



West Talbot Lands

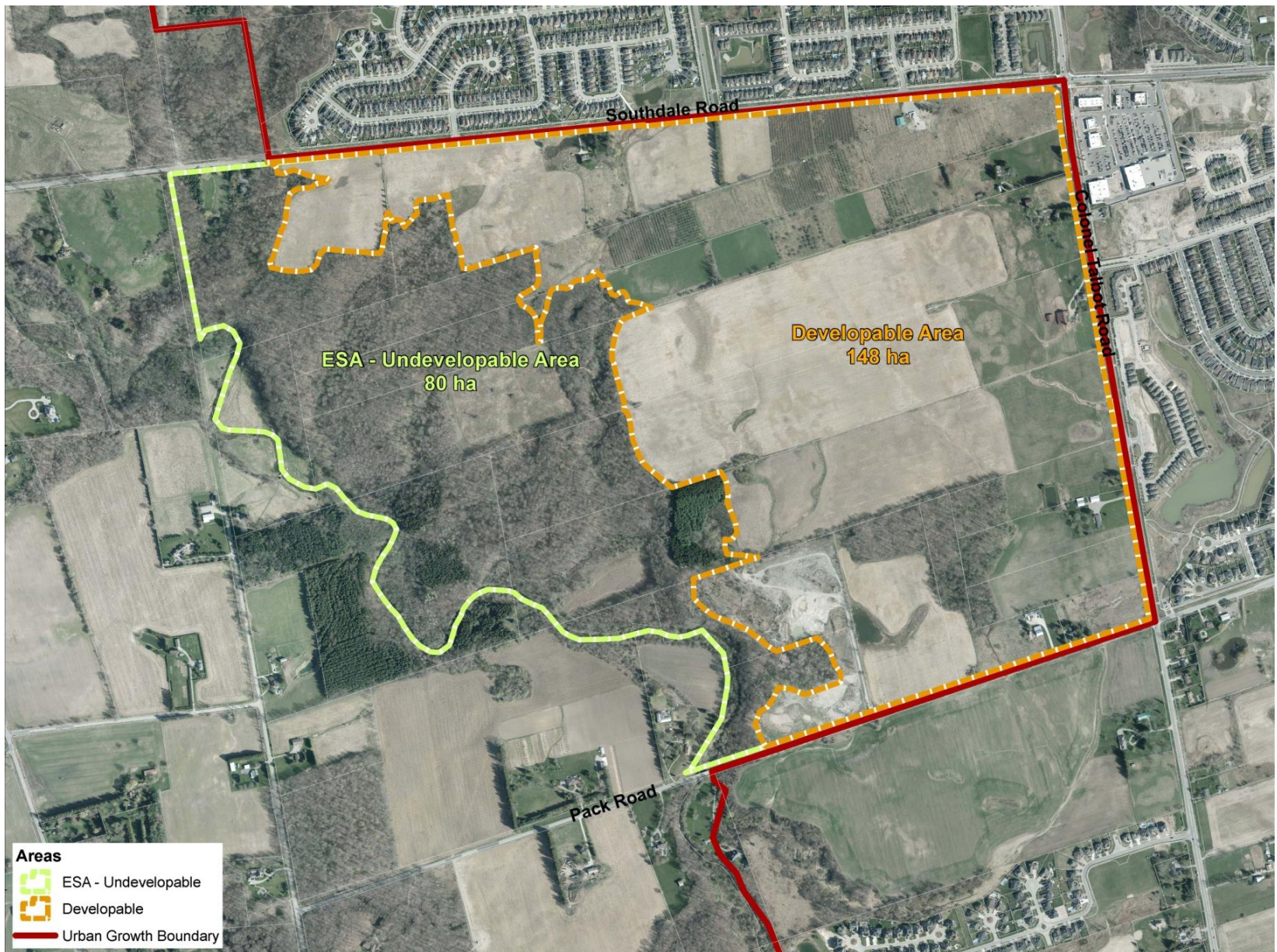


West Talbot Land Owners Group
IBI Group
December 2013

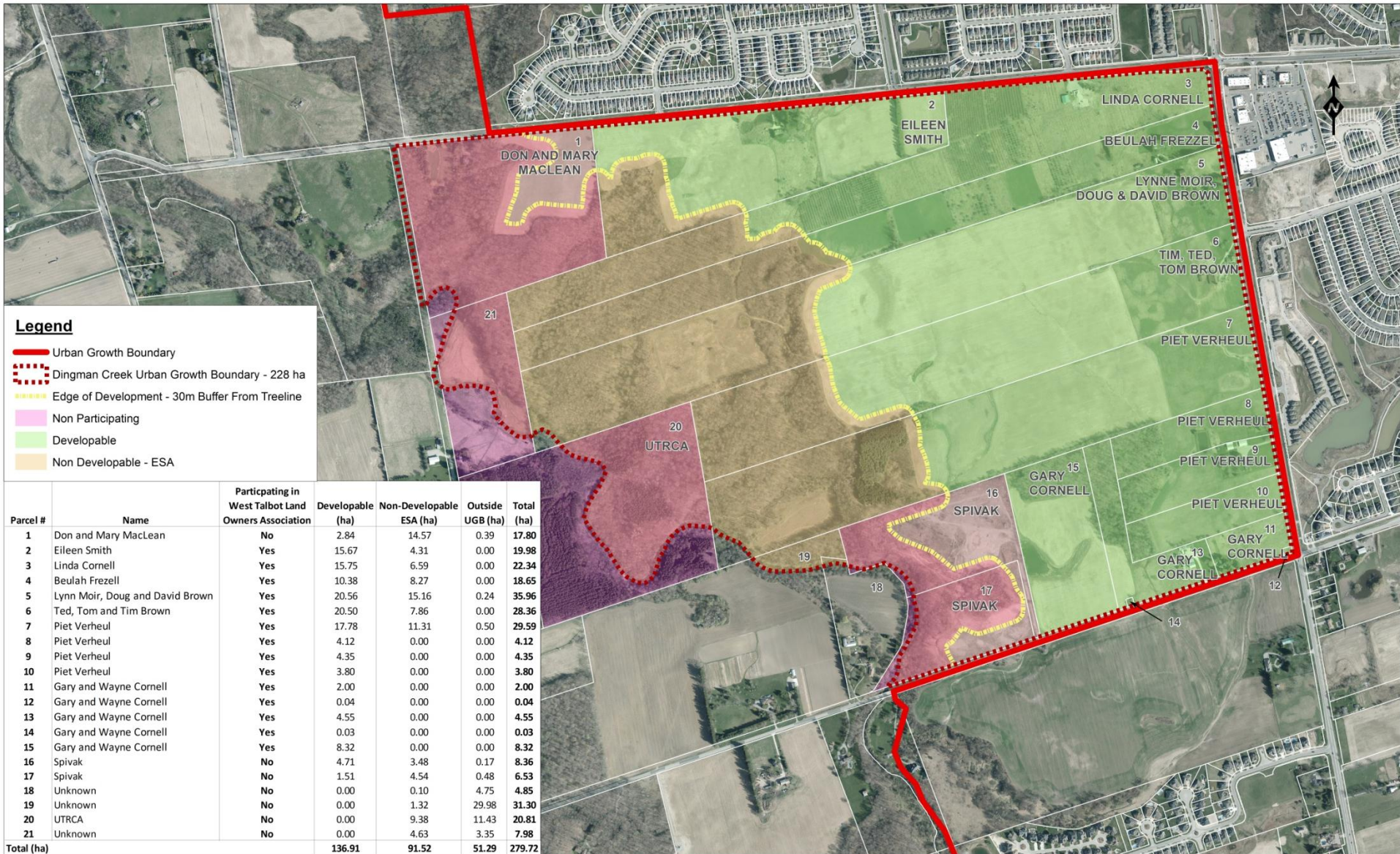
West Talbot Lands – Area Plan



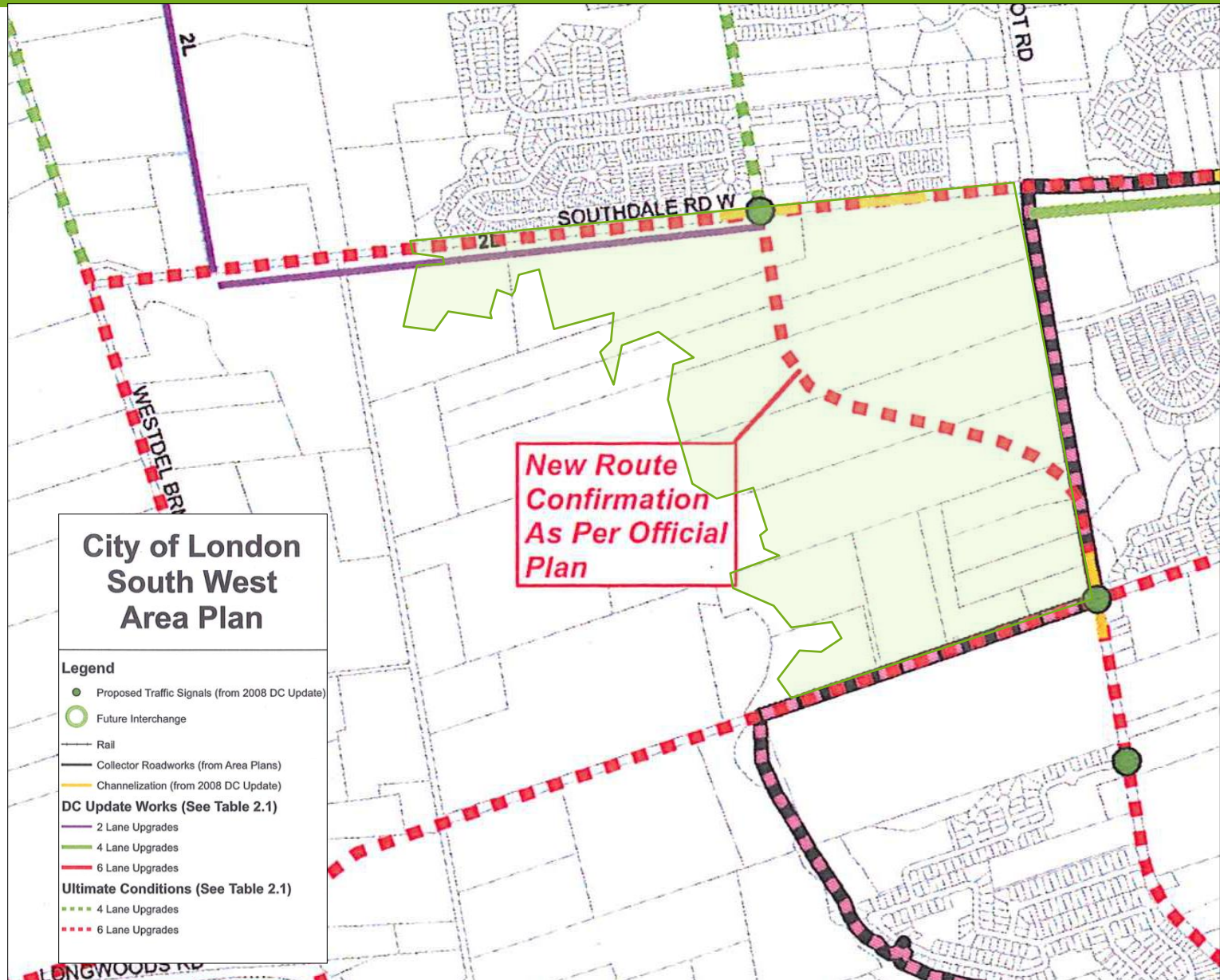
Development Area



Land Ownership – West Talbot Landowners Group



Boler Road Extension



Proposed Bicycle Routes



Economic:

What are the relative Costs of Servicing? Can it be serviced in a financially and environmentally sustainable manner? Is the servicing consistent with the City of London Infrastructure Master Planning?

YES.

The City GMIS and DC Studies identify major infrastructure works in the southwest area consisting of road improvements on Southdale Road; the extension of Boler Road; trunk watermain extensions on Boler Road, and new wastewater pumping facilities.

These works are already in the planning stages and are totally independent of whether the Talbot West lands develop or not. The inclusion of these lands would only serve to improve on the overall efficiencies of currently planned infrastructure and their development would not trigger any new major infrastructure works.

The proposed development would generate in excess of \$ 26M in Development Charges revenues at today's rates with **no new major works.**

