

**1185 & 1431 SUNNINGDALE ROAD WEST -
SUPPORT FOR INCLUSION OF LANDS IN THE URBAN GROWTH BOUNDARY**

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1.0 Introduction

This report has been prepared to identify the municipal services that are currently in place or anticipated in the near future as justification to the City of London that the current Urban Growth Boundary (UGB) be revised to include the properties known as 1185 & 1431 Sunningdale Road West (herein referred to as the subject lands).

To support this request, this report serves to highlight how the subject lands are unique and have the strategic qualities that make the subject lands suitable for inclusion in the Urban Growth Boundary. The following excerpt from the 17th Report of the Planning and Environment Committee (meeting held July 23, 2013) made the following recommendation:

26. b) the development community BE ASKED to work with the Civic Administration to further review the analysis and assumptions used to determine the urban growth boundary and to further review the requests for expansions to that boundary, to determine if certain lands have unique or strategic qualities that would warrant them being added to or removed from the urban growth boundary.

1.1 LOCATION & EXISTING LAND USE

The subject lands are currently active agricultural, located in the northwest part of the City of London between Hyde Park Road and Wonderland Road, and north of Sunningdale Road West and totals 65.26 ha (161 ac) in size. The UGB currently borders the south property lines of the subject lands and part of the west property line of the 1431 Sunningdale Road West property. These properties are bounded by Sunningdale Road on the south, the City of London city limit on the north and active agricultural lands to the east and west. These properties are located in a desirable area of London and their inclusion in the Urban Growth Boundary would promote people, and the tax base generated, to stay in London instead of going to surrounding Municipalities.

4.0 Other Considerations

A number of other items have been progressed in the immediate vicinity of the subject lands that support its inclusion in the UGB.

