

**1185 & 1431 Sunningdale Road West -  
Support for Inclusion of Lands in the  
Urban Growth Boundary**



Prepared for:

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N6G 0E5

Prepared by:


Stantec Consulting Ltd.  
600 – 171 Queens Avenue  
London ON  
N6A 5J7

September 13, 2013


## Sign-off Sheet

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This document entitled 1185 & 1431 Sunningdale Road West - Support for Inclusion of Lands in the Urban Growth Boundary was prepared by Stantec Consulting Ltd. for the account of Mr. Ali Jomaa. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by   
(signature)

**Chris Hendriksen, P.Eng.**

Reviewed by   
(signature)

**Jeffrey Paul, P.Eng.**

**1185 & 1431 SUNNINGDALE ROAD WEST -  
SUPPORT FOR INCLUSION OF LANDS IN THE URBAN GROWTH BOUNDARY**

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# 1185 & 1431 SUNNINGDALE ROAD WEST - SUPPORT FOR INCLUSION OF LANDS IN THE URBAN GROWTH BOUNDARY

## 1.0 Introduction

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This report has been prepared to identify the municipal services that are currently in place or anticipated in the near future as justification to the City of London that the current Urban Growth Boundary (UGB) be revised to include the properties known as 1185 & 1431 Sunningdale Road West (herein referred to as the subject lands).

To support this request, this report serves to highlight how the subject lands are unique and have the strategic qualities that make the subject lands suitable for inclusion in the Urban Growth Boundary. The following excerpt from the 17th Report of the Planning and Environment Committee (meeting held July 23, 2013) made the following recommendation:

*26. b) the development community BE ASKED to work with the Civic Administration to further review the analysis and assumptions used to determine the urban growth boundary and to further review the requests for expansions to that boundary, to determine if certain lands have unique or strategic qualities that would warrant them being added to or removed from the urban growth boundary.*

### 1.1 LOCATION & EXISTING LAND USE

The subject lands are currently active agricultural, located in the northwest part of the City of London between Hyde Park Road and Wonderland Road, and north of Sunningdale Road West and totals 65.26 ha (161 ac) in size. The UGB currently borders the south property lines of the subject lands and part of the west property line of the 1431 Sunningdale Road West property. These properties are bounded by Sunningdale Road on the south, the City of London city limit on the north and active agricultural lands to the east and west. These properties are located in a desirable area of London and their inclusion in the Urban Growth Boundary would promote people, and the tax base generated, to stay in London instead of going to surrounding Municipalities.

# 1185 & 1431 SUNNINGDALE ROAD WEST - SUPPORT FOR INCLUSION OF LANDS IN THE URBAN GROWTH BOUNDARY

## 2.0 'Hard' Services

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A significant amount of infrastructure has been constructed over recent years to bring municipal services to this area of the City of London and there are currently a number of services readily available to service the subject lands. Figure 2, included with this report, provides a visual representation of the services described below in relation to the subject lands.

### 2.1 SANITARY SERVICE

The subject lands are tributary to the Fox Hollow Trunk Sanitary Sewer, of which over 3km of sewer has been installed to date (see attached figure delineating drainage area). Based on the approved drawings for that project, the anticipated connection point for the external area (including the subject lands) is located at the intersection of Medway Park Drive and Tokala Trail. It is anticipated that development of the lands between this intersection and Sunningdale Road West will extend a secondary trunk sewer up to the Sunningdale Road right-of-way and the doorstep of the subject lands. The lands that this sewer will extend through are already draft plan approved and it is anticipated the sewer will be built within a 0-5 year timeframe. As the subject lands are part of the tributary design area, flow generated from development of the subject lands has already been accounted for in the downstream sewer design and anticipated at the Medway Pumping Station and ultimately the Greenway/Adelaide Pollution Control Plant.

### 2.2 STORM SERVICE

The subject lands are tributary to the Fox Hollow Community Stormwater Management (SWM) System which has undergone the requisite EA process, design and approvals have been partially complete and are ongoing, and part of the system has been constructed (see attached figure delineating drainage area). All SWM controls for stormwater drainage from the subject lands are provided by this system. As development to the south of Sunningdale Road progresses, the outlet sewer(s) to the SWM facilities will be extended to the Sunningdale Road right-of-way and be at the doorstep of the subject lands.

