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**39T-78066 DRAFT APPROVAL EXTENSION 2013/  
C. Smith**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>REQUEST FOR EXTENSION AND REVISION OF DRAFT APPROVAL NORTH SIDE OF NORTH ROUTLEDGE PARK WEST OF HYDE PARK ROAD DRAFT APPROVED PLAN 39T-78066  DOMAN DEVELOPMENTS INC.  MEETING ON SEPTEMBER 24, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner - Development Planning, the following action be taken with respect to the request from Doman Developments Inc. for the property located on the north side of North Routledge Park west of Hyde Park Road;

- a) the Approval Authority **BE REQUESTED** to approve the request for a 3 year extension of the draft plan of subdivision approval for the draft plan submitted by Doman Developments Inc. (File No. 39T-78066), prepared by Holstead & Redmond Limited (Drawing No.78-0315L) as redline amended, which shows 10 Blocks, served by an extension of Blue Heron Drive and one new internal road **SUBJECT TO** the conditions contained in the attached Schedule "A"; and
- b) the applicant **BE ADVISED** that the Director of Development Finance has projected the following claims and revenues information attached as Schedule "B".

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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39T-78066 Draft Approval extension report to Planning Committee – March 2007.

39T-78066 Draft Approval extension report to Planning Committee- March 2010.

<b>BACKGROUND</b>
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The Doman subdivision is located on the west side of Hyde Park Road, north of Gainsborough Road, within the Hyde Park Planning District. This area was within part of the former Township of London that was annexed by the City of London in 1993.

The initial application for draft plan of subdivision approval was submitted to the Ministry of Municipal Affairs and Housing for approval in 1978. Draft Approval was given by the Minister of

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Housing in 1978, subject to conditions. On a number of occasions since then, the Draft Approval period was extended by the Minister for varying periods of one, two or three years.

On January 1, 1993, the subject lands were annexed to the City of London and Council supported an extension to draft approval at that time. An extension was approved by Council in 1996, which included several red line revisions and modified conditions of draft approval, reflecting Council's desire to require development of the subdivision on full municipal services. Three year extensions were subsequently granted by Council in 1998 and in 2001, with additional modifications being made to the Conditions of Draft Approval to reflect updated municipal standards and servicing requirements.

In 2001, Council adopted a Zoning amendment to bring most of the subject lands under By-law No. Z.-1 - to permit a range of "hi-tech" industrial uses that would be developed to a higher design standard than typical light industrial uses. This amendment was consistent with policies in the Official Plan and the Hyde Park Community Plan, which support the development of a prestige industrial area with a higher degree of office-based light industrial uses and higher design standards.

Previous requests for extension of draft approval were based primarily on the absence of municipal sanitary services in the area. The subdivision is now serviced by the Hyde Park Trunk Sanitary Sewer, constructed in 2003, which extends in an easterly direction from the former CN spur line corridor, along the alignment of North Routledge Park, north along Blue Heron Drive and east (along the north boundary of the subdivision) to Hyde Park Road.

The applicant has registered the first phase of this subdivision which includes a stormwater management block and an industrial block which are accessed by the extension of Woodcock Place and Blue Heron Drive (from the north).

On March 28, 2013 an emergency 180 day draft plan extension was approved by the Manager, Development Services and Planning Liaison.

The current lapsing date for Draft Approval is October 4, 2013. Given the current economic climate and the timing required for approvals for subsequent phases of this subdivision, the landowner has requested a further three year extension that would run until October 4, 2016.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**Engineering and Environmental Services Department (EESD)**

From an engineering perspective, Development Services, the Transportation and Planning Division, the Wastewater and Drainage Engineering Division, the Water Engineering Division and the Stormwater Management Unit have no objection to the extension of draft approval for the above-noted subdivision with due consideration of updates to the conditions of draft plan.

**London Hydro**

London Hydro has adequate 27.6kV aerial distribution in place along Hyde Park Rd for this development. The internal servicing of this development should present no foreseeable problems. The applicant will be responsible for the cost associated with the overhead system expansion within the development but may receive rebates from London Hydro based on connected load over a five year connection window. Transformation lead times are minimum 16 weeks. London Hydro recommends you contact their engineering department to confirm transformer requirements and availability. The applicant will be responsible for the cost associated with the relocation of any listing infrastructure as a result of this development. London Hydro will require a blanket easement over the entire property. London Hydro has no objection to the extension to draft approval.

**Bell Canada**

No conditions/objections to the extension request.

**Parks Planning**

Parks Planning and Design has reviewed the January 8, 2013 Notice of Request for Extension of Draft Approval of Subdivision for the above subdivision and offers the following suggested conditions for your consideration:

- If any lands within this draft plan are rezoned to a commercial land use designation prior to final approval, the owner shall make payment to the City Cash-in-lieu of parkland equal to 2% of the value of the commercial lands pursuant to Section 51 of the Planning Act. If the lands are rezoned at a later time, the owner will be required to provide parkland dedication as a “cash-in-lieu” payment at the time of site plan approval.
- The owner shall provide, through some mechanism (easement, future road allowance), a pedestrian corridor that would allow for a pathway connection from the west side of North Routledge Parkway to the existing Hyde Park Rotary Link pathway, west of the site. This pathway connection could be incorporated with the servicing easement for the existing sanitary sewer.

