



February 6, 2012

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Bud Polhill, Chair,
Planning and Environment Committee
Corporation of the City of London,
300 Dufferin Avenue
London, ON N6A 4L9

Dear Mr. Polhill:

Re: 2012-2016 Proposed GMIS Phasing, RiverBend SWMF G and Old Victoria SWMF 2

We are in receipt of the staff report and propose three (3) specific amendments to the report. In discussions with staff we understand staff is in full support to all three amendments.

Sifton strongly supports deferring projects when the service is not required by the developer at a specific date. We are in agreement there is no sense in building significant infrastructure without development and positive growth occurring in short order.

We have the unique situation of owning lands where facilities can be built with immediate growth and benefits.

Our concerns/recommendations are identified as follows:

- Old Victoria/Victoria Ridge - The report recommends the Old Vic SWMF 2 be moved to 2012 from 2015, and be "exchanged" with the larger RiverBend SWMF G being deferred to 2016, but Sifton was not able to agree.

Sifton has been clear for some time regarding our intent and desire to move forward our Victoria Ridge lands in 2012. Sifton does support moving these lands to construction in 2012. The functional and detailed designs for the facility are nearing completion, and as Council has heard many times, the project has many strong merits to the City.

We ask the Committee recommend staff's recommendation in their report, and amend recommendation (C) as follows:

(c) Old Victoria SWMF #2 (T-67) BE CONSTRUCTED in 2012 at an estimated cost of \$2,000,000 and Old Victoria SWMF #1 (T-66) identified in Appendix "A" BE DIRECTED to be included in the GMIS in 2017, and

- RiverBend - All RiverBend SWM facilities were initially intended to be built and operating at this time. Due to Tributary C EA now being in its third year of study, Sifton's major development plans for the area continue to sit in limbo. While the EA may be filed in spring 2012, Sifton is in an unenviable position to now be penalized for another 4 years should the RB SWMF G be deferred. Should this EA have been completed on time as initially planned, development would be occurring today with significant revenues and growth being generated in this highly desirable area. We strongly encourage Council and staff to seek resolution to this EA.



Sifton Properties Limited • Seniors' Living • Residential Rentals • New Homes • Neighbourhood Developments • Commercial Leasing

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In discussions with staff we have identified specific lands that should be included in the first phase of development, and have provided staff an updated map of the phase 1 area. We request the Committee update the mapping to correct this error. Please see attached two plans that show the specific mapping amendments. We understand staff is in support of this amendment.

Finally, one further point of clarification; we read an error in the second paragraph under the Riverbend section. In discussions with staff, we believe there is agreement to amend the paragraph as follows;

"The first phase of development will exclude all lands tributary to Stormwater Management Facility 'F', that require storm water quality control treatment at Stormwater Management Facility 'A'. In addition, the lands tributary to the Mews Stormwater Management Facility for water quality control treatment purposes is included in the first phase of development, subject to the implementation of acceptable, interim quantity control measures for these lands."