### 2.3 WATER SERVICE

The subject lands have existing ground elevations that exceed 274m so it is expected that water service from the high level system will be required. As development south of Sunningdale Road progresses, the high level system from Fanshawe Park Road will be extended up to the Sunningdale Road right-of-way at which point there will be opportunity to bring the high level system across to service lands north of Sunningdale Road. Looped water systems are required by the City of London and there will be opportunity to do so though the draft approved lands of Foxwood Developments (London) Inc. (39T-11503), Auburn Developments Inc. (39T-04510) and Landea Developments Inc. (39T-05511). Construction of these developments is anticipated to begin in the 0-5 year timeframe.

## **1185 & 1431 SUNNINGDALE ROAD WEST - SUPPORT FOR INCLUSION OF LANDS IN THE URBAN GROWTH BOUNDARY**

### **2.4 ROADS**

Sunningdale Road is a major arterial road in the City of London that the subject lands front onto. It is anticipated that a single street connection to Sunningdale Road from the 1431 Sunningdale Road West address will occur to align with the draft plan of the Auburn Developments Inc. Subdivision (39T-04510) south of Sunningdale Road and a second access from the 1185 Sunningdale Road West address. A temporary secondary emergency access can be provided to meet City of London requirements. Sunningdale Road West is listed for reconstruction for which funding is currently scheduled to become available in 2027. The EA for this reconstruction has been completed.

### **3.0 Other Municipal Services**

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There are a number of other Municipal Services in the vicinity of the subject lands that provide support for including these lands in the UGB. Figure 2, included with this report, provides a visual representation of the services described below in relation to the subject lands.

#### **3.1 FIRE SERVICES**

A new fire hall currently exists on Hyde Park Road, north of Fanshawe Park Road, which would service the subject lands with a suitable response time. Development of the subject lands would not require the City of London to incur costs for additional emergency services.

#### **3.2 SCHOOLS**

Potential school sites have already been identified and draft approved in the draft plans south of Sunningdale Road West and a new high school (Catholic board) has been constructed and is now open.

#### **3.3 DISTRICT PARK**

The first phase of a district park is nearing completion just east of the subject lands and south of Sunningdale Road West and is suitably located to serve as a regional park amenity to the subject lands.

## **4.0 Other Considerations**

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A number of other items have been progressed in the immediate vicinity of the subject lands that support its inclusion in the UGB.

### **4.1 DRAFT PLANS**

There are a number of draft plans that abut the south limit of Sunningdale Road West in the immediate vicinity of the subject lands which means the inclusion of the subject lands in the UGB will allow for a logical extension of development north in the City of London and will avoid leap-frogging.

1. 1284 Sunningdale Road West – Auburn Developments Inc. (39T-04510)
2. 1196 Sunningdale Road – Landea Developments Inc. (39T-05511)
3. 1602 Sunningdale Road West – Foxwood Developments (London) Inc. (39T-11503)
4. Fox Hollow Subdivision – Fox Hollow Developments Inc. (39T-02505)

### **4.2 DEVELOPMENT CHARGES**

Development Charges (DCs) are being collected with the ongoing development to the south of Sunningdale Road. Portions of the regional works that are funded by DCs are already complete which means the DCs generated by new development in the area will largely be revenue. The *Infrastructure Costs & DC Revenue Estimate Worksheet* found in Appendix A provides a breakdown of the 2009 DC Background Study listed works that are relevant to development of the subject lands. The 'Updated Estimate' column in the worksheet indicates those works which haven't been budgeted for and are required for development of the subject lands. All other DC eligible works in the area are driven by other developments within the Urban Growth Boundary and are budgeted for without consideration of DC revenue from the subject lands. The addition of the subject lands into the urban growth boundary is a huge net benefit to the DC fund when considering the infrastructure that has been constructed or is being constructed regardless. The Development Charges calculated are based on a high level conceptual plan which can be found on Figure 1. The estimated DC revenue from the subject lands is \$11.88M. When compared with the estimated DC funded infrastructure required to service the subject lands of \$0.67M, the result is net revenue of \$11.21M.



**1185 & 1431 SUNNINGDALE ROAD WEST -  
SUPPORT FOR INCLUSION OF LANDS IN THE URBAN GROWTH BOUNDARY**

## **5.0 Conclusion**

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This report was prepared with the objective of providing an overview of the existing infrastructure that is currently in place to service the properties located at 1185 and 1431 Sunningdale Road West and to provide justification that the current Urban Growth Boundary should be revised to include these properties within it based on their uniqueness and strategic qualities. A significant amount of infrastructure has been constructed to date to service this part of the City of London, making the 1185 and 1431 Sunningdale Road West properties readily serviceable and making them an economically responsible parcel of land to bring within the Urban Growth Boundary. These properties are located in a desirable area of London and their inclusion in the Urban Growth Boundary would promote people, and the tax base generated, to stay in London instead of going to surrounding Municipalities.

