

1/16/2014

**Farid Metwaly**  
1631, 1635, & 1639 Richmond St

**Ms. Joni Baechler**  
Chair, Planning & Environment Committee  
City of London  
300 Dufferin Ave  
London, ON N6A 4L9  
[jbaechle@london.ca](mailto:jbaechle@london.ca)  
519-661-2500 X 2444

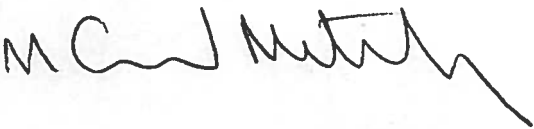
**SUBJECT: CITY OF LONDON APPLICATION TO REZONE 1607 to 1653 RICHMOND ST  
PUBLIC PARTICIPATION MEETING ON JANUARY 21, 2014**

Dear Ms. Baechler,

As the owner of 1631, 1635, and 1639 Richmond Street I am sending this letter in response to the Subject Application, and to confirm my position:

- 1) I support the Subject Application, which is the result of a collaborative effort with the City and the Community, under the leadership of Councillor Matt Brown.
- 2) However, this support has always been based on the City's Agreement to Fund and Upgrade the **Storm Sewer System** to accommodate the proposed higher density development (my letter to Mr. Polhill, Chair, PEC Committee on 12/8/2011).
- 3) Therefore, I request and expect the City to honor its commitment to Fund the **\$1.5M** needed to upgrade the **Storm Sewer System**, as per the Council Resolution on 1/10/2012 (see attached Council Resolution and supporting documents).

Thanks and Best Regards



Farid Metwaly

cc: Mr. Matt Brown, Ward 7 Councillor  
Mr. Mike Davis, Planner II

(Attachments)

2011-W10-02



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

London  
CANADA

January 11, 2012

D. Alles  
Managing Director, Development Approvals Business Unit

I hereby certify that the Municipal Council, at its session held on January 10, 2012 resolved:

23. That, on the recommendation of the Managing Director, Development Approvals Business Unit, the following actions be taken with respect to the rehabilitation and expansion of the existing storm sewer on Richmond Street from near Hillside Drive to the Thames River, North Branch:

- a) a new project, estimated at \$1.5 million, **BE APPROVED** in 2012 in the Growth Management Implementation Strategy, with financing as identified in the attached Appendix 'A'; and,
- b) the project **BE REFERRED** to the 2012 Budget Process;

it being noted that the proposed timing for construction is also 2012 in coordination with infill development;

it being further noted that the Planning and Environment Committee reviewed and received the attached communication, dated December 12, 2011, from J. Kennedy, President, London Development Institute, with respect to this matter. (23/1/PEC) (2011-W10-02)

C. Saunders  
City Clerk  
/jb

cc: J. Kennedy, London Development Institute, 630 Colborne Street, Suite 203, London, ON N6B 2V2  
P. McNally, Executive Director, Planning, Environmental and Engineering Services  
J.M. Fleming, Director, Land Use Planning and City Planner  
J. Braam, Director, Water and City Engineer  
R. Standish, Director, Wastewater and Treatment  
A. Dunbar, Manager III, Financial Planning and Policy  
M. Tomazincic, Planner II

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APPENDIX 'A'

#12001

Chair and Members  
Planning & Environment Committee

December 12, 2011  
(Award Contract)

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RE: Storm Sewer to Accommodate Intensification on Richmond Street  
TS1347 - Richmond Street Widening between North Centre Rd & Western Rd  
ES3020 - Major Storm Sewers

**FINANCE AND CORPORATE SERVICES DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance and Corporate Services confirms that the cost of this purchase can not be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director - Development Approvals Business Unit, the detailed source of financing for this purchase is:

