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39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	<p>REQUEST FOR EXTENSION OF DRAFT APPROVAL</p> <p>UPPER RICHMOND VILLAGE SUBDIVISION 2155 AND 2253 RICHMOND STREET DRAFT APPROVED PLAN 39T-04513</p> <p>SUNNINGDALE DEVELOPMENTS INC.</p> <p>MEETING ON JUNE 3, 2014</p>

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Auburn Developments Inc. for the property located at 2155 and 2253 Richmond Street:

- a) The Approval Authority **BE ADVISED** that Council supports the granting of a 3 year extension of the draft plan of subdivision, submitted by Auburn Developments Inc.(File 39T-04513), prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews O.L.S., File No. 39T-04513, drawing no. DP- 110126dwg as redline amended which shows a total of 138 single detached lots, one (1) single detached block, six (6) multi-family medium density residential blocks, two (2) multi-family high density residential blocks, one (1) commercial block, two (2) park blocks, three (3) open space blocks, three (3) stormwater management blocks, a road widening block and several reserve blocks, served by nine (9) new streets, **SUBJECT TO** the revised conditions contained in the attached Appendix "39T-04513"; and,
- b) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Appendix "A".

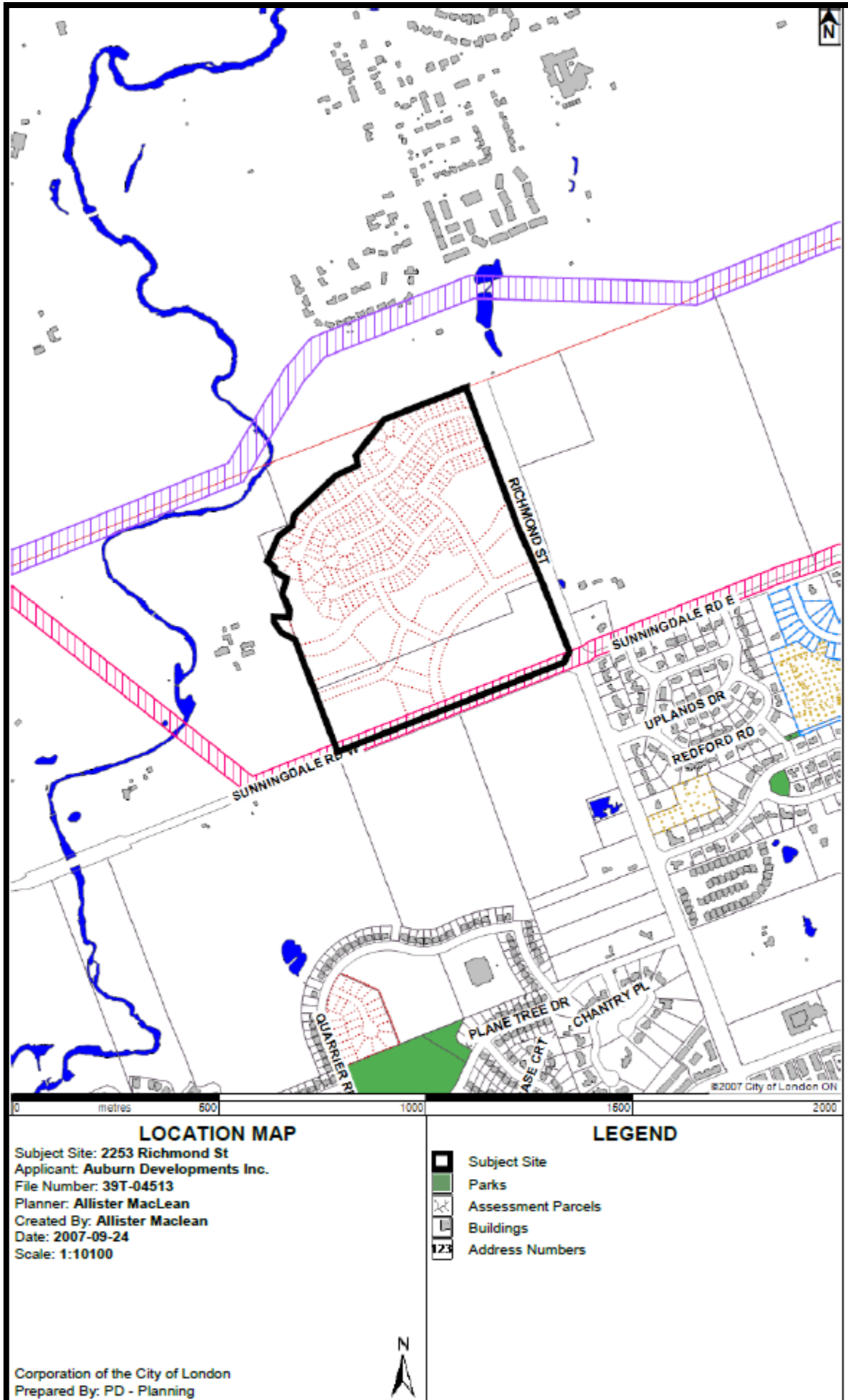
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 20, 2011 - Report to Council on Special Provisions for Phase I (33M-633).

