



April 10, 2026

Chair Lehman and Committee Members
Planning and Environment Committee
The Corporation of the City of London
300 Dufferin Ave, P.O Box 5035
London, ON
N6A 4L9

**Re: Pack Road Sewer Extension – Report back on Housing Accelerator Fund Proposal and Consultation
Planning and Environment Committee Meeting, April 14th, 2026
3095 and 3105 Bostwick Road (Talbot Village)**

Our File: SPE/LON/12-01

Zelinka Priamo Ltd. ('ZPL'), on behalf of Southside Construction Management Limited ('Southside'), is pleased to submit this letter in response to the staff report titled '*Pack Road Sewer Extension – Report back on Housing Accelerator Fund Proposal and Consultation*', being presented at the Planning and Environment Committee meeting on April 14th, 2026.

In December 2024 ZPL submitted a letter, on behalf of Southside, to the Strategic Priorities and Policy Committee (SPPC) requesting that an extension to the Pack Road sanitary system be examined to facilitate the development of an *additional* 3,100 units to the Talbot Village Community. This letter was supported by a Sanitary Sewer Capacity Analysis prepared by Arcadis. At the time directed staff to consider the extension as part of the 2026 Growth Management Implementation Strategy ('GMIS') process. To our knowledge, this sewer extension was not considered during the 2026 GMIS process and was reviewed under the Housing Accelerator Fund ('HAF') process for feasibility in June 2025. It has since been concluded by staff that the sewer extension does not meet the criteria for HAF; however, it remains unclear why the extension was not considered through the GMIS process as directed by Council through their December 18, 2024 resolution.

Southside and staff met on March 24, 2026 to review and discuss the feasibility of the Pack Road sewer extension. It was confirmed during this consultation that the sewer extension did not meet the HAF criteria. At this meeting staff identified that a new sanitary sewer on Bostwick Road could be a future outlet for development in this area. Southside is amenable to this potential solution; however, the funding of the new sanitary sewer should be through the GMIS process as a 'Strategic Link'.

Based on the above we request that Committee direct staff to include the sanitary sewer on Bostwick road, as part of the GMIS process. This new sanitary sewer would be included as part of the Bostwick Road reconstruction project, and provide a Strategic Link benefiting future development projects on both sides of Bostwick Road, inclusive of more landowners

than the Pack Road sewer extension contemplated.

We trust this is satisfactory for your requirements. Should you have any questions or concerns, or require additional information, please contact our office.

Yours very truly,
ZELINKA PRIAMO LTD.



Casey Kulchycki, BAA, MCIP, RPP
Senior Associate