We trust this meets your requirements for consideration of the request to bring the 1185 and 1431 Sunningdale Road West properties within the Urban Growth Boundary. Should you have any questions or need anything further, please do not hesitate to contact the undersigned.

Sincerely,

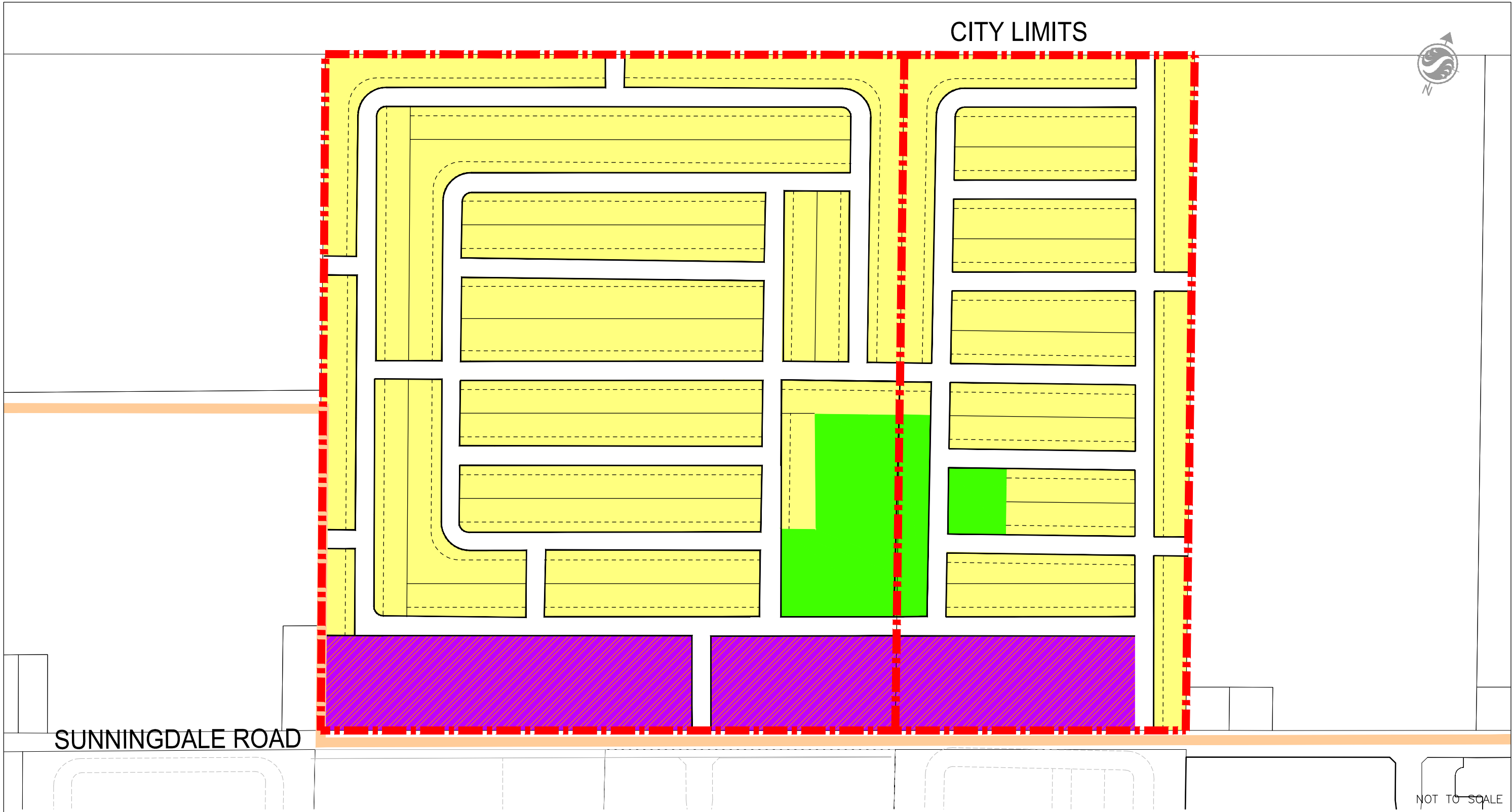
**STANTEC CONSULTING LTD.**



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Fax: (519) 645-6575  
chris.hendriksen@stantec.com

