



FROUNDER
WOODBIDGE
LONDON
KINGSTON
BARRIE

December 8, 2011

Gregg Barrett
Manager, City Planning and Research
City of London
P.O. Box 5035
206 Dundas Street
London, Ontario
N6A 4L9

Dear Mr. Barrett:

**RE: South West Area Plan (SWAP) – 1640209 Ontario Limited (York Developments) – 1959
Wharnccliffe Road South
OUR FILE 1094C**

On behalf of our clients we wish to provide comments as it pertains to the South West Area Plan (SWAP) and to augment our earlier comments to the Mayor and Council in June 2010.

In our earlier correspondence we identified some concerns with regarding the proposed designation of parts of our clients land as open space associated with the Thornicroft drain as well as other patches identified as "Environmental Review". We also expressed concern with the study's preferred concept plan identifying other 'green areas' on these lands that were not identified in the Official Plan or the natural heritage study undertaken by the study consultants. As we have yet to see any revised concept plans for the study area we wish to reiterate these earlier concerns. (See attached location map)

In addition, we wish to provide additional comments as it pertains to the remaining undeveloped portions of our client's property. At present the Phase 1 lands are registered and built, the Phase 2 lands are draft approved and the Phase 3 lands are undeveloped. In order to proceed with the Phase 1 lands, our client advanced the financing and construction for the requisite SWM facility, the sanitary, water and storm sewers. Studies have been completed to assess the required upgrades to the Southland SPS to facilitate the development of the Phase 2 lands. Our client is prepared to advance the necessary funds to complete these upgrades in order to allow the Phase 2 lands to come on stream. However, give the cost of the upgrades and the potential for the Southland SPS to be converted to a pumping station, it is necessary to bring on additional lands to carry these upfront costs.

As noted above, the Phase 1 lands are registered and built, the Phase 2 lands can proceed subject to completed the upgrades to the Southlands SPS or alternative upgrades. It would be appropriate to allow for the timely completion of the balance of these lands such that the financing of the infrastructure can be recovered in a reasonable time frame. Our client is proposing to advance these upgrades at no

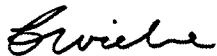
cost to the City which provides a considerable public benefit however there are insufficient lots (52) in Phase 2 to warrant this expenditure. The road network and sewer systems are in place to allow for the completion of the subdivision.

The City has already determined that development of these lands is desirable and appropriate. We request consideration that the remaining phase be advanced in order to facilitate the extension of services in the most economical manner.

Thank you for your consideration of these requests.