ANALYSIS

The notice of revised subdivision was circulated on January 8, 2013. At that time staff proposed a revision to the draft plan to allow for a possible future road connection from the west limit of the draft plan to North Routledge Park Drive(immediately south of the storm water management facility currently under construction).



The Hyde Park Community Association raised concerns with this proposal noting that a road connection would:

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- ruin the quiet retreat and soft recreational lands and park provided by the Stanton Drain and The Rotary Link, a walking trail along the west-end of the village of Hyde Park, connecting to Fox Hollow subdivision to the north and – after the Hyde Park Road widening, to Oakrigde and Hunt Club subdivisions to the south. This is an environment heritage place, and a place where people meet their neighbours and enjoy the soft noises of nature – birds, crickets, frogs, etc. It is the gem park of the Hyde Park district. The other Hyde Park storm water management ponds providing green space are located along the noisy Hyde Park Road.
- There is no need for this east-west road to cross the Stanton Drain parkland and provide cut-through traffic to Hyde Park road, as the future subdivisions West of Hyde Park are well serviced by Fanshawe Park Road, Egremont Drive and Sunningdale Road to the north; and Gainsborough Road-Nairn Road to the South.
- The Village of Hyde Park depends on walking and driving traffic on Gainsborough Road, east and west of Hyde Park Road, to restore and promote its economic vitality. Residential subdivisions west of the Village, using Gainsborough Road to commute, will revitalize the east-west traffic and the economy of the Village.

The Hyde Park Community Association contends that the inclusion of a road connection in this area would have major negative impacts on the Village of Hyde Park.

Based on the above concerns raised by the Hyde Park Community Association, staff are not prepared to recommend any changes to the draft plan at this time. It is, however, recommended that a condition of draft approval be included to require the developer to provide a municipal easement across block 8 to allow for pedestrian access to the Hyde Park Rotary Link pathway(see condition 109).

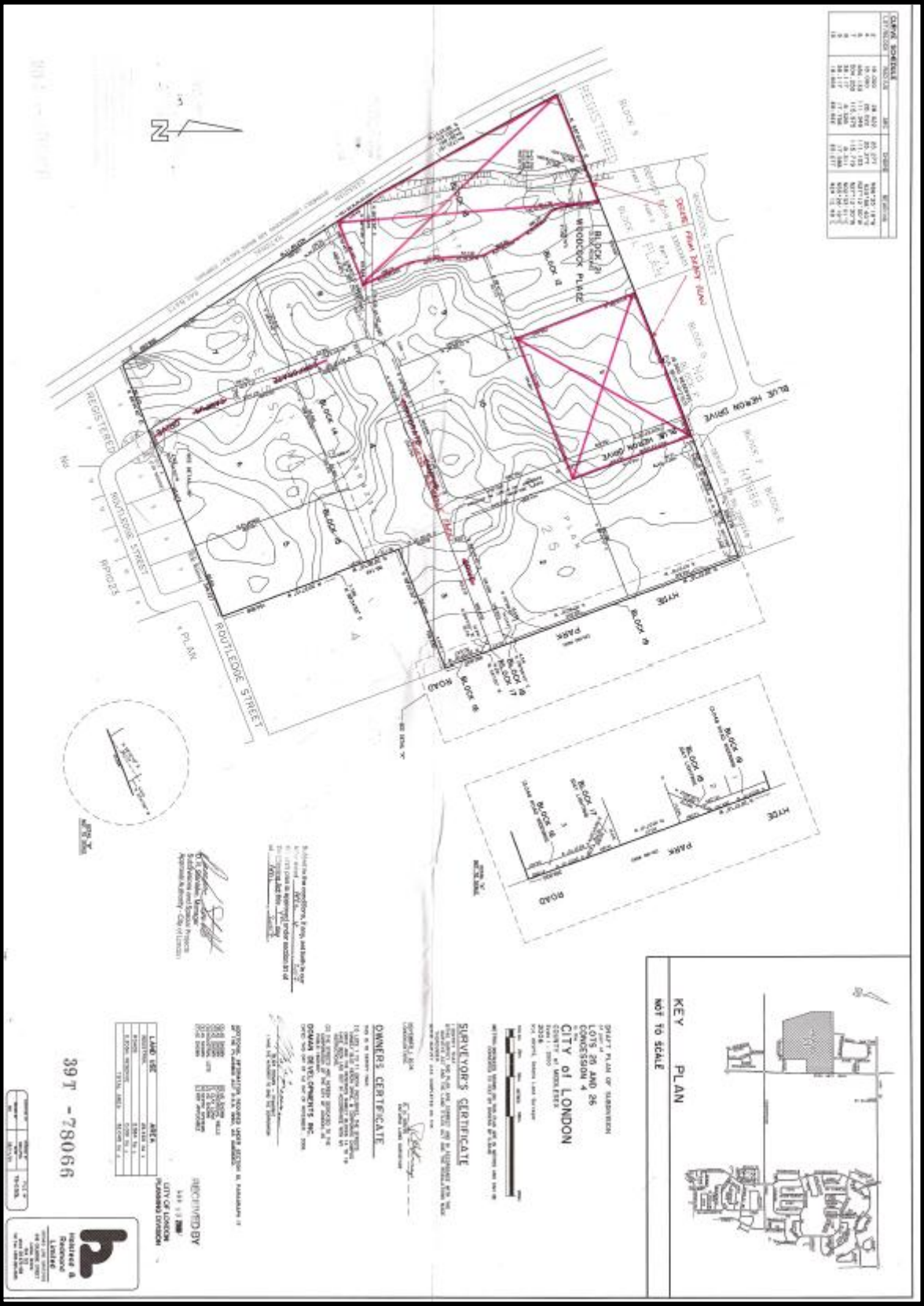
As a result no revision to the approved draft plan are required at this time and a further three (3) year draft approval extension is appropriate pending the consideration the attached revised conditions.