June 17, 2008 - 39T-04503/Z-6717 - Report to Planning Committee on Draft Plan of Subdivision and Z-1 Zoning By-law amendments.

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39T-04513 DRAFT APPROVAL EXTENSION
C. Smith



Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
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BACKGROUND

This application for Draft Plan of Subdivision Approval was accepted on December 22, 2004. It was circulated to the required agencies and municipal departments in December 2004. A notice of Public Meeting was advertised in the London Free Press on May 31, 2008, and a notice of Public Meeting was sent out on June 5, 2008. The Public Meeting was held on June 17, 2008. Draft Approval was granted on July 4th, 2008.

The applicant requested revisions to the draft plan to provide for lots with an increase in lot frontage. The original plan provided for lots with frontages ranging from 14-18 metre. The revised plan provides for lots with frontages ranging from 16 metres - 22 metres. This resulted in the reduction of 31 lots (from 169 lots to 138 lots). There were no changes to the street pattern, multi family, commercial or open spaces blocks within this plan. A three (3) year extension to the draft approval was also requested in order to allow the applicant sufficient time to obtain the necessary planning and engineering approvals and to undertake servicing and marketing of the subdivision.

At its' meeting on May 9th, 2011 City Council requested that the Approval Authority approve the request for the revision to the draft plan and to the three year extension of the draft plan of subdivision approval for this subdivision subject to the revised draft plan and the revised conditions of draft approval. Draft approval was extended to July 4, 2014 (three years after the original draft approval date)

Phase 1 (south-westerly portion) of this draft plan was registered on September 19, 2011 (33M-633). The current lapsing date for Draft Approval is July 4, 2014. Given the current economic climate and the timing required for approvals for the subsequent phase of this subdivision, the landowner has requested a further three year extension that would run until July 4, 2017.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

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 the following updates.

Please note the following additions and/or revisions are required to be made to the Approval Authority Conditions dated July 4, 2011. It is noted that these revised conditions include Approval Authority and Engineering standard conditions.

Please note that a portion of this draft plan of subdivision has been registered as Registered Plan 33M-633; therefore, the revised conditions only reflect the remaining lands not registered within this draft plan of subdivision.

London Advisory Committee on Heritage

That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated February 11, 2014, from C. Smith, Senior Planner, with respect to an application submitted by Sunningdale Developments Inc. and Sunningdale Golf and Country Club Ltd. (c/o Auburn Developments Inc.), relating to the properties located at 2155 and 2253 Richmond Street North. The LACH asked that the Heritage Planner and the Planner on File be advised that the properties have a high potential for archaeological resources; it being noted that this issue is addressed in Conditions of Draft Approval No. 23.

This condition was satisfied during the registration of the first phase of this subdivision. The City has received from the Ministry of Culture an archaeological clearance letter dated November 12, 2008.

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

Upper Thames River Conservation Authority

While the UTRCA's Conditions for Draft Plan Approval have been cleared, this clearance was based on the applicant's commitment to providing the Authority with the final consolidated EIS and the geotechnical reports that were completed for this development. Based on our review of our file, we are still waiting for these reports and request that the applicant forward the reports to us.

Note: At the time of the submission of this report no confirmation of submission of the requested reports to the UTRCA has been received by the City. Condition 32 is to remain as a condition of the extension of draft approval.

ANALYSIS

By letter dated February 2, 2014 the property owner requested draft approval extension for a further three (3) years. The request was circulated on February 11, 2014.

The Richmond North subdivision is comprised of a 38.5 hectare (95 ac.) property located at 2155 and 2253 Richmond Street on the northwest corner of Richmond Street and Sunningdale Road West. The application for Draft Plan of Subdivision Approval was originally accepted on December 22, 2004. After a number of modified versions of the plan it was approved by the Approval Authority on July 4, 2008. There were no appeals to the draft plan

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 ***bold italic lettering*** (additions) on the attached Appendix "39T-04513". If granted, the new draft approval lapse date would be July 4, 2017.

