

Marvin Recker
R R # 1
London, Ontario N6A 4B5
March 25, 1993

N. P. Sharma
Subdivision & Development Engineer
City of London
London, Ontario

Dear Mr. Sharma:

As a result of our meeting on March 24, 1993 and at your request I met with Gabor Korb of the Planning Department to clarify the items we discussed concerning the Abbott, Recker, Highcrest and Topping/Nixon/England properties. We agreed in the following points.

1. The Official Plan section 9.2.4 (ii) is applicable to the above properties.
"the long term land use of this area will be a mix of medium and high density housing types and recreational uses"
2. The Byron Area Study is subject to the OMB decision of November 18, 1992, page 35 paragraph 2 which states "the Board has concluded that the Area Plan in its present form will have no application to future land use in the East Byron Area"
3. The Byron Area Plan is currently being reworked to reflect the decision of the OMB.
4. The Ministry of Natural Resources would like area to be extracted maximum extent possible (subject to a practical rehabilitation plan) and rehabilitated as soon as possible thereafter. The after extraction site plan to provide for a permanent development suitable to the City, in this case, residential housing.
5. The Ministry of the Environment wants the storm water to be controlled and disposed of on site with no direct discharge to the river.

I am prepared to accept the above conditions as the basis of the long term development of the area.

Gabor and I also agreed on the following

1. the gross developable area in the above properties is
 - a. Abbott 4 acres
 - b. Recker 5 acres
 - c. Highcrest 16 acres
 - d. Topping/Nixon/England 5 acres
 - Total 30 acres

Given the Official Plan policy above, the availability of sanitary services, roads, public transportation, adjacent recreation area, etc. a density of 30 units per acre would be a reasonable use of the properties. Thus a total of 900 residential units would be a practical target for all then lands south and east of Baseline and North Street in this water shed. Therefore the sanitary sewer capacity for 900 medium density residential units should be reserved for this area.

In order that I can continue on with the application for a Licence for gravel extraction on the Abbott / Recker properties I require comments from the City on how I propose that the final residential development will take place.

The following are the general principles to be followed.

1. Extraction of aggregate on the Abbott / Recker and unextracted areas of the Highcrest to be limited to a depth of about 825 ft (this is about 25 feet below the existing grade of Baseline Road). This would make available about 1,000,000 cubic yards of aggregate more than would be available if extraction was limited to the elevation of Baseline Road.
2. Sanitary sewer connection to the North Street sewer will be about 425 feet north of Baseline where the elevation of the sewer is at 820 feet. (This will require a deep cut at Baseline Road but only for a short distance. There are no private drain connections or water services on the east side of North street in this area.) Or as an alternative a lift pump could be installed in the buildings to pump to the existing sewers.
3. Access to and from the site would only be from Baseline Road
4. The majority of the parking would be underground structures which may be below the 825 floor as stated above.
5. Backfilling would take place on the Highcrest properties that are currently below the 825 elevation to provide surface parking and recreational areas.
6. Storm water will be disposed of on site as required by MOE
7. A lowering of the property by 25 feet at Baseline the slope from the building elevation to the floor of the pit would be about 25 feet. Thus two slopes with an elevation of 25 feet each would be much easier to maintain than 1 slope with a 50 foot elevation.
8. The Area study suggests that if and when the Commissioners realignment takes place and North street is rerouted to connect to it, the existing North street may be removed. Thus the apartments on the east side of North street would be below the grade of the single family housing on the west side of North street.

The above is not critical for an extraction licence and I could proceed now and not be concerned about the eventual consequences however, I have been involved in this matter since 1966 and would like to see it satisfactorily resolved to every ones satisfaction. With a reasonable degree of certainty.

In conclusion, much of the above does not have a direct effect on the Southwinds sewer but unless the development options are determined with some degree of certainty I do not know what sewer capacity will be required. Further if it can be determined as what the capacity requirements are, then any surplus could be given to others and not be held in a reserve that will never be used.

If I can receive some assurances that the above will meet with City approval I will withdraw my objection to the Southwinds sewer.

cc: Marvin Recker
Gabor Korb N.J. Spivak
Steve Lumb Grant Dickie
Robert Hughes Jack England