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today’s standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and shaded areas (additions) on the attached Schedule “A”. If granted, the new draft approval lapse date would be October 4, 2016.

As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

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Draft Plan- 39T-78066



CONCLUSION

The attached revised conditions of draft approval are appropriate to ensure that this subdivision is development to today’s standards.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
CRAIG SMITH SENIOR PLANNER-DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER-DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

September 16, 2013  
AM/am  
"Attach."  
Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\1996 & earlier\T78066 Doman Developments\2013 DA Extension and  
Revision\39T\_78066DA-EXT-PEC.doc

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Schedule A

(Conditions to be included for Draft Plan Approval)  
(Deleted conditions ~~Strikeout~~  
New Conditions are Shaded)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-78066, ARE AS FOLLOWS

No.	Condition
1.	This approval applies to a revised plan submitted by Doman Developments, prepared by Holstead & Redmond, Ontario Land Surveyors, dated November 1, 2006, revised in red, which shows 10 industrial Blocks, two Blocks for a 0.3 metre reserve, two Blocks for daylighting triangles, two Blocks for road widening, one Block for an easement for the Stanton Municipal Drain, and one new street.
2.	This approval of the draft plan applies for a period of three (3) years from the draft approval date and if final approval is not given within that time, the draft approval shall lapse, except in the case where a further extension is granted by the Approval Authority.
3.	<del>The municipal addresses shall be assigned to the satisfaction of the General Manager of Planning and Development.</del> The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
4.	The Owner, prior to final approval, shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
5.	The Owner shall dedicate sufficient land to widen Hyde Park Road to 18m (60 ft.) from centreline of the original road allowance along the entire frontage of this plan.
6.	The road allowances included in this draft plan shall be dedicated as public highways.
7.	The daylighting triangles, shown as Blocks <del>46</del> 17 and <del>47</del> 18 on the attached copy of the draft plan, shall be dedicated as public highway.
8.	The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
9.	<del>That the Owner grant to the appropriate authorities such easements as may be requested for road, utility or drainage purposes.</del> In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
10.	<del>The streets shall be named to the satisfaction of the General Manager of Planning and Development.</del> The Owner shall request that street(s) shall be named to the satisfaction of the City.

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- 11. ~~Any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3m (one foot) reserves, and a 0.3m (one foot) reserve be required along the west side of Hyde Park Road where it abuts this plan, including the hypotenuses of daylighting triangles. These reserves are to be conveyed to the City of London.~~

Any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 m (on foot) reserves, and a 0.3 m (one foot) reserve be required along the west side of Hyde Park Road where it abuts this plan, including the hypotenuses of daylighting triangles, with the exception of a shared rights-in, rights-out access for Lots 1 and 2, as approved by the City Engineer

- 12. ~~Prior to final approval, the Approval Authority is to be advised by the City of London that appropriate zoning is in effect for the plan of subdivision.~~

Prior to final approval, the Owner shall take all necessary steps to ensure that appropriate zoning is in effect for this proposed subdivision.