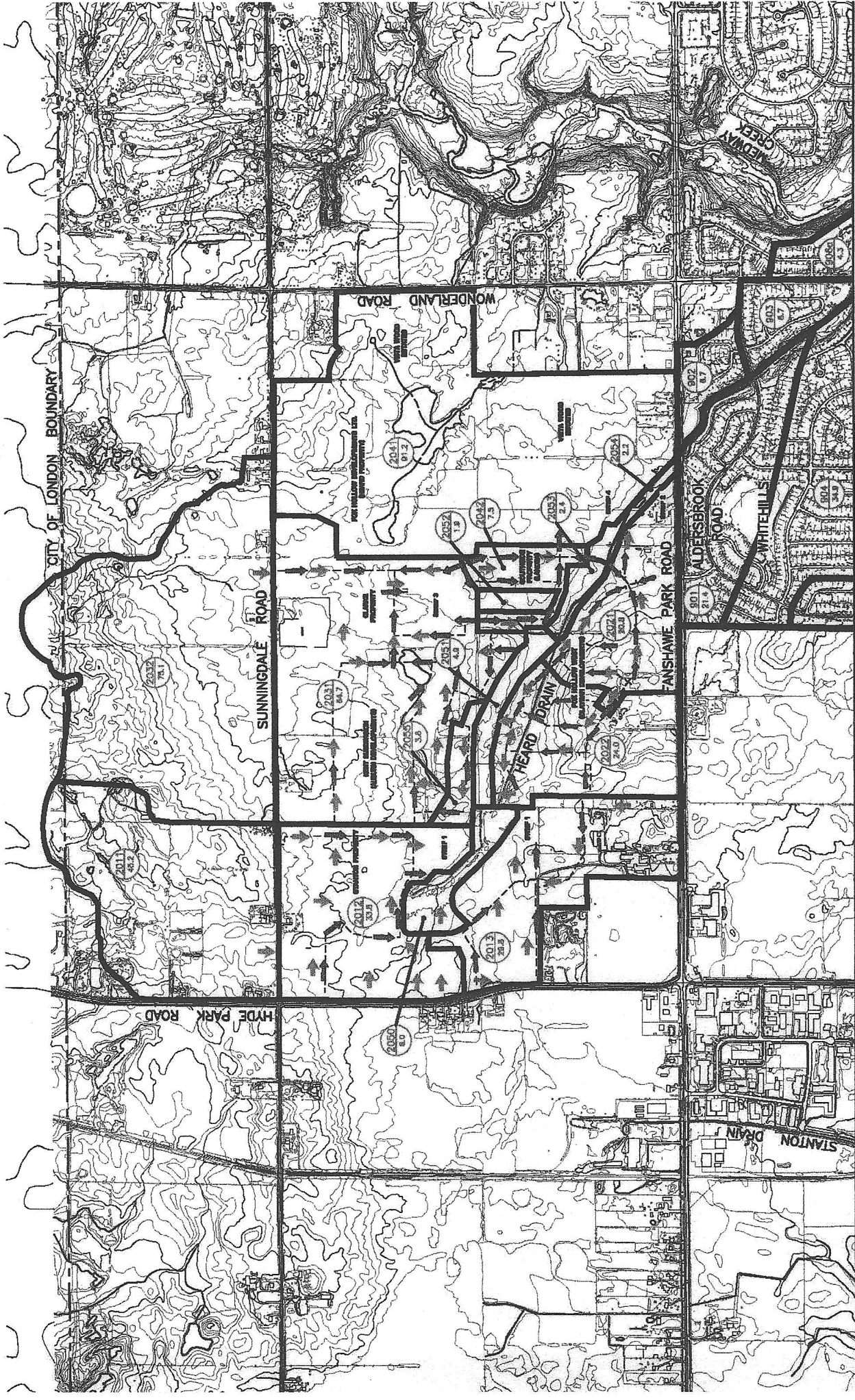
4.1 DRAFT PLANS

There are a number of draft plans that about the south limit of Sunningdale Road West in the immediate vicinity of the subject lands which means the inclusion of the subject lands in the UGB will allow for a logical extension of development north in the City of London and will avoid leap-frogging.

1. 1284 Sunningdale Road West – Auburn Developments Inc. (39T-04510)
2. 1196 Sunningdale Road – Landea Developments Inc. (39T-05511)
3. 1602 Sunningdale Road West – Foxwood Developments (London) Inc. (39T-11503)
4. Fox Hollow Subdivision – Fox Hollow Developments Inc. (39T-02505)

4.2 DEVELOPMENT CHARGES

Development Charges (DCs) are being collected with the ongoing development to the south of Sunningdale Road. Portions of the regional works that are funded by DCs are already complete which means the DCs generated by new development in the area will largely be revenue. The *Infrastructure Costs & DC Revenue Estimate Worksheet* found in Appendix A provides a breakdown of the 2009 DC Background Study listed works that are relevant to development of the subject lands. The 'Updated Estimate' column in the worksheet indicates those works which haven't been budgeted for and are required for development of the subject lands. All other DC eligible works in the area are driven by other developments within the Urban Growth Boundary and are budgeted for without consideration of DC revenue from the subject lands. The addition of the subject lands into the urban growth boundary is a huge net benefit to the DC fund when considering the infrastructure that has been constructed or is being constructed regardless. The Development Charges calculated are based on a high level conceptual plan which can be found on Figure 1. The estimated DC revenue from the subject lands is \$11.88M. When compared with the estimated DC funded infrastructure required to service the subject lands of \$0.67M, the result is net revenue of \$11.21M.



Client/Project
FOX HOLLOW AREA
FUNCTIONAL S.W.M. PLU

Figure No.
3.0

Title
POST-DEVELOPMENT DRAINAGE PLAN

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- Legend**
- POST-DEVELOPMENT DRAINAGE BOUNDARY
 - 201 5.18 SUBCATCHMENT IDENTIFICATION NUMBER
 - OVERLAND FLOW DIRECTION
 - MINOR FLOW DIRECTION

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