



**Stantec Consulting Ltd.**  
171 Queens Avenue, 6th Floor, London ON N6A 5J7

June 19, 2014  
File: 1614-01243

**Attention: Strategic Priorities and Policy Committee Chair and Members of Committee**  
300 Dufferin Avenue  
London ON

Dear Chair and Committee Members,

**Reference: 2015 GMIS – Wonderland Road Sanitary Sewer Extension  
Mun. No. 3680 Wonderland Road**

Our firm represents Westbury International who is the owner of the above reference property which is located on the east side of Wonderland Road south of Wharncliffe Road and north of Exeter Road. The property is approximately 37 acres in size and is partially within the Wonderland Road Community Enterprise Corridor. This location places the property in a prime location as a central focal point for the Wonderland Corridor.

Our client has been monitoring developments with the South West Area Plan and the Growth Management Implementation Strategy (GMIS) with interest. We are aware of Council's interest in opening this area to development and the investment that has been made in the new interchange at Wonderland Road and Highway 401. We have completed a pre-consultation process with City staff in order to rezone the property and intend to submit our rezoning application in the next couple of months. In short, our client is keen on capitalizing on the opportunities that exist along this corridor and contributing to economic development in this quadrant of the City.

Our only limitation to develop the property in conjunction with other developments in this corridor is the lack of sanitary servicing. The GMIS, which is before Committee on June 23<sup>rd</sup>, proposes to extend the sanitary sewer along Wonderland Road as far as Hamlyn Road in 2015 with the remaining sewer to service our client's property not scheduled until 2018. This timing precludes development of our client's property and creates a discontinuous corridor along Wonderland Road. We have had meetings with City staff and requested the timing of this sewer to be brought forward to 2015 so that the Wonderland Road sewer can be constructed as a singular project. Staff have indicated reluctance to expand the 2015 Wonderland Road sewer project due to the size of the project.

We therefore submit to the Committee a revised request. As staff are of the opinion that they cannot deliver an expanded Wonderland sewer project in 2015, we request this section of sewer (from Hamlyn Road to Wharncliffe Road) be scheduled for 2016. While this does not fully meet our client's expectations, we feel that this could be an appropriate compromise to deal with staff's concerns and would represent a minor change (2 year advancement) to the timing of the GMIS.



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We appreciate the Committee's consideration of our request and are available to respond to the Committee's questions or concerns.

Regards,

**STANTEC CONSULTING LTD.**

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