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June 19, 2023

Chair and Members  
Strategic Priorities and Policy Committee  
City of London

**RE: 2024 GMIS Request – Amendments to 2024 Planned Kilally Road DC Works**

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In its report to the SPPC, City of London Staff is recommending the deferral of the Kilally Water project DC ID DC14WD0040 to 2024.

Additionally, Sifton's request for the inclusion of a sanitary trunk sewer to the proposed water project was also deferred for further discussion between the City of London and local landowners/developers.

**Sifton has no current available single-family inventory in registered plans in London at this time. Although recent demand has reduced, mid and long-term supply is anticipated to exceed demand. Our proposed Caverhill East Draft Plan that requires this GMIS work is Sifton's NUMBER ONE PRIORITY in 2024 to bring forward much needed residential inventory to North-east London.**

We wish to make an urgent appeal to the SPPC and Council to facilitate not just the water works, storm servicing and road improvements to Kilally Road in 2024, but also the required sanitary sewer.

This planned 2024 project should be deferred in its entirety unless a sanitary sewer outlet is provided. The required sanitary outlet is designed to service a population of 26,785 people - this is the only gravity sanitary outlet to service the entire drainage area, and access to this outlet is required and is a condition for the occupancy of any new units in this drainage area. The works are proposed to support new growth, but no new growth can occur unless a sanitary outlet also exists.

Currently, the Caverhill East site was previously planned to be provided with sanitary servicing via a local pump station and forcemain. The pump station is proposed to serve approximately 600 new units of varying density and has a construction cost of \$5.72 million (estimated by AECOM, 2022). Considering the most current Growth Wastewater Servicing Plan and the status of other development along Kilally Road, the pump station will be required to be operational well beyond a 10-year period and would therefore be considered a permanent solution. Thus, claimable and eligible for reimbursement under the claimability rules for the Development Charges By-Law. If coupled with the water and road reconstruction works, the alternative sanitary trunk sewer has a construction cost of only \$1.37 million (estimated by Stantec, 2023).

**In summary, \$5.72 million for 600 proposed units or \$1.37 million for 8,000 potential units. The sanitary sewer option is 1/4 the cost for 13X more supply vs. the pumping station option.**

While Sifton recognizes Staff's acknowledgement of the importance and potential of the Kilally Growth Area, the report cites calibration to a demand input of 978 units per year. We believe the GMIS program is disconnected from its role in meeting the City of London's Housing Pledge target of 47,000 units by 2031. Over the last 12 months, Sifton has provided Planning and Economic Development Staff the technical, economic and logical justification to include the sanitary sewer into the Kilally Road project



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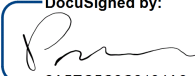
through numerous meetings, presentations, reports and letters.

**For the Kilally Growth Area to meaningfully contribute to the London Housing Pledge, Sifton requests the Strategic Priorities and Policy Committee and Council include the sanitary trunk sewer in the Kilally Water project immediately and tender for construction in 2024.**

We appreciate and thank you for your time and consideration regarding these matters and look forward to working together to develop the City of London in a responsible and timely manner.

Yours truly,

**Sifton Properties Limited**

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**Phillip Masschelein**

Senior Vice President

Neighbourhood Developments

Cc: Scott Mathers, Deputy City Manager, Planning & Economic Development

Cc: Travis Macbeth, Planning & Economic Development