Due to the time required to complete the remainder of this subdivision, the owner is requesting a three (3) year extension to the draft approval.

CONCLUSION

The attached revised conditions of draft approval are appropriate to ensure that this subdivision is developed under current City standards.

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39T-04513 DRAFT APPROVAL EXTENSION
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Draft Plan



Stattec Consulting Ltd.
3800
London, ON Canada
Tel: 519.845.2007
Fax: 519.845.6275
www.stattec.com

Upper Richmond Village
Draft Plan
Part of Lots 12 & 13
Residential, City of London
County of Middlesex

INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT

- R. AS SHOWN ON SHEDD AND ASSOCIATES' PLAN
- D. ACCORDING TO LAND USE SCHEDULE
- E. RESIDENTIAL
- F. RESIDENTIAL
- G. RESIDENTIAL
- H. RESIDENTIAL
- I. RESIDENTIAL
- J. RESIDENTIAL
- K. RESIDENTIAL
- L. AS SHOWN ON SHEDD AND ASSOCIATES' PLAN

SCHEDULE OF LAND USE

Block	Area (sq. m.)	(ft. x ft.)
Block 1	1,129.3	1.13
Block 2	1,129.3	1.13
Block 3	1,129.3	1.13
Block 4	1,129.3	1.13
Block 5	1,129.3	1.13
Block 6	1,129.3	1.13
Block 7	1,129.3	1.13
Block 8	1,129.3	1.13
Block 9	1,129.3	1.13
Block 10	1,129.3	1.13
Block 11	1,129.3	1.13
Block 12	1,129.3	1.13
Block 13	1,129.3	1.13
Block 14	1,129.3	1.13
Block 15	1,129.3	1.13
Block 16	1,129.3	1.13
Block 17	1,129.3	1.13
Block 18	1,129.3	1.13
Block 19	1,129.3	1.13
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Block 32	1,129.3	1.13
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Block 36	1,129.3	1.13
Block 37	1,129.3	1.13
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Block 39	1,129.3	1.13
Block 40	1,129.3	1.13
Block 41	1,129.3	1.13
Block 42	1,129.3	1.13
Block 43	1,129.3	1.13
Block 44	1,129.3	1.13
Block 45	1,129.3	1.13
Block 46	1,129.3	1.13
Block 47	1,129.3	1.13
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Block 92	1,129.3	1.13
Block 93	1,129.3	1.13
Block 94	1,129.3	1.13
Block 95	1,129.3	1.13
Block 96	1,129.3	1.13
Block 97	1,129.3	1.13
Block 98	1,129.3	1.13
Block 99	1,129.3	1.13
Block 100	1,129.3	1.13

TOTAL: 38,452

OWNERS AUTHORIZATION
I, the undersigned, being the owner of the land to be subdivided as shown on this plan, do hereby authorize the City of London to issue the plan and certify that the subdivision shown hereon is in accordance with the provisions of the Planning Act (R.S.O. 1990, c. 500).

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the subdivision shown hereon is in accordance with the provisions of the Planning Act (R.S.O. 1990, c. 500).

Stattec Consulting Ltd.
3800
London, ON Canada
Tel: 519.845.2007
Fax: 519.845.6275
www.stattec.com

Upper Richmond Village
Draft Plan
Part of Lots 12 & 13
Residential, City of London
County of Middlesex

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Block 30	1,129.3	1.13
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Block 32	1,129.3	1.13
Block 33	1,129.3	1.13
Block 34	1,129.3	1.13
Block 35	1,129.3	1.13
Block 36	1,129.3	1.13
Block 37	1,129.3	1.13
Block 38	1,129.3	1.13
Block 39	1,129.3	1.13
Block 40	1,129.3	1.13
Block 41	1,129.3	1.13
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Block 43	1,129.3	1.13
Block 44	1,129.3	1.13
Block 45	1,129.3	1.13
Block 46	1,129.3	1.13
Block 47	1,129.3	1.13
Block 48	1,129.3	1.13
Block 49	1,129.3	1.13
Block 50	1,129.3	1.13
Block 51	1,129.3	1.13
Block 52	1,129.3	1.13
Block 53	1,129.3	1.13
Block 54	1,129.3	1.13
Block 55	1,129.3	1.13
Block 56	1,129.3	1.13
Block 57	1,129.3	1.13
Block 58	1,129.3	1.13
Block 59	1,129.3	1.13
Block 60	1,129.3	1.13
Block 61	1,129.3	1.13
Block 62	1,129.3	1.13
Block 63	1,129.3	1.13
Block 64	1,129.3	1.13
Block 65	1,129.3	1.13
Block 66	1,129.3	1.13
Block 67	1,129.3	1.13
Block 68	1,129.3	1.13
Block 69	1,129.3	1.13
Block 70	1,129.3	1.13
Block 71	1,129.3	