Yours truly,
SITON PROPERTIES LIMITED



for
Phillip R. Masschelein
Vice President
Neighbourhood Developments

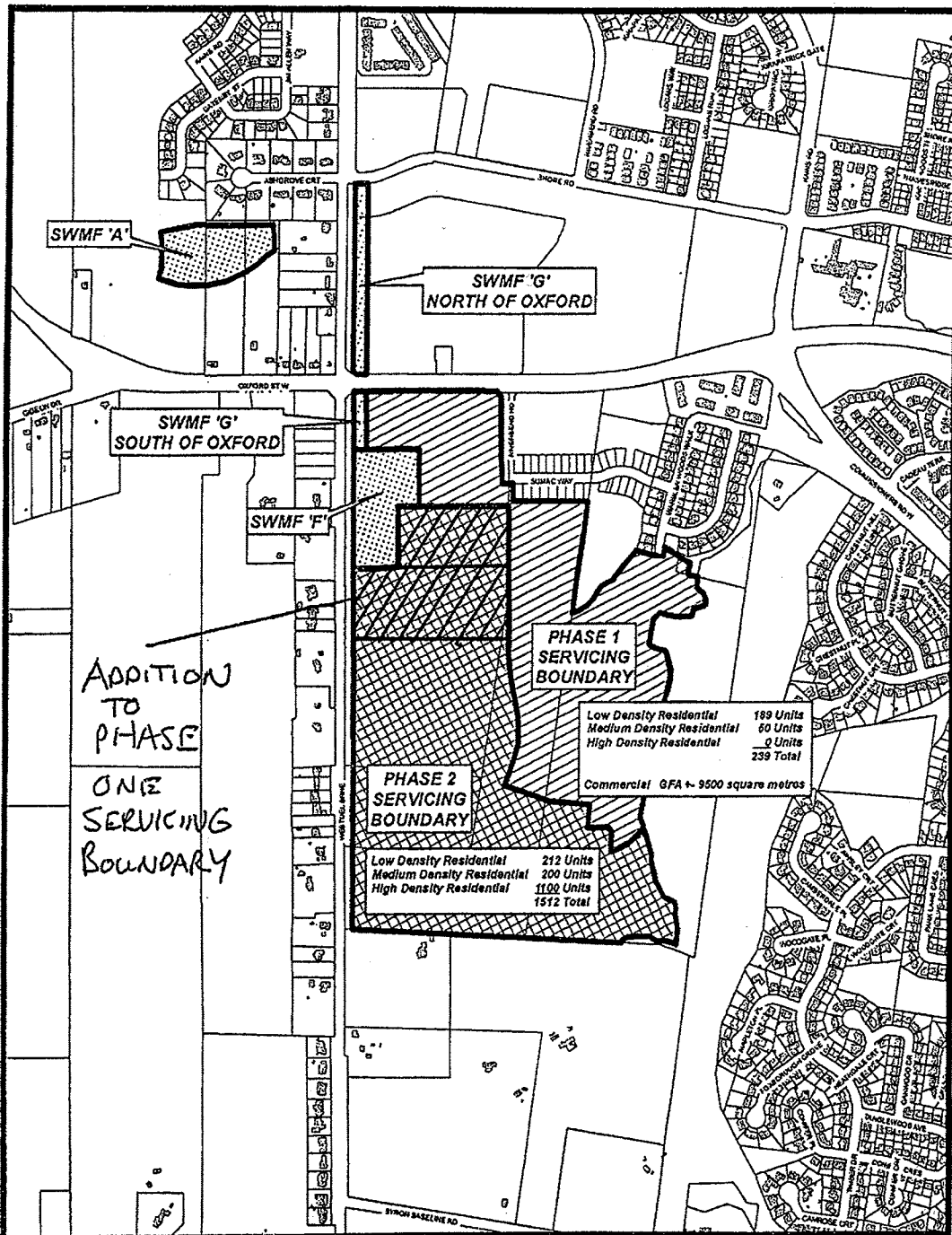
cc: David Ailles
Jim Kennedy
Richard Sifton
Bob Stratford

Agenda Item #

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FIGURE 2
RIVERBEND TRIBUTARY 'C'
STORMWATER MANAGEMENT FACILITY
PHASING CANDIDATES