CITY LIMITS



SUNNINGDALE ROAD

NOT TO SCALE

V:\01614\active\161403385 - 1431 Sunningdale Road\design\drawing\Block-ConceptPlan\_aem2.dwg  
2013-9-12 9:22 AM by: McCreery, Andrea

SEPTEMBER, 2013  
1614-03385



**Stantec Consulting Ltd.**  
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**Legend**

	CURRENT URBAN GROWTH BOUNDARY
	SITE BOUNDARY
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL / COMMERCIAL
	PARK
	BUILDABLE FRONTAGE

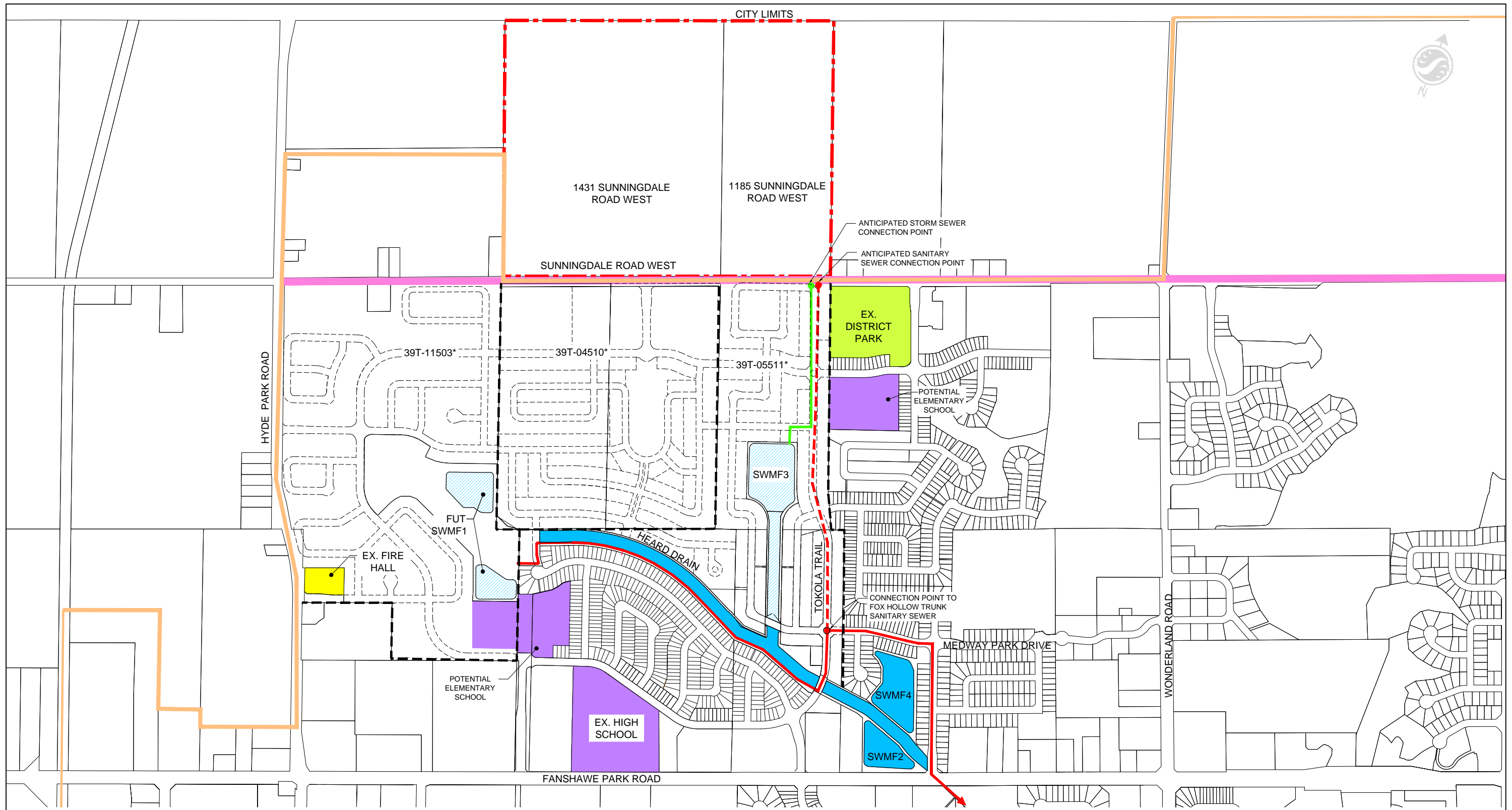
**Notes**

1431 SUNNINGDALE ROAD E LOW DENSITY RESIDENTIAL BUILDABLE FRONTAGE = 7076 m	1185 SUNNINGDALE ROAD E LOW DENSITY RESIDENTIAL BUILDABLE FRONTAGE = 3431 m
MEDIUM DENSITY RESIDENTIAL /COMMERCIAL = 5.8 ha	MEDIUM DENSITY RESIDENTIAL /COMMERCIAL = 2.5 ha
PARK = 2.2 ha (5%)	PARK = 1.1 ha (5%)
SUBJECT SITE = 43.4 ha	SUBJECT SITE = 21.85 ha

Client/Project  
**ALI JOMAA**  
1185 & 1431 SUNNINGDALE ROAD WEST

Figure No.  
**1.0**

Title  
**LAND USE DESIGNATION  
CONCEPT PLAN**



W:\161403385 - 1431 Sunningdale Road\design\drawing\Figure1.dwg  
 2013-9-10 10:34 AM by: Hernandez, Javier

SEPTEMBER, 2013  
 1614-03385



**Stantec Consulting Ltd.**  
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**Legend**

- CURRENT URBAN GROWTH BOUNDARY
- SITE BOUNDARY
- EXISTING FOX HOLLOW TRUNK SANITARY SEWER
- SUNNINGDALE ROAD EA COMPLETE
- EXISTING STORM WATER MANAGEMENT FACILITIES
- PROPOSED STORM WATER MANAGEMENT FACILITIES