Agenda Item # Page #

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39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

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

May 26, 2014

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Appendix “A”

Related Estimated Costs and Revenues

Estimated Costs – This Draft Plan	
Claims from Urban Works Reserve Fund – General	Nil
Claims from Urban Works Reserve Fund - Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	Nil
Estimated Revenues - This Draft Plan (2014 rates)	
CSRF	\$1,076,483
UWRF	\$180,465
Total	\$1,256,948

1. Estimated Revenues are calculated using 2014 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for “soft services” (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
2. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on 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, though the revenue for those service components is included in the “Estimated Revenues – This Draft Plan” section 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

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

Additions/Deletions

APPENDIX 39T- 04513

(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-04513 ARE AS FOLLOWS:

No.	CONDITIONS
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1. This draft approval applies to the draft plan submitted by Sunningdale Developments Inc. & Sunningdale Golf & Country Club Ltd. (File No. 39T-04513) prepared by Stantec Consulting Ltd., certified by Jeremy C. E. Matthews O.L.S., drawing no. DP- 110126dwg as redline amended which shows a total of 138 single detached lots, one (1) single detached block, six (6) multi-family medium density residential blocks, two (2) multi-family high density residential blocks, one (1) commercial block, two (2) park blocks, three (3) open space blocks, three (3) stormwater management blocks, a road widening block and several reserve blocks, served by nine (9) new streets.
2. This approval of the extension applies until July 4, 2017, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority. This draft approval supersedes the draft approval granted on July 4th, 2011.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The Owner shall request that street(s) be named to the satisfaction of the Director, Development Planning.
5. The Owner shall request that municipal addressing be assigned to the satisfaction of the Director, Development Planning.
6. Prior to final approval, the Owner 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.
7. Prior to final approval appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. ~~In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements 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 Engineer, at no cost to the City.~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications 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

11. Phasing of this subdivision (if any) shall be to the satisfaction of the Director of Development Planning and the City Engineer (for all conditions this shall mean "the City Engineer or his designate").
12. 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.
13. The Owner's consulting engineer shall coordinate with the City Engineer and the UTRCA in the preparation of engineering drawings for lands affected by UTRCA Regulations. Further, the Owner shall obtain a permit from the UTRCA prior to undertaking any site alteration or construction on the property.
14. ~~Prior to the submission of engineering drawings, 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 domestic or farm wells in the area, to the satisfaction of the City Engineer. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer, included in the pertinent agreement(s) with the City of London prior to any work on the site. Any remedial works recommended in the report shall be constructed and installed by the Owner prior to issuance of a Certificate of Approval, to the satisfaction of and at no cost to the City.~~

In conjunction with the Design Studies submission, the Owner shall provide an update to an existing hydrogeological report or 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

15. ~~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.~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
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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.

- 16. Prior to the submission of engineering drawings, the Approval Authority shall be satisfied that sufficient sewage conveyance capacity is available to service the subdivision, to the satisfaction of the City Engineer.
- 17. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide or the Greenway Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City 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.
- ~~18. The Owner shall have its professional engineer provide inspection services for all work during construction to be assumed by the City, and shall supply the City with a certificate of compliance upon completion in accordance with the accepted plans by the City.~~

The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.

- ~~19. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan. Any deviation from the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and Managing Director of the Development Approvals Business Unit.~~

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. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.

- ~~20. Prior to final approval, the Owner shall file with the Director, Development Planning City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City 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 City, such submission will be returned to the Owner without detailed review by the City.~~
- 21. For the purposes of satisfying any of these conditions of draft approval, 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 Director of Development Planning and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the Director of Development Planning and the City Engineer, such submission will be returned to the Owner without detailed review by the City.