- 13. Prior to final approval or prior to the issuance of a building permit, the Owner shall make payment to the City Cash-in-lieu of parkland equal to 2% of the value of the commercial lands pursuant to Section 51 of the Planning Act.
- 14. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London including, but not limited to, surfacing of roads, installation and maintenance of services, grading and drainage, tree planting and tree preservation.
- 15. Prior to final approval of this plan, the Owners engineer must demonstrate to the City Engineer a satisfactory means of storm water discharge, stormwater management implementation, sanitary sewage disposal, and water supply and distribution. The provision of all services for this plan will be subject to the requirements of the Environmental Assessment Act.
- 16. Prior to final approval, a drainage plan be approved by the City Engineer.
- 17. The subdivision agreement between the Owner and the City of London ~~provide, with~~ shall include wording satisfactory to the City Engineer, for the implementation of the approved drainage plan and stormwater management indicated in these conditions.
- 18. Prior to final approval, a floodline report must be submitted to the UTRCA for their review and approval. The report is to determine the floodline on Lots 6 to 9 and 12 and 13, all inclusive so that the developability of these lands with respect to flooding potential can be assessed.
- 19. Prior to the submission of engineered drawings, a functional stormwater management report is to be submitted to the City Engineer for review and approval.

The Owner shall ~~be required to~~ comply with the stormwater management targets and criteria identified in the Medway, Stanton, and Mud Creek Subwatershed Studies, as approved by City Council on September 18, 1995, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc. The ~~subdivider~~ Owner shall be required to provide a stormwater management plan addressing the applicable stormwater management criteria and targets.

- 20. The approved engineering drawings or the subdivision agreement between the Owner and the City of London shall contain the following elements/provisions:
  - a) The Owner agrees to implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The subdivider's professional engineer shall have these



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requirements established and approved by the City Engineer prior to any work on the site.

- b)

Construction of the turning lanes onto Hyde Park Road opposite Street "A" is subject to the approval of the City Engineer. Detailed plans showing the intersection and turning lanes are to be provided to the City Engineer for his review and approval.
21.

As part of the design studies submission, the Owner shall have its qualified consultant prepare and submit a report(s) to determine the effects of constructing this subdivision on ground water elevations, springs and water wells satisfactory to the City Engineer. If necessary, the report(s) shall also include a detailed hydrogeological investigation and address potential contamination and remediation. The Owner shall include any works recommended by the report(s) in the design and construction of the subdivision. The Owner shall complete these works prior to the issuance of a Certificate of Completion of Works, to the satisfaction of the City Engineer, and at no cost to the City.

In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant to determine the effects of the construction associated with this subdivision on the existing ground water elevations and springs, water wells and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.

22.

The Owner shall construct and supply full municipal services on all streets within this plan.

The Owner shall construct and supply full municipal services on all streets within this plan. The Owner shall also construct and supply full municipal services to all lots created by this plan which may be on existing streets external to this plan, all to the satisfaction of the City Engineer (Woodcock Place in Plan M-568).
23.

The Owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The Owner’s professional engineer shall have these requirements established and approved by the City Engineer prior to any work on the site.
24.

The Owner agrees to construct new watermains in this subdivision connecting to the existing 300mm diameter main on Routledge Street at the south limit of this subdivision and the existing 900mm diameter watermain on Hyde Park Road at Street "A". New watermains through the existing industrial subdivision to the north will be required to service lots 12 and 13. Engineering analysis is required by the Owners engineer to determine the extent of external waterworks required to the satisfaction of the City Engineer.

The Owner shall construct watermains to serve this Plan and connect them to the existing 150 mm diameter watermain on North Routledge Park at the south limits of this subdivision, the existing 900 mm diameter watermain on Hyde Park Road at North Routledge Park and the existing 300 mm diameter watermain on Blue Heron Drive at

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Woodcock Street. New watermain through the existing industrial subdivision to the north will be required to serve Block 12 in this plan. An engineering analysis is required by the Owner's professional engineer to determine the extent of external waterworks required to the satisfaction of the City Engineer, all at no cost to the City.

25. In the event that the Owner requires a Certificate of Conditional Approval prior to the City upgrading Hyde Park Road, the Owner shall construct channelization on Hyde Park Road at Street 'A', to the specifications of the City Engineer, all at the Owner's cost or enter into an agreement with the City to construct the works.
26. The Owner agrees that no construction or installations of any kind (eg. clearing or servicing of land) involved with this plan shall be undertaken prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. MOE certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking Crown land, navigable waterways; UTRCA, MNR, MOE, City; etc., etc.).
27. ~~The Owner shall transfer a 12.0 m wide easement to the City along the south limit of Block 7 from the west limit of this plan to proposed Street 'A' to accommodate a future sub-trunk sanitary sewer which will service lands to the south of this plan (future works). Transfer of this easement from the Owner to the City will occur when requested by the City or upon registration of the affected portion of the plan, whichever proceeds first.~~
28. The Owner shall discharge the storm flows from this site to the Stanton Drain via the proposed Hyde Park Stormwater Management (SWM) Facility No. 4 and related stormwater/drainage servicing, which is located within the Stanton Drain Subwatershed.
29. ~~The Owner shall take whatever steps are necessary to facilitate the City's planned design and construction of the proposed regional Hyde Park SWM Facility No. 4 for this plan in accordance with the preferred option of the accepted Hyde Park Drainage Storm Drainage and SWM Municipal Class EA Study. In accordance with the City's growth management strategy, this facility is schedule to be constructed in 2010.~~

The Owner shall co-ordinate the works associated with this Plan of Subdivision with the City's proposed construction of the proposed Regional Hyde Park SWM Facility No. 4 abutting this Plan, in accordance with the preferred option of the accepted Hyde Park Drainage Storm Drainage and SWM Municipal Class EA Study. In addition, the Owner shall dedicate temporary easements along the west boundary of this Plan, as needed by the City, to construct the SWM Facility or make other suitable arrangements, all to the satisfaction of the City.