**Notes**

NOT TO SCALE

\* THE LINE WORK SHOWN MAY NOT BE AN ACCURATE REPRESENTATION OF THE APPROVED DRAFT PLANS OF THE CORRESPONDING SUBDIVISION FILE

Client/Project  
 ALI JOMAA  
 1185 & 1431 SUNNINGDALE ROAD WEST

Figure No.  
 2.0

Title  
**PLAN OF EXISTING AND SCHEDULED MUNICIPAL SERVICES**



### LEGEND

- LIMIT OF SUBDIVISION
- DRAINAGE AREA
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED MANHOLE
- EX. MANHOLE
- FUTURE MANHOLE
- B.O. BY OTHERS
- 151 DENOTES DRAFT PLAN LOT/BLOCK NUMBERS
- (4) DENOTES REGISTERED PLAN LOT/BLOCK NUMBERS
- (5) DENOTES PLAN & PROFILE DRAWING No.

### SANITARY SEWER DESIGN SHEET CITY OF LONDON

DESIGN CRITERIA  
SEWAGE = 250 LITRE / CAPITA / DAY  
INFILTRATION = 8440 LITRES / HECTARE / DAY  
PEAKING FACTOR: 4 + P<sup>0.5</sup>

DATE: APR 2010  
DESIGNED BY: CJH

PROJECT NAME: FOX HOLLOW TRUNK SANITARY SEWER  
PROJECT FILE NO. 165500610

RESIDENTIAL COMMERCIAL AND INSTITUTIONAL POPULATION DENSITIES  
 THE FOLLOWING POPULATION ALLOWANCES WILL APPLY WHEN DESIGNING SANITARY SEWERS:  
 LOW DENSITY (SINGLE-FAMILY / SEMI-DETACHED) = 30 UNITS / HECTARE @ 3 PEOPLE / UNIT  
 MEDIUM DENSITY (MULTI-FAMILY / TOWNHOUSE / ROW-HOUSE) = 75 UNITS / HECTARE @ 2.4 PEOPLE / UNIT  
 HIGH DENSITY (APARTMENTS) = 150 - 300 UNIT / HECTARE @ 1.6 PEOPLE / UNIT  
 COMMERCIAL / INSTITUTIONAL = 100 PEOPLE / HECTARE  
 SECONDARY SCHOOL = 1000 PEOPLE  
 ELEMENTARY SCHOOL = 400 PEOPLE

