

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** George Kotsifas  
Managing Director, Development & Compliance Services &  
Chief Building Official  
**Subject:** City Services Reserve Fund Claimable Works – Riverbend  
South Subdivision Phase 1  
**Date:** May 13, 2019

## Recommendation

That, on the recommendation of the Director, Development Finance, the following actions **BE TAKEN** with respect to the subdivision agreement between The Corporation of the City of London and Sifton Properties Limited for construction of City Services Reserve Fund claimable works related to the Riverbend South Subdivision Phase 1;

- (a) the revised Special Provisions contained in the Subdivision Agreement for construction of City Services Reserve Fund claimable works related to the Riverbend South Phase 1 Subdivision (33M-711 / 39T-14505) outlined in Section 2.0 below, **BE APPROVED**; and
- (b) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Appendix “A”.

## Previous Reports Pertinent to this Matter

Planning and Environment Committee, November 28, 2016, Agenda Item 4, Subdivision Special Provisions Applicant: Sifton Properties Limited Riverbend South Subdivision (Phase 1) - 39T-14505

## Commentary

### 1.0 Background

The special provisions for the Riverbend South Phase 1 Subdivision Agreement between the Corporation of the City of London and Sifton Properties Limited were approved by Council on December 6, 2016. Under this agreement, the Owner is to construct minor roadworks which include sidewalks, streetlighting and channelization on Westdel Bourne along with oversized watermain, sewers and parks related infrastructure identified under the 2014 Development Charges (DC) Background Study. The purpose of this report is to seek authorization to amend the special provisions of the Subdivision Agreement and Source of Financing to align with the revised scope of work and updated costing.

The committed funding associated with these works was based on preliminary engineering design estimates that were included in the special provisions of the Subdivision Agreement. Subsequent discussions between the Owner, their Consulting Engineer and Staff have resulted in an expansion of the scope of work to include an additional multi-use pathway and associated lighting on Westdel Bourne which provides a regional benefit to growth. In addition, the actual tendered unit costs related to the Westdel Bourne channelization work were slightly higher than the preliminary estimated amounts. These construction and engineering cost variances have been captured under a revised work plan addendum in accordance with the DC By-law.

2.0 Revised Special Provisions

Staff is recommending that the Subdivision Agreement conditions related to DC claimable works be amended as follows:

The anticipated reimbursements from the Fund are:

- (i)

for the construction of left turn channelization and right turn taper on Westdel Bourne at Upperpoint Boulevard, the estimated cost of which is \$93,000 *(previously approved \$90,450)*, as per the accepted work plan;
- (ii)

for the installation of street lights on Westdel Bourne, from Upperpoint Boulevard to Oxford Street West, the estimated cost of which is \$112,000 *(previously approved \$16,500)*, excluding HST, as per the accepted work plan;
- (iii)

for the installation of a multi-use pathway on Westdel Bourne along the frontage of this Plan, the estimated cost of which is \$78,000 *(previously approved \$26,880)*, excluding HST as per the accepted work plan;
- (iv)

for engineering costs associated with the work plan, an amount of \$43,000 *(previously approved \$20,573)*, excluding HST;

3.0 Conclusion

The DC claimable works associated with the Riverbend South Subdivision Phase 1 have been validated by Staff and are eligible for reimbursement under the current DC By-law.

Staff are recommending that Council approve the revised special provisions and the attached Source of Financing in Appendix A to enable a claim payment to Sifton Properties Limited.

Prepared by:	<div>Jason Senese, CGA, CPA, MBA Manager, Development Finance</div>
Recommended by:	<div>Paul Yeoman, RPP, PLE Director, Development Finance</div>
Submitted by:	<div>George Kotsifas, P. Eng. Managing Director, Development &amp; Compliance Services &amp; Chief Building Official</div>

Cc.:

Jason Davies, Manager, Financial Planning & Policy,  
Sifton Properties Limited

Appendix A: Source of Financing

