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July 16, 2012

Paul VanMeerbergen
Civic Works Committee
City of London
300 Dufferin Avenue
London, ON N6A 4L9

Dear Mr. VanMeerbergen:

**Re: Request for Delegation Status for July 17, 2012 Civic Works Committee
Tributary "C" EA**

We would like to request delegation status for the above captioned Committee meeting to be held on July 17, 2012.

Sifton is the owner of approximately 26 acres of land currently fully zoned for commercial retail uses at the NE corner of Westdel Bourne and Oxford Street West. Tributary C EA proposes an Infiltration facility of approximately 3 acres to be located parallel to Westdel Bourne on lands owned by Sifton Properties Limited.

Since approximately May 2011, Sifton has expressed concerns that City staff, as a proponent of the works, need to resolve the land acquisition valuation. This EA and situation is unique, as the land in question already has been through a lengthy Planning process to fully zone the lands for commercial many years ago. The environmental assessment was commenced after significant approvals and development rights in RiverBend were granted.

Sifton is trying to avoid a situation where a major component of this EA is left to the last minute where avoidable consequences are a result. Sifton does not wish to be in a situation where the EA bump up period has expired without a resolution to this issue.

We specifically ask the Committee and Council to direct realty services, in consultation with legal services and Finance, to negotiate with Sifton the land acquisition of this land based on fair market value for the 3 acre, with a report to Committee and Council prior to the end of the bump up period, expected end of August, 2012.



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Should you have any questions, I can be reached at 519-434-1000 ext. 210, or phil.masschelein@sifton.com.

Yours truly,
SIFTON PROPERTIES LIMITED

A handwritten signature in black ink, consisting of a large, stylized initial 'P' followed by a long, wavy horizontal line that tapers to the right.

Phillip Masschelein
Vice-President
Neighbourhood Developments

cc: Tim Dabee
John Braam
Berta Krichker
Martin Hayward
Scott Mathers
Peter Christiaans
Bill Warner