

Project No.: D5019

June 13, 2013

Chair Bud Polhill and Members
Planning and Environment Committee
City of London
300 Dufferin Avenue, City Hall
LONDON ON
N6A 4L9

Subject: City file # 39T-92020-E -- Jackson Land Corporation -- EXTENSION OF DRAFT PLAN 39T- 92020 –in the Summerside Community, City of London – ADDED COMMUNICATION FOR PEC meeting on June 18, 2013.

Dear Chair Polhill and Members:

We appreciate that City Staff are bringing forth a recommendation to extend the Draft Plan Approval for an additional 3 years. Of the 114 conditions, 2 conditions are of significant concern to the client and its' team, and therefore we are asking for your assistance.

1. Clause 31 – dealing with Stormwater Servicing, should recognize that there have been plans prepared by the Developer's engineer and accepted by the City which show servicing within the Buffer and re-naturalization in the swales across the Wetland. We ask that the Clause be amended to acknowledge this such that the word "substantially" is given some meaning. The last sentence should have the words added at the end to read ***"and generally the same as the Plans that have been previously accepted by the City."***
2. Clause 43 – dealing with the re-building of Bradley Avenue being 1.6 km of arterial road and an estimated \$2.6 M in cost. The new condition requires this arterial road be re-built before any building permits are issued for Phase 13 (including 111 single detached lots, 2 medium density block, 2 commercial blocks and 3 open space blocks). ***We are asking that the timing of the construction be within two years of Conditional Approval, not prior to Conditional Approval.***

This clause will provide an opportunity for the developer to sell lots and accumulate funds to pay for the road re-build, and at the same time have construction traffic use and wear on the existing road, rather than a newly rebuilt road.



Your support on the changes to the above two clause would assist the administrative Approval Authority in granting the extension in a more appropriate manner.

Yours truly,

DEVELOPMENT ENGINEERING (LONDON) LIMITED

Ed Wszol, P. Eng.
Designated Consulting Engineer

- cc. Larry Mottram
- cc. Terry Grawey
- cc. George Kotsifas
- cc. Dara Honeywood – Jackson Land Corp.
- cc. Laverne Kirkness - Kirkness Consulting Inc.