

Planning Division, City of London
206 Dundas Street
P.O. Box 5035
London, ON N6A 4L9

Att: Mr. Mark Johnson/ Committee

Re: **Urban Growth Boundary Inclusion Request - Green Valley Road, Highbury Avenue South, Dingman Drive, Owners: Greenvalley Estates Inc. and Greenvalley Estates II Inc. ('Greenvalley Estates').**

Thank you for your invitation to attend the upcoming Planning and Environment Committee (PEC or "the committee") meeting on Tuesday, December 10th. We understand that the Committee will give further consideration to the expansion of the Urban Growth Boundary which we respectfully submit should include the above referenced property (Greenvalley Estates).

To assist the Committee, we wish to summarize the 'pros' associated with the inclusion of subject property within the city's revised urban boundary. Our comments are provided as follows:

1. **A plan of subdivision and supporting servicing plans are completed** and submitted to staff by the ownership including the planning justification of engineering and planning professionals (see attached plan of subdivision: "Attachment 1.pdf", the planning justification report ("Attachment 2.pdf"), and the engineer's executive summary report (Attachment 3.pdf).
2. **Provincial Policy and Guidelines support Greenvalley Estates as 'sustainable development'**. The subject property is immediately adjacent to the urban boundary and existing municipal services, in close proximity to regional and local scale employment lands, existing residential development and schools.
3. **The functional servicing report (FSR) supports residential development** at Greenvalley Estates (see "Attachment 3.pdf"). The complete FSR with appendix is attached for your information (see "Attachment 4.pdf").
4. **Full municipal piped services exist at the property.**
5. The FSR concludes that the **existing services have sufficient capacity to service the subject site without further upgrades.**
6. The City can expect **\$10,500,000.00 in development charge revenue** alone from the development of Greenvalley Estates (see "Attachment 5.pdf").
7. No upgrade to existing infrastructure means **no additional cost to the taxpayer** to support the development of Greenvalley Estates.

I trust that our comment and supporting material are well received by staff and request they be forwarded to the Committee as they consider expanding the urban boundary to include Greenvalley Estates.

Sincerely,

mainline planning services inc.

A handwritten signature in blue ink, appearing to read "Joseph P. Plutino", is written over the typed name below.

Joseph P. Plutino, M.C.I.P., R.P.P.

Cc. Green Valley Estates
Mayor and Planning Committee