30. ~~The Owner shall have his consulting professional engineer design and construct the storm/drainage servicing system for the subject lands, all to the specifications and satisfaction of the City Engineer and according to the requirements of the following:~~
  - ~~i) The SWM targets and criteria for the Stanton Drain Subwatershed Study;~~
  - ~~ii) The Hyde Park Development Area Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009);~~
  - ~~iii) The approved Functional storm/drainage and SWM Plans for the subject lands.~~
  - ~~iv) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;~~
  - ~~v) The Ministry of the Environment SWM Practices Planning and Design Manual; and~~

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- vi) ~~Applicable Acts, Policies, Guidelines, Standards and Requirements of all relevant SWM agencies.~~

The Owner shall have his consulting professional engineer design and construct the storm/drainage servicing system from the subject lands, all to the specifications and satisfaction of the City Engineer and according to the requirements of the following:

- i) The SWM targets and criteria for the Stanton Drain Subwatershed Study;
- ii) The Hyde Park Development Area Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009);
- iii) The approved Hyde Park SWM Facility # 4 and Stanton Drain Remediation Functional Design Report (August 2011) for the subject lands;
- iv) The Storm Drainage and SWM Servicing Works Letter/Report for the subject lands/development prepared and accepted in accordance with the file manager process, City requirements and to the satisfaction of the City Engineer;
- v) The City’s Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
- vi) The Ministry of the Environment SWM Practices Planning and Design Manual; and
- vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all relevant SWM agencies.

- 31. ~~The Owner shall transfer a 12.0 m wide easement to the City along the south limit of Block 7 from the west limit of this plan to proposed Street ‘A’ to accommodate a future sub-trunk sanitary sewer which will service lands to the south of this plan (future works). Transfer of this easement from the Owner to the City will occur when requested by the City or upon registration of the affected portion of the plan, whichever proceeds first.~~

Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan, or as otherwise approved by the City Engineer, all storm servicing and drainage works, including major and minor storm flow routes, and stormwater management (SWM) related works, including the permanent regional Hyde Park SWM Facility # 4 as well as the portion of the Stanton Drain remediation work associated with the storm outlet from this regional facility, to serve this plan, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer.

- 32. ~~The Owner shall discharge the storm flows from this site to the Stanton Drain via the proposed Hyde Park Stormwater Management (SWM) Facility No. 4 and related stormwater/drainage servicing, which is located within the Stanton Drain Subwatershed.~~

The Owner shall provide all adequate easements, if required, at no cost to the City, in relation to stormwater/drainage and SWM servicing works of the subject lands, all to the satisfaction of the City Engineer.

- 33. ~~The Owner shall take whatever steps are necessary to facilitate the City’s planned design and construction of the proposed regional Hyde Park SWM Facility No. 4 for this plan in accordance with the preferred option of the accepted Hyde Park Drainage Storm Drainage and SWM Municipal Class EA Study. In accordance with the City’s growth management strategy, this facility is schedule to be constructed in 2010.~~

In conjunction with the Design Studies submission, the Owner’s professional engineer shall identify major and minor storm flow routes for the subject lands and those flow routes shall be constructed and operational prior to the issuance of any Certificate of Conditional Approval, all to the satisfaction of the City Engineer.

- 34. The Owner agrees to promote the implementation of SWM soft measure Best Management Practices (BMP’s) within the plan, where possible, to the satisfaction of the

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City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.

35. ~~The Owner shall ensure that increased and accelerated stormwater runoff from this subdivision shall not cause damage to downstream lands, properties or structures beyond the limits of this subdivision and notwithstanding any requirements of the City, or any approval given by the City Engineer, the subdivider shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.~~

Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of and/or any approvals given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.

36. ~~Prior to the submission of engineering drawings the Owners professional engineer will be required to provide a water servicing report which addresses the following:~~
- ~~i) identify external water servicing requirements;~~
  - ~~ii) confirm capacity requirements are met;~~
  - ~~iii) identify need for the construction of external works;~~
  - ~~iv) identify the effect of development on existing water infrastructure/identify potential conflicts;~~
  - ~~v) water system area plan(s);~~
  - ~~vi) water network analysis/hydraulic calculations for subdivision report;~~
  - ~~vii) phasing report;~~
  - ~~viii) oversizing of watermain/cost sharing agreements.~~

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:

- i) A water servicing report which addresses the following:
  - Identify external water servicing requirements;
  - Confirm capacity requirements are met;
  - Identify need to the construction of external works;
  - Identify the effect of development on existing water infrastructure – identify potential conflicts;
  - Water system area plan(s)
  - Water network analysis/hydraulic calculations for subdivision report;
  - Phasing report;
  - Oversizing of watermain, if necessary and any cost sharing agreements
  - Water quality
  - Indicate the location of valves and hydrants
- ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
  - valving to shut off future connections which will not be used in the near term; and/or
  - automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or

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- make suitable arrangements with Water Operations for the maintenance of the system in the interim.