Economic:

Does it represent a unique and substantial economic opportunity?

YES.

The West Talbot Lands represents most economical land development opportunity in the City of London – An opportunity to bring into development one of the largest tracks of land at little additional servicing costs beyond what is already in the planning stages.

Social:

What are the impacts on the existing communities?

ONLY POSITIVE IMPACTS.

The surrounding urban development is already having a significant negative impact on existing agricultural lands and is affecting the continued economic viability of actively farming these lands.

The inclusion of these lands in the growth boundary will allow for the greater Talbot Community to reach its full potential as a vibrant community with all the amenities.

Social:

Will it support a sustainable transit orientated urban community?

YES

The inclusion of these lands which opportunities for high, medium and single family residential as well as commercial and community facilities will add significantly to the population density and add to the critical mass necessary to sustain much needed public transit in this sector of the City.

Is the development supportive of the City's urban structure of centres and corridors and complete community?

YES

The proposed development represents a logical and orderly extension of the City's urban structure.

Social:

Is the expansion of sufficient size to be developed as a complete community?

YES

The size and scope of the proposed development area is not only representative of an independent complete community - it will enhance the entire Talbot Community and allowing the area to reach its full potential as a sustainable and vibrant community.

Is the boundary expansion logical?

YES

Is it contiguous with the existing Urban Growth Boundary?

YES

Environmental:

What are the potential impacts on natural features and ecological functions?

ONLY POSITIVE

The inclusion of this lands into the urban growth boundary will bring into the City one of the largest natural heritage areas in Southwest London. With the appropriate development buffers and management practices these lands can be protected and maintained as sustainable ecological features.

What are the potential impacts on agriculture?

The single biggest negative impact on agricultural lands is... to do nothing. The subject lands are an agricultural island isolated by urban development on three sides and an large natural heritage area on the third side.