

## *Thames Village Joint Venture.*

City of London  
300 Dufferin Avenue  
London , Ontario.

February 4, 2012

To Bud Polhill, Chair and Members of the Planning and Environment Committee

We are stepping up to the plate for construction of our storm water pond in Old Victoria East by offering to take on construction of the tableland portion of the pond work. Why we state tableland, is that we are clear that the environmental aspects of the outlet work make it an important section to be dealt with by the City, under Mrs. Krichkers' direction. Today we need a motion by the committee to allow staff to move forward with our vision of a front ending agreement.

We appreciate Mr. Ailles placement of our development in the GMIS review and acknowledgment that we had not been included in the GMIS vision by mistake. Further we acknowledge the confusion regarding the two ponds in the Old Victoria area.

Recently, we have had several meetings with many City staff and we have appreciated the positive aspects of these meetings. With regards to discussions on the Municipal Servicing Financing Agreement (MSFA), it was clear there a number of factors that did not make it a perfect tool for our group or the City. With committee support for or request, we are not looking for the City to bring forward the GMIS timing of our pond and have our company pay the carrying costs as the MSFA would allow. We are creating an opportunity to return money to the general DC fund and create new tax revenues earlier.

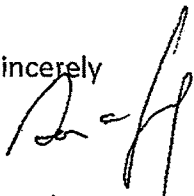
Our development will compliment and give return on the City investments already made in the area, such as the over \$5 million spent on the new sanitary line now on Hamilton Road. The success of industrial land sales can only be enhanced with the idea of placing working families closer to these areas. "Place making" guidelines are well complemented in this vision.

It has been suggested that by moving a development earlier, regardless of whether it may entail a large savings to the city, such action will simply pull a buyer from another area of the city. We know this will not be the case for many buyers moving in our development. East London significantly lacks supply of residential building lots. We suggest that our buyers may be drawn into East London compared to many Hamlet developments on the easterly edge of London,

therefore creating a benefit and the possibility of further jobs in our City. Further, these buyers will compliment commercial/City infrastructure already in place.

From the early 1990s our land owners have been involved in many processes for planning on these lands. All of these processes have been with extensive City involvement and review including the recent Storm Water EA that outlines our Storm Water Management need. Thames Village Joint Venture, is a company committed to working well with the City in this development. We hope to have further opportunities to develop within the City of London: however, as we all are aware there are not as many opportunities for a small development company in this City. Again we ask for the committees support in allowing us to move forward in our development for later 2013, compared to working through further GMIS timing factors.

Sincerely



Don de Jong

Thames Village Joint Venture