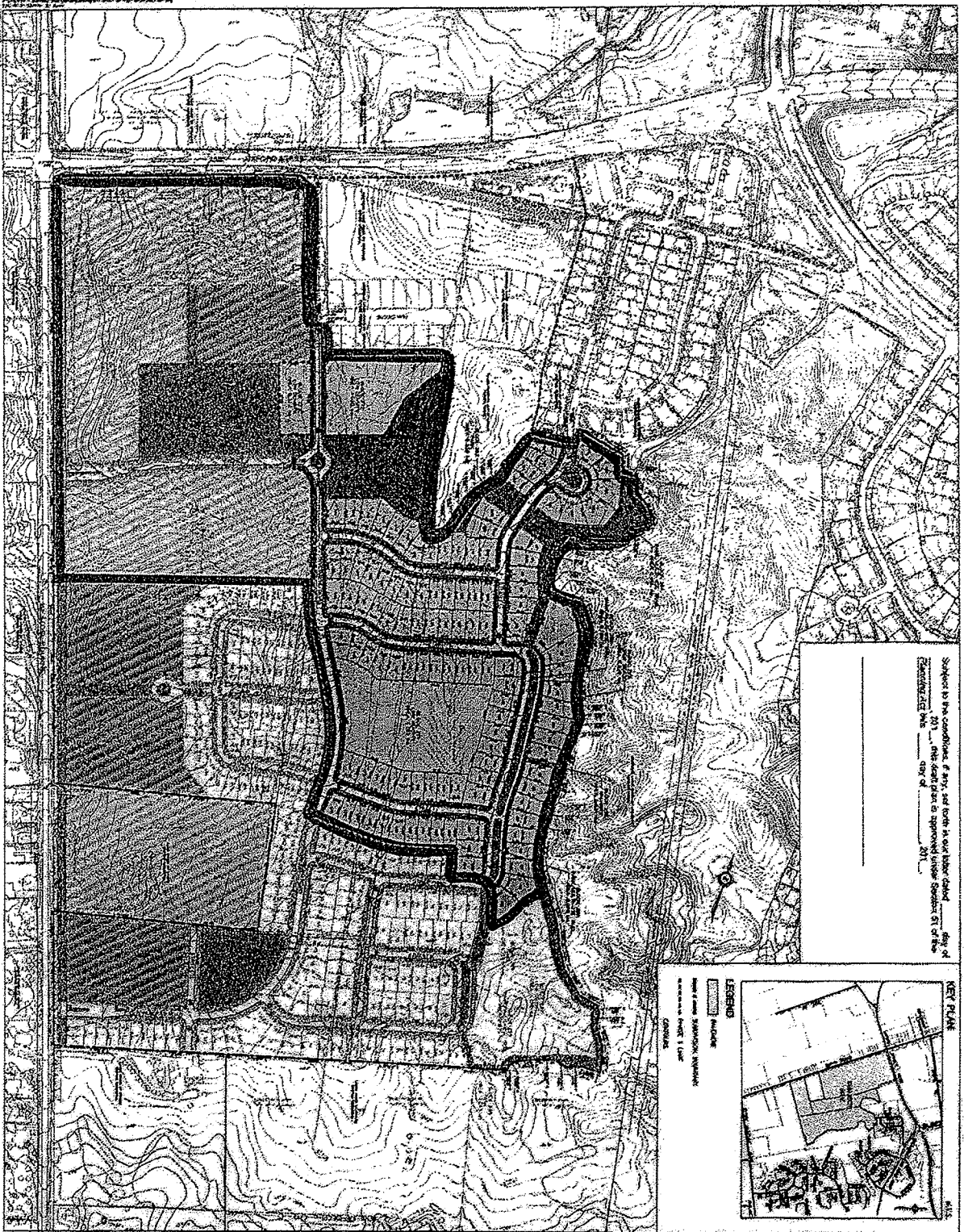
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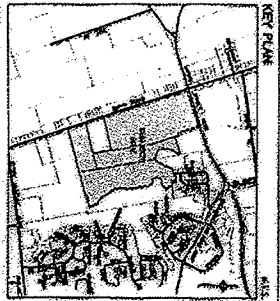


Meters





Subject to the conditions of any and every plan hereafter dated _____ City of _____ 2011, this development is approved under Section 61 of the _____ Act, 2011.



LEGEND
 [Symbol] Building
 [Symbol] Major Road
 [Symbol] Minor Road
 [Symbol] Water
 [Symbol] Open Space
 [Symbol] Park



Approved by the
 Planning Committee
 on 12/11/2010
 at 11:30 AM

Site
 The site is located at the intersection of _____ and _____, _____, _____.

- [Symbol] Low Density Residential
- [Symbol] Medium Density Residential
- [Symbol] High Density Residential
- [Symbol] Associated Shopping Area
- [Symbol] Open Space
- [Symbol] Park

PHASE
 SERVICE
 BOUNDARY

BOUNDARY

NO.	DESCRIPTION	DATE	BY	FOR

PROJECT NO. 100
 DRAWING NO. 100/01
 DATE 10/11/10
 SCALE 1:1
 SHEET 0 OF 0
 DP1