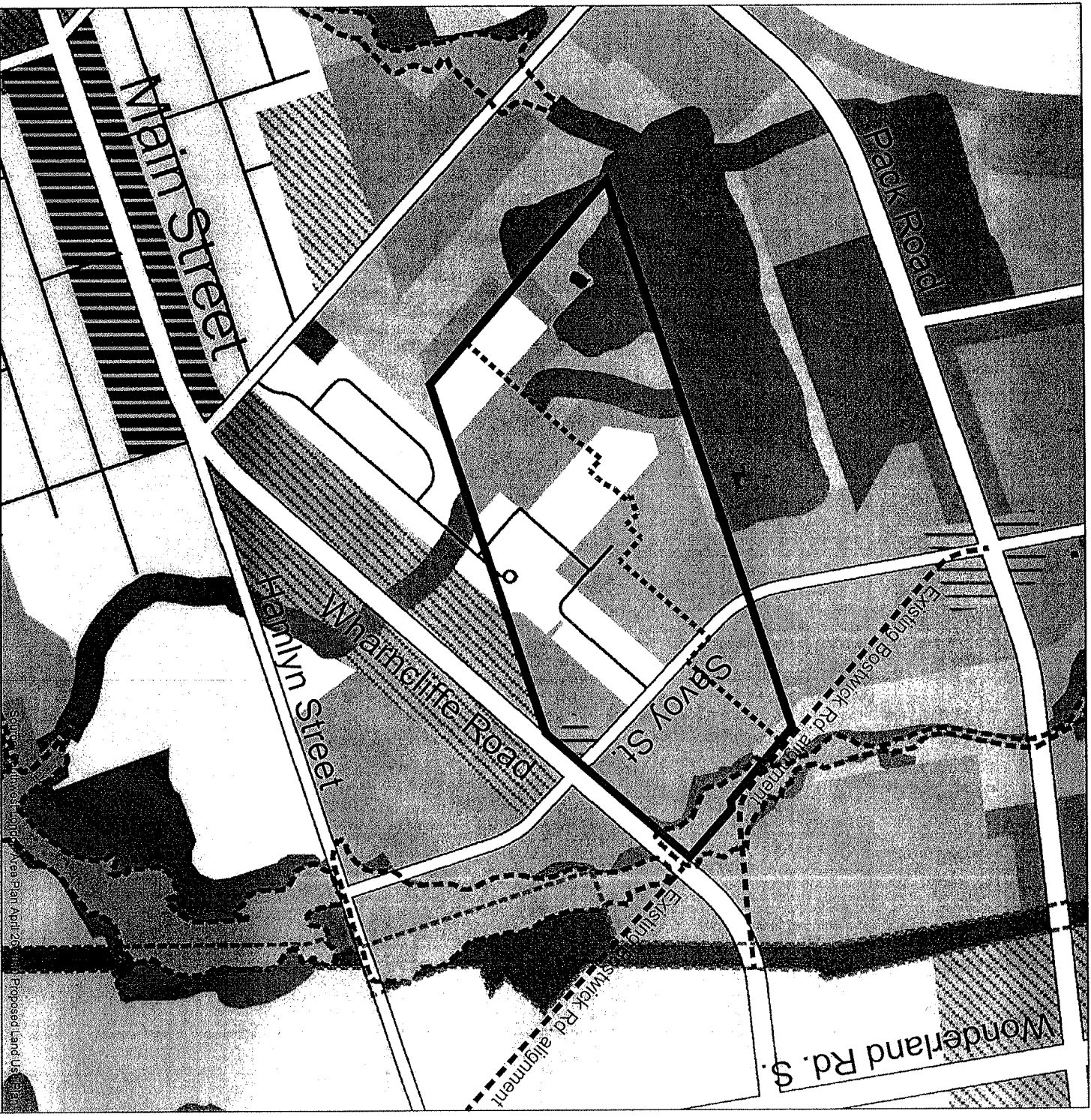
Yours truly,

MHBC Planning



Carol M. Wiebe
Partner

Cc Ali Soufan, 1640209 Ontario Limited
Sean Eden, York Developments
David Ailles, City of London
John Fleming, City of London
Pat McNally, City of London
John Braam, City of London



LEGEND

	Arterial Mixed Use District		Hydro Corridor		Neighbourhood Shopping Centre		Religious Use
	Business District		Institutional Use		Open Space		Urban Reserve Industrial Growth
	Environmental Review		Low Density Residential		Park		Flood Plain
	Higher Density Residential		Medium Density Residential		Local Streets		Local Streets

	Religious Use
	Urban Reserve Industrial Growth
	Flood Plain
	Local Streets

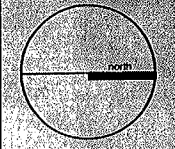
Figure 1

Location Map

	Subject Lands
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650 COLBOURNE STREET
 SUITE 700
 LONDON, ON M6A 2V2
 416-593-7777 / 416-593-2200
 WWW.MHBC.PLAN.CA

PLANNING & LANDSCAPE ARCHITECTURE
MHBC PLANNING



DATE: June 25, 2010

SCALE: 1 : 10,000

N:\1094\C\Graphics\Location Map Figure 1 - June 25 2010

York Developments
 Wharfedale Road
 London