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.

- The Owner shall connect the storm sewers and water mains to be constructed in this subdivision to the existing outlets and water main(s) to the specifications of the City Engineer.
- ~~The Owner shall make arrangements with the affected property Owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan, and to provide satisfactory easements over the sewers as necessary, all to the specifications of the City Engineer.~~
- The Owner agrees that once construction of any private services, ie: water, storm or sanitary, to service the lots or blocks in this plan is completed and any proposed relotting of the plan is undertaken, all the previously installed services must be reconstructed in standard location, in accordance with the approved final lotting and approved revised servicing drawings, all to the specifications of the City Engineer and at no cost to the City.
- ~~The Owner agrees that~~ No weeping tile connections will be permitted into the sanitary sewers within this plan.
- ~~The Owner shall connect the proposed sanitary sewers to serve this plan to a municipal sewer system, namely, the 525 mm (21") Hyde Park Trunk Sanitary Sewer which bisects this site.~~

The Owner shall construct the sanitary sewers to serve this Plan and connect them to the existing 525 mm (21") diameter Hyde Park Trunk Sanitary Sewer which bisects this site.

- ~~The Owner shall construct and maintain a gateway treatment on North Routledge Park at the intersection of Hyde Park Road with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City Engineer and General Manager of Planning and Development. Vehicle access to lots perpendicular to gateway islands shall be restricted to right in and right out only.~~

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a gateway treatment on North Routledge Park at the intersection of Hyde Park Road with a right- of-way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City.

- ~~The Owner shall construct Blue Heron Drive and North Routledge Park to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').~~

- The Owner shall construct the following:
- North Routledge Park to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
  - Blue Heron Drive to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 26.22 metres (86') consistent with Blue Heron Drive in Plan 33M-568.

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- 44. The Owner shall undertake a limited scoped traffic impact study to determine the impact of this subdivision on surrounding arterial streets which shall be based upon Transportation Planning & Design Division’s Traffic Impact Study Guideline document. This study shall be completed and approved prior to the submission of servicing drawings for any future phase(s) of development.
- 45. The Owner shall make minor boulevard improvements on Hyde Park Road adjacent to this plan to the specifications of the City Engineer and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
- 46. ~~The Owner shall dedicate 3.0 m x 3.0 m “daylighting triangles” at the intersections of 21.5 metre right-of-ways in the plan to satisfy requirement necessary for servicing bus transit routes, as specified by the City Engineer.~~

The Owner shall dedicate 3.0 m x 3.0 m “daylighting triangles” at the intersection of North Routledge Park and Blue Heron Drive in the Plan to satisfy requirements necessary for servicing bus transit routes and industrial traffic, as specified by the City Engineer.

- 47. ~~The Owner shall ensure no vehicular access will be permitted to Blocks 1, 2 and 3 from Hyde Park Road. All vehicular access is to be via the internal subdivision streets.~~

No vehicular access will be permitted to Lots 1, 2 and 3 directly from Hyde Park Road, with the exception of a shared rights-in, rights-out access for Lots 1 and 2, as approved by the City Engineer. All vehicular access will be via the internal subdivision streets with the exception of the restricted access noted above.

- 48. The Owner shall install standard barricades/warning signs at the limits of dead end streets within this plan to the specifications of the City Engineer.
- 49. The Owner shall have its professional engineer to determine the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. No construction involving installation of services requiring an EA is to be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario’s Environmental Assessment Act.
- 50. The Owner shall align the intersection of North Routledge Park Drive to match North Routledge Park Drive on the east side of Hyde Park Road in Plan 39T-08505 to the satisfaction of the City Engineer.
- 51. ~~The Owner shall ensure that, should this plan be developed in stages, 0.3 m reserves will be required at the end of all dead-end road allowances, across future road connections and along any open sides of road allowances.~~

~~Permanent reserves are to be located outside the road allowance, temporary reserves are to be allocated from the road allowance and form part of the design width.~~

~~Reserve blocks should be separated into parts where it is anticipated that it would facilitate future development of abutting lands.~~

Should this plan be developed in stages, the Owner shall provide 0.3 m reserve at the end of all dead-end road allowances, across future connections and along any open sides of road allowances.

Permanent reserves are to be located outside the road allowance, temporary reserves are to be allocated from the road allowance and form part of the design width.

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Reserve blocks should be separated into parts where it is anticipated that it would facilitate future development of abutting lands.