AREA NO.	STREET	FROM MANHOLE	MANHOLE	NET OR GROSS	HECTARE	TOTAL HECTARES	HECTARE PER LOT	NO. OF LOTS	DELTA POP.	TOTAL POP.	PEAKING FACTOR	SEWAGE FLOWS			SEWER DESIGN				PROFILE						
												INFILTRATION L/S	SEWAGE L/S	TOTAL L/S	PIPE SIZE (mm)	SLOPE (%)	CAP L/S	VELOCITY (m/s)	LENGTH (m)	FALL IN (m)	HEADLOSS (m)	DROP IN MANHOLE (m)	INVERT ELEVATION U.S.	D.S.	
EXT3a	-	S3	S3	20.23	20.23				1946	1946	3.59	2.02	22.27	24.29											
EXT3b	-	S3	S3	21.49	21.49				2064	2064	3.58	2.15	23.49	25.64											
EXT3c	-	S3	S3	63.50	63.50				4105	4105	3.32	9.35	43.42	49.77											
-	STREET A	S4	S3	0.00	105.22				0	8115	3.04	10.52	78.63	89.15	825	0.013	0.12	148.97	0.69	55.7	0.067	0.000	0.000	263.597	263.530
-	STREET A	S3	S2	0.00	105.22				0	8115	3.04	10.52	78.63	89.15	600	0.013	0.10	194.16	0.89	98.0	0.088	0.000	0.076	263.455	263.387
-	STREET A	S2	S1	0.00	105.22				0	8115	3.04	10.52	78.63	89.15	600	0.013	0.18	260.49	0.92	24.1	0.043	0.000	0.030	263.327	263.263
EXT2	-	S1	S1	212.13	317.35				11668	11668	2.89	31.74	107.25	138.98											
-	Medway Park Drive (Trunk)	S1	S50	0.00	317.35				0	19783	2.66	31.74	167.32	199.05	600	0.013	0.18	260.49	0.92	28.0	0.060	0.000	0.030	263.283	263.203
-	Medway Park Drive (Trunk)	S50	S51	0.00	317.35				0	19783	2.66	31.74	167.32	199.05	600	0.013	0.18	260.49	0.92	44.5	0.060	0.000	0.030	263.173	263.093
-	Medway Park Drive (Trunk)	S51	S52	0.00	317.35				0	19783	2.66	31.74	167.32	199.05	600	0.013	0.18	260.49	0.92	63.8	0.116	0.000	0.030	263.063	262.948
-	Medway Park Drive (Trunk)	S52	S53	0.00	317.35				0	19783	2.66	31.74	167.32	199.05	600	0.013	0.18	260.49	0.92	88.6	0.159	0.000	0.030	262.918	262.759
-	Medway Park Drive (Trunk)	S53	Ex. STA	0.00	317.35				0	19783	2.66	31.74	167.32	199.05	600	0.013	0.18	260.49	0.92	10.9	0.020	0.000	0.030	262.729	262.709
EXT 1	Medway Park Drive (Local)	S6	Ex. STA		3.26				162	4.18	0.33	2.16	2.48												
Existing	Medway Park Drive	Ex. STA	Ex. S7	N	0.07	320.68		3	0	19945	2.68	32.07	168.46	200.53	600	0.013	0.18	260.49	0.92	39.8	0.072	-	0.030	262.879	262.807

N:\165500610\_Sanitary Sewer Design\Drawings\165500610\_Sanitary.dwg  
 2010-05-21 10:38:50 AM CJH

EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN CJH				
					DRAWN BY CJH				
					CHECKED RCH				
					APPROVED RCH				
					DATE MAY 2010				
					165500610 Sanitary.dwg				

CONSULTANT OR DIVISION

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 Fax. 519.645.6575  
 www.stantec.com