	2012 Proposed Budget	2) This Submission	Balance for Future Work
<b>ESTIMATED EXPENDITURES</b>			
<b>ES3020 - Stormwater Management - Storm Sewers</b> 3)			
External Contractor	600,000	600,000	0
	600,000	600,000	0
<b>TS1347 - Richmond Street Widening between North Centre Rd &amp; Western Rd</b> 4)			
External Contractor	900,000	900,000	0
	900,000	900,000	0
<b>NET ESTIMATED EXPENDITURES</b>	<del>1,500,000</del>	<del>1,500,000</del>	<del>0</del> 1)
<b>SOURCE OF FINANCING:</b>			
<b>ES3020 - Major Storm Sewers</b>			
Drawdown from City Services - Mjr SWM Reserve Fund (Development Charges)	5) 600,000	600,000	0
	600,000	600,000	0
<b>TS1347 - Richmond Street Widening between North Centre Rd &amp; Western Rd</b>			
Debenture Quota	308,606	308,606	0
Debenture Quota (Serviced through City Services - Roads Reserve Fund - Development Charges)	5) 591,394	591,394	0
	900,000	900,000	0
<b>TOTAL FINANCING</b>	<del>1,500,000</del>	<del>1,500,000</del>	<del>0</del>

**Financial Note:**

1) Contract Price	\$1,474,057
Add: HST @13%	191,627
Total Contract Price Including Taxes	1,665,684
Less: HST Rebate	165,684
Net Contract Price	<u>\$1,500,000</u>

- 2) The proposed 2012 budget is subject to Council approval.
- 3) This is a new project for Wastewater and Treatment and will require a budget adjustment to the 2012 approved budget. 100% of the funding is from Development Charges utilizing an unallocated contingency for "Additional Storm Sewer Projects" in the 2009 DC Study.
- 4) This is a new project for Transportation - Roads and is not currently included in the 2012 budget submission. Upon Council approval of the recommendation included with this report, the 2012 General Property Tax budget will be automatically revised prior to budget approval of the 2012 budget on February 21, 2012. The \$900,000 for this project is supported approximately 2/3 (\$591,394) by Development Charges and 1/3 (\$308,606) by non-growth debt.
- 5) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2009.

MS

  
Larry Palarchio  
Director of Financial Planning & Policy

(23)

## London Development Institute

December 12, 2011

City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

Attn.: Bud Polhill, Chair and Members of the Planning and Environment  
Committee

**Re: Agenda Item #23, Storm Sewer to Accommodate Intensification  
on Richmond Street, \$1.5 million**

Mr. Polhill and Committee Members,

The above referenced Item #23 is a companion report relating to an application by the City of London for rezoning of property located at 1607 to 1653 Richmond Street, Agenda Item #17. The subject storm sewer project is not included in the recently updated Growth Management Implementation Strategy (GMIS) October 2011, and there are no requirements for the developer or the City to enter into a Municipal Servicing Financing Agreement (MSFA) to advance the storm sewer work.

A commitment was needed from Council to approve construction of an upgrade in the storm sewer system in the Richmond Street corridor for this development to proceed. The construction of the storm sewer is to be coordinated with the development proposal.

The LDI has been working with City staff to develop a (MSFA) to advance the construction of municipal infrastructure projects that have been identified in the (GMIS). The MSFA will allow funding of projects to be advanced in the City's capital budget.

The Development Industry in the City has been acting in good faith with staff to develop the MSFA and would like it to be applied equally for all projects. The City's Finance Officer has advised the MSFA Working Group of the City's concern for the current capital debt load and future CSRF project timing.

The development proposal that is initiating the construction of the storm sewer is for only a portion of the lands subject to the rezoning and the DC revenue projection on Page 340 is for the full build out of these lands. There are no additional applications to build on the other lands subject to the rezoning and the timing of the collection of the DC monies cannot be confirmed.

Our issue is that with the current City/CSRF debt capacity concerns other projects that have been identified in the GMIS will not be able to proceed because DC monies will have been allocated to this project. A further review of

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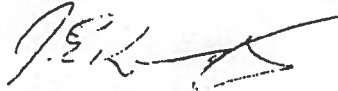
e-mail: kennedy@londondev.ca

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the project funding for this proposal should be required before the project can proceed. <sup>2</sup>

All projects should be reviewed on the same merits for changes to timing in the GMIS and they should be subject to the same rules on advancing funding for infrastructure works.

Sincerely,  
London Development Institute



Jim Kennedy  
President, LDI

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