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Built and Natural Environment Committee
City Hall, London Ontario

October 17th, 2011-10-17

Dear Committee members,

Re: Proposed GMIS-Sunningdale Road Improvements (Richmond to Adelaide) currently Scheduled for the 2019 to 2028 timeframe.

From Richmond to Adelaide, virtually all the lands are built out South of Sunningdale, and servicing is currently underway and draft plans in the approval process for all the lands to the North. It is reasonable to expect that build out of those North lands will occur within the next 10 years, creating an additional 4,000 housing units.

Currently, this stretch of Sunningdale is substandard and unsafe, and I submit that correcting the deficiencies prior to the final build out of the Uplands North community makes a lot of sense economically and less disruption and waste. It should be worth noting the following:

-that there are severe "roller coaster" grades that will have to be dealt with together with the fact that some lands may be left "high and dry" if the road is cut and filled in the future. Road connections and intersections are being installed and/or planned for the current configuration.

-Financially, this development North of Sunningdale Road is "money in the bank" for the City, and here's why. Most of the infrastructure, (pipes in the ground) is already installed and paid for.

-The Uplands North Area Plan development is projected to bring the city about 60 million dollars in Lot levies, together with about \$10 million each year in municipal taxes.

In conclusion, I respectfully request that the Committee direct staff to revise the proposed construction of above roadworks on Sunningdale Road to the 2112-2117 timeframe.

Yours truly,
Extra Realty Limited

A handwritten signature in black ink, appearing to read "Peter Sergautis".

Peter Sergautis