52. ~~Prior to any work on site, the Owner shall determine if there are any abandoned wells in this plan and shall decommission and permanently cap any abandoned wells located in this plan, in accordance with current Provincial legislation, regulations and standards. It is the responsibility of the Owner to determine if any abandoned wells exist in this plan.~~

~~In the event that an existing well in this plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.~~

Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.

53. The Owner in consultation with the LTC, shall indicate on the approved engineering drawings the possible ‘Future Transit Stop Areas”. The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.
54. ~~The Owner agrees that the street identified as “Corporate Campus Drive” on the draft plan shall be named “North Routledge Park”.~~
55. Prior to requesting a subdivision agreement, the Owner shall undertake a funding source assessment with regard to the City Services Reserve Fund, the Industrial Oversizing Reserve Fund and the Urban Works Reserve Fund for this project, satisfactory to the City Engineer.
56. In the event that the Owner requires a Certificate of Conditional Approval prior to the City completing the Regional SWM Facility and the reconstruction of Hyde Park Road, the Owner may construct the works at their cost or enter into an agreement with the City to construct the works.
57. ~~In the event that the Owner requires a Certificate of Conditional Approval prior to the City upgrading Hyde Park Road, the Owner shall construct turning lanes on Hyde Park Road opposite Street ‘A’ when determined warranted by the City Engineer, all at the Owner’s cost or enter into an agreement with the City to construct the works.~~
58. In the event that the Owner requires a Certificate of Conditional Approval prior to the City upgrading Hyde Park Road, the Owner shall install traffic signals at the intersection of Hyde Park Road and ~~Corporate Campus Drive~~ North Routledge Park when determined warranted by the City Engineer., all at the Owner’s cost or enter into an agreement with the City to construct the works.
59. ~~The Owner shall provide municipal sanitary servicing to the limits of their property and convey any necessary easement(s) to the City, to the satisfaction of the City Engineer, in order to provide for the servicing of parcels of lands external to this subdivision.~~

The Owner shall provide municipal sanitary servicing to the limits of this plan of subdivision and convey any necessary easement(s) to the City or external property Owners, to the satisfaction of the City, in order to provide for the servicing of parcels of lands external to this subdivision.

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60.

Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
61.

Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.
62.

~~The Owner shall not allow any weeping tile connections into the sanitary sewers within this plan.~~
63.

Throughout the duration of construction within this draft plan of subdivision, the Owner shall undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during construction, all at the Owner’s cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City.
64.

The Owner shall have his consulting engineer provide an analysis of the water table level of the lands within this plan and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407. This analysis is to be included in the Design Studies submission and any measures identified shall be incorporated into the design drawings for the subdivision.
65.

The Owner shall not alter the subject lands until the Hyde Park SWM Facility No. 4 is constructed and operational, to the specifications and satisfaction of the City Engineer.
66.

The Owner’s professional geotechnical engineer shall ensure that all geotechnical issues and all required setbacks related to slope stability in proximity to the Stanton Drain channel are adequately address for the subject lands, all to the satisfaction of the City Engineer and the UTRCA.
67.

In conjunction with the submission of the design studies, the Owner shall have their consulting engineer submit a report satisfactory to the City Engineer, that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.
68.

~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the City Engineer, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~



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69. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.
70. The Owner shall notify all future developers that sewage control manholes built to City of London standards, may be required for each individual lot in accordance with Industrial Waste By-law No. W-982-188.
71. The Owner shall utilize construction access routes designated by the City Engineer from time to time.
72. The Owner agrees that, in the event that an emergency access is required for this subdivision, this requirement will be subject to satisfying the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design, etc.
73. The Owner shall establish and maintain a Traffic Management Plan (TMP) when directed by the City, in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the subdivision servicing drawings for this plan.
74. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City Engineer. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City Engineer.
75. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
76. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the General Manager of Planning and Development and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the General Manager of Planning and Development and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
77. ~~That prior to final approval the Owner shall pay in full all financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.~~
78. ~~Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City Engineer.~~

Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be

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completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City Engineer.

79. Prior to final approval, the Owner shall make arrangements with the affected property Owner(s) for the construction of any portions of services situated on private lands outside this plan, and shall provide satisfactory easements over the sewers as necessary, all to the specifications and satisfaction of the City Engineer.
80. In the event that relotting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City Engineer.
81. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
82. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.
83. The Owner shall have the common property line of Hyde Park Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" at no cost to the City.

Further, the grades to be taken as the centerline line grades on Hyde Park Road are the future centerline of road grades as determined by the Owner's professional engineer and accepted by the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road.