ENGINEER'S STAMP

**CORPORATION OF THE CITY OF LONDON**

SCALE

SCALE - 1 : 5000

TITLE

FOX HOLLOW TRUNK SANITARY SEWER  
 THE CORPORATION OF THE CITY OF LONDON

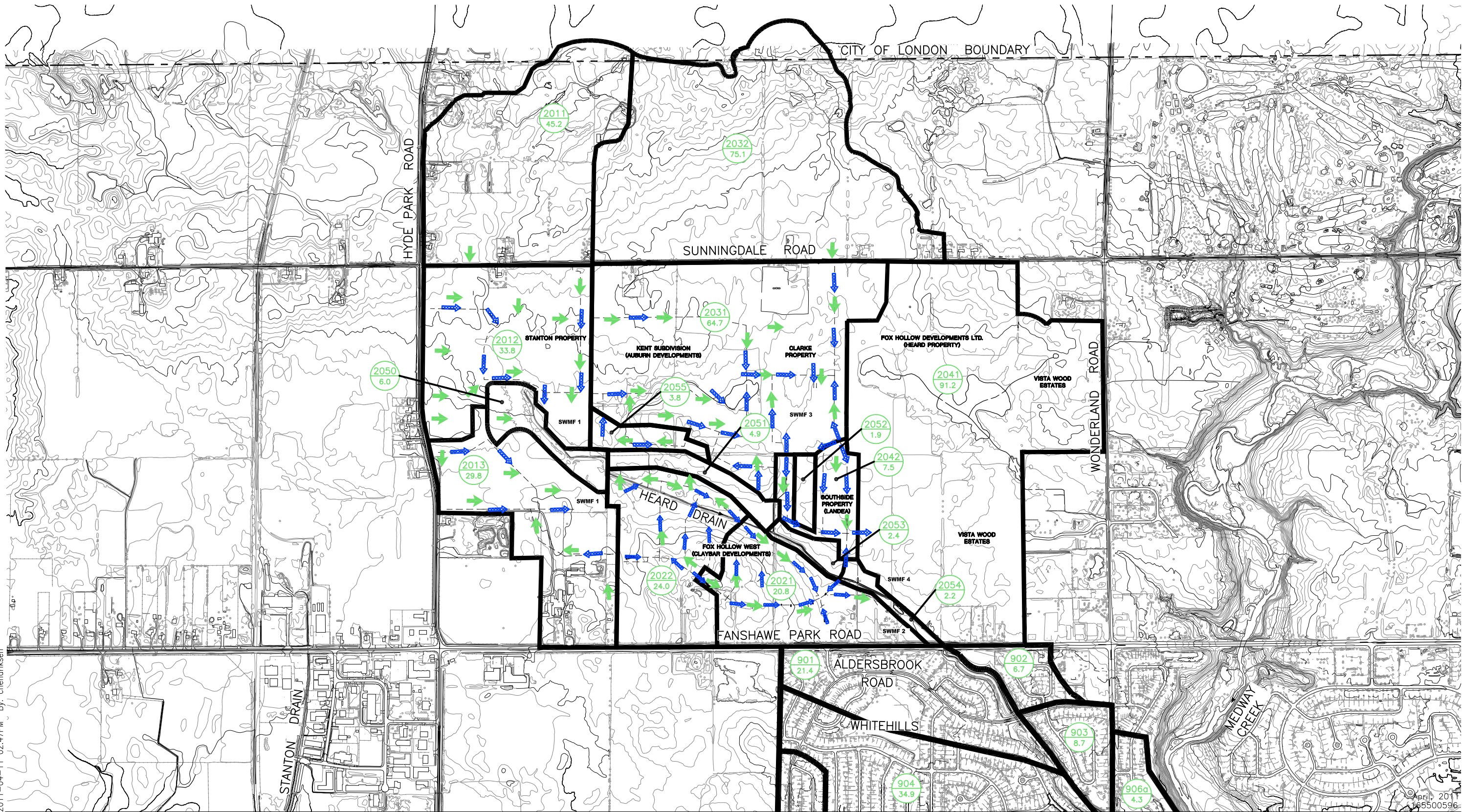
**SANITARY DRAINAGE AREA PLAN  
 & SANITARY DESIGN SHEET**

PROJECT No. 1655-00610






SHEET No. 2 of 7

PLAN FILE No.

V:\01655\active\165500596 - Fox Hollow Community S.W.M. System\Trunk Sewer\design\drawing\Report Figures\Drainage Conditions\2007.110325.dwg  
 2011-04-11 02:47PM By: chendrksen



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 Kitchener ON Canada  
 N2H 6M7  
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 Fax. 519.579.6733  
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- Legend**
-  POST-DEVELOPMENT DRAINAGE BOUNDARY
  -  SUBCATCHMENT IDENTIFICATION NUMBER
  -  SUBCATCHMENT AREA (HECTARES)
  -  OVERLAND FLOW DIRECTION
  -  MINOR FLOW DIRECTION



Client/Project  
 FOX HOLLOW AREA  
 FUNCTIONAL S.W.M. PLAN

Figure No.  
**3.0**

Title  
**POST-DEVELOPMENT  
 DRAINAGE PLAN**

April, 2011  
 165500596

**2011 Land Needs Study: Urban Growth Boundary Inclusion Request  
Infrastructure Costs & DC Revenue Estimate Worksheet**



Proposed Development:  
Address:  
Geographic Area (e.g., NW, SE, etc.):  
Applicant:  
Prepared By:  
Date Prepared:

1185 & 1431 Sunningdale Road West  
NW  
Ali Jomaa  
Stantec Consulting Ltd.  
September 9, 2013

**Summary of Existing Infrastructure Servicing Subject Lands**

Provide a general listing of any existing infrastructure that serves the proposed development.

Previously Constructed/Existing Infrastructure	
Infrastructure Component	Describe the location of existing services/outlets.
Major Roadworks (Arterial Roads Nearby)	Sunningdale R W (scheduled for widening in 2027)
Major Storm Sewers	Fox Hollow Regional Stormwater Management System includes a 2250mm diameter storm sewer from SWMF 3 north to the south Sunningdale R right-of-way to service the above referenced address.
Major Sanitary Sewers	Fox Hollow Trunk Sanitary Sewer installed through lands to south. Anticipated development of 1196 Sunningdale R W will extend trunk sewer to south Sunningdale R right-of-way to service the above referenced address.
Watermains	High level system is being brought north from Fanshawe Park Road as development south of Sunningdale R progresses.
SWM Facility	Fox Hollow Regional Stormwater Management System. Part of the Heard Drain has been constructed to date. Construction of the required SWMF3 is anticipated to commence in the 0-5 year timeframe.
Other (specify)	

**Infrastructure Requirements for Proposed Development**

Provide a general listing of any development charge-eligible capital expenditures (either identified in the 2009 Development Charges Study or infrastructure outside of the scope of the DC Study) required prior to the proposed development. Include additional information in the provided Notes field.

Infrastructure for Development Identified in the 2009 Development Charges Study		
Infrastructure Component	DC Background Estimate(s)	Updated Estimate
Major Roadworks		\$668,250
Major Storm sewers		
Major Sanitary sewers		
Watermains		
SWM Facility		
Other (specify)		
<b>Total</b>		<b>\$668,250</b>

Notes:  
-Major roadworks: Sunningdale - Wonderland to Hyde Park + Hyde Park and Sunningdale intersection (2028). - NOT NEEDED FOR THIS DEVELOPMENT. CHANNELIZATION ONLY ANTICIPATED.  
-Major storm sewers: 1196 Sunningdale Road W (39T-05511) sewer from SWMF3 to Sunningdale will be installed with the development of that subdivision. Per DC study, this sewer has been budgeted for already.  
-Major sanitary sewers: Fox Hollow MD2B (2010) Works already complete. Sub-trunk sewer to Sunningdale Road through 1196 Sunningdale Road W (39T-05511) is anticipated with the development of that subdivision.  
-SWM Facility: Fox Hollow SWM and Heard Drain. SWMF3 is required to service this address. Construction anticipated to commence in the 0-5 year timeframe. SWMF3 is required for draft plans 39T-04510 and 39T-05511 in addition to 1431 Sunningdale Road West and we assume funding is already available for it.

Additional Infrastructure Required for Development Not Identified in the 2009 Development Charges Study	
Infrastructure Component	Estimated Servicing Costs for Subject Lands
Specify	-
Specify	-
Specify	-
Specify	-
Specify	-
Specify	-
Specify	-
Specify	-
Specify	-
<b>Total</b>	

Notes:

**Estimated Revenue**

Provide a summary of proposed housing units/floor space to calculate estimated revenue. Use typical unit/ha densities for a block parcel and actual lot counts where available.

Land Use	Hectares	Units/Ha.	Actual Units/sqm	DC Rate <sup>1</sup>	DC Revenue <sup>2</sup>
Low Density			751	\$12,775	\$9,594,025
Medium Density	8.3	30	249	\$9,165	\$2,282,085
High Density				\$7,618	
Commercial				\$95.67	
Institutional				\$65.18	
<b>Total</b>					<b>\$11,876,110</b>

Notes:  
1. Development Charges Rates represent 2013 DC rates, with UWRF, soft service and PCP Upgrade components removed.  
2. DC Revenue represents the gross revenue for the proposed development. The funds collected are used to recover city-wide infrastructure costs, not those specifically associated with the subject lands. Revenues collected are funding previously constructed infrastructure, in addition to infrastructure that will be built in the future. As a result, revenues associated with this worksheet cannot be directly compared to identified infrastructure costs to determine a net benefit or cost from the proposed development.