84. a) The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- i) The unassumed services must be completed and Conditionally Accepted by the City;
  - ii) The subdivider must have a video inspection completed on all affected unassumed sewers;
- b) The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on contributing flows for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:
  - i) commence upon completion of the Owner's service work connections to the existing unassumed services; and
  - ii) continue until the time of assumption of the affected services by the City.
85. With respect to any services and/or facilities constructed in conjunction with this plan, the Owner shall permit the connection into and use of the subject services and/or

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facilities by outside Owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

86. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council. The provisions of all general by-laws, policies and guidelines, as amended from time to time, including those pertaining to development charges and other levies, shall continue to apply to the subject lands and shall not be affected by any subdivision requirements respecting services.
87. The Owner agrees that if, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, these deposits must be reported to the City Engineer/Chief Building Official immediately, and if required by the City Engineer/Chief Building Official, the Owner/contractor will, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer/Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer/Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer/Chief Building Official and at the expense of the Owner/contractor, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City Engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the plan.

88. The Owner shall provide inspection during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer.
89. The Owner shall have its engineer notify existing property Owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.
90. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
91. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.

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92. ~~In the event the Owner wishes to phase this plan of subdivision, in conjunction with the Design Studies submission, the Owner shall submit a phasing plan, all to the specifications and satisfaction of the City of London.~~

In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

93. In conjunction with the Design Studies, the Owner’s professional geotechnical engineer shall provide a geotechnical report to adequately address all geotechnical issues including erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all geotechnical recommendations with respect to slope stability, to the satisfaction of the City and the UTRCA.

94. The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City.

95. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.

96. All through intersection and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.

97. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard “Minimum Centreline Radii of Curvature of Roads in Subdivisions”, to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.

98. The Owner shall install street lighting on all streets in this plan to the satisfaction of the City Engineer, at no cost to the City.

99. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City, at no cost to the City.

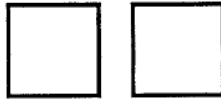
If funds have been provided to the City by the Owner(s) of adjacent lands for the removal of the temporary turning circle(s) and the construction of this section of road(s) and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

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100. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
- i) North Routledge Park Drive – from Hyde Park Road to Blue Heron Drive

ii) Blue Heron Drive – from North Routledge Park to north limit of plan
101. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
- i) North Routledge Park Drive – outside (north and west) boulevard, west of Blue Heron Drive to the south limit of plan
102. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
103. In conjunction with the Design Studies submission, the Owner shall have its professional engineer identify the location of all existing private water wells and water lines on this site and provide confirmation which portions of the infrastructure are to be abandoned and which are to be maintained.
104. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
105. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
106. Prior to the issuance of a Certificate of Conditional Approval for Lot 12 in this plan, the Owner shall build a fully serviced road on Woodcock Place in Plan 33M-568 and connect to the existing Woodcock Place in RP-986, to the satisfaction of the City, at no cost to the City. The Owner is to construct this fully-serviced road to City standards and is to include the extension of a watermain from Blue Heron Drive at Woodcock Street to Woodcock Place to service Lot 12 in this plan. It is noted that the 0.3 metre reserve (Block 3, Plan 33M-568) abutting Lot 12 in this plan is to remain until Woodcock Place is built to the satisfaction of the City Engineer, at no cost to the City.
107. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of Woodcock Place in Plan 33M-568 with consideration to the existing open watercourse, storm sewer servicing, SWM Facility, watermain servicing, etc.
108. Should the current or future Owner propose a revision to the development of these lands, that Owner may be required to complete a new or revised Design Studies submission in accordance with the File Manager process as required by the City.
109. The Owner shall provide a multi-purpose easement to the City along the north portion of Block 8 to provide for pedestrian access between North Routledge Park with the Hyde Park Rotary Link pathway all the satisfaction of the Manager of Parks Planning and Design.



File Number: 39T-78066  
September 11, 2013

### Schedule "B"

#### Related Estimated Costs and Revenues

<b>Estimated Costs – This Agreement</b>	
Claims from Urban Works Reserve Fund – General	Nil
Claims from Urban Works Reserve Fund - Stormwater Management	Nil
Capital Expense – replacement of storm sewer	\$162,000
Industrial Oversizing Reserve Fund – storm sewer claim for oversized sewers	\$220,000
<b>Total</b>	<b>\$382,000</b>
<b>Estimated Revenues - This Agreement (2013 rates)</b>	
CSRF	Nil
UWRF	Nil
<b>Total</b>	<b>Nil</b>

1. Estimated Costs are based on approximations provided by the applicant. Final claims will be determined based on actual costs in conjunction with the terms of the subdivision agreement and the applicable By-law. It should be noted that the IORF By-law is under review and may be amended to reflect a reduced level of claimable works (based on a subsidy for oversized pipe) consistent with City policy on cost sharing of growth works in industrial areas.
2. Since this is zoned industrial and the current DC By-law provides an exemption for industrial uses, the revenue has been reported as nil. Any potential revenue will be assessed at the time of building permits, based on the proposed use of the building and applicable By-law provisions.
3. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on the recently constructed roadwork and SWM facilities, the cost of which is not reported above. Other growth related costs (like wastewater treatment plant and road capacity expansion) incurred to serve this subdivision and surrounding areas are not reported above. As a result, the revenues and costs reported above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed By:

Peter Christiaans  
Director, Development Finance