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
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22. Prior to final approval, the Director of Development Planning, City of London, is to be advised in writing by the Finance Department, City of London that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
- ~~23. Prior to any grading or soil disturbance, the Owner shall carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the Southwestern Regional Archaeologist of the Ministry of Culture. The Owner shall deliver to the Director of Development Planning a Letter of Release from the Ministry of Culture.~~
24. Within one year of registration of the plan, the Owner shall fence the common property line of all proposed private lots and blocks where adjacent to public park/open space blocks in accordance with current City standards(SPO 4.8) to the satisfaction of the Director of Development Planning **City**
25. Within one year of registration of the plan, the Owner shall grade, service and seed, 149 and 150 the redline study block (139) to the satisfaction of the Managing Director of the Development Approvals Business Unit,

Within one year of registration of the plan, the Owner shall grade, service and seed, Block 139, in accordance with the approved engineering drawings to the satisfaction of the City.
- ~~26. Parkland dedication has been calculated at a rate of 2% of the commercial land area and 1 hectare per 300 residential units. Based on this rate, the Owner shall dedicate to the City of London Blocks 149, 150, 151, 152, 153 and the redline study Block in partial satisfaction of the required parkland dedication. The owner shall provide the remaining 1.7+ ha of parkland dedication required for this plan within subdivision plan 39T-02505 (Foxfield Subdivision).

At the time of registration of this plan, the owner shall dedicate Block 139 to the city as partial satisfaction of the required parkland dedication. If the City does not require Block 139 for parkland purposes, the block will be returned to the owner.~~
- ~~27. Prior to final approval, the Owner shall design the recreational trail system through Open Space Blocks 151, 152,153 to the satisfaction of the Director of Development Planning.~~
- ~~28. Within 1 year of registration of the plan, the Owner shall construct and maintain (up to assumption) the recreational pathway within Blocks 152, 152,153 in accordance with the then current City standards and to the satisfaction of the Managing Director of the Development Approvals Business Unit.~~
- ~~29. Within 2 years of registration of the plan (which contains Block 150), the Owner shall install the required neighbourhood park amenities within Block 150 in accordance with the then current City standards and to the satisfaction of the Managing Director of the Development Approvals Business Unit~~
30. The Owner shall design and construct the maintenance access routes for the proposed SWM facilities to the satisfaction of the City Engineer.
- ~~31. Within 1 year of registration of the plan, the Owner shall monument all private lots and blocks adjacent to SWM Blocks 154, 155 & 156. Property boundary monuments shall be in accordance with the then current City of London standards to the satisfaction of the Director of Development Planning.~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

32. Prior to the submission of engineering drawings, the Owner shall submit a Final Environmental Impact Study (EIS) and a Final Geotechnical/Slope Assessment Report to the satisfaction of the UTRCA and Parks Planning and Design which consolidates the information received to date and that the recommendations of these studies be implemented within this plan of subdivision.

33. The Owner shall include the following clause to be registered on title within the Subdivision Agreement:

Purchasers are advised that Lots (to be determined) are adjacent to the registered Easement Lands of Imperial Oil Limited which contains within a high-pressure petroleum products transmission pipeline. Unauthorized use of the easement by others will not be permitted.

Any proposed additions or renovations to dwelling units or structures that may effectively reduce the set-back distance to the pipeline easement as stipulated in the City of London's zoning by-laws will not be permitted. No further excavations, alterations to surface or subsurface drainage, including swimming pools, decks, patios etc. shall be constructed on the subject lot without first obtaining prior written approval from Imperial Oil Limited.

34. The Owner shall not construct any structures or any type of fencing within the Imperial Oil Pipeline easement.

35. The Owner, in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas". The Owner shall install signage as the streets are constructed, indicating "Possible Future Transit Stop Area" in the approximate stop locations. 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.

36. The Owner shall prior to Final Approval provide a 7m X 5m easement in favour of Bell Canada for a telecommunication facility to service these lands. The precise location shall be identified at the time of engineering drawing submission to the satisfaction of the Director of Development Planning in consultation with Bell Canada.

37. The Owner shall have its consulting engineer have regard to the Upper Richmond Village Urban Design Guidelines during the preparation of engineering drawings to ensure that items such as sidewalk width, paving patterns, lighting, tree planting and landscape treatments are properly addressed.

38. Prior to making an application for a building permit within the subdivision, the Owner's approved design consultant shall review and certify that any site plan applications and any building permit applications are in accordance with the intent of the approved Upper Richmond Village Urban Design Guidelines, at no cost to the City of London and to the satisfaction of the Director of Development Planning. This certification shall be included with any building permit application.

Sanitary

- ~~39. The Owner shall have their consulting engineer design and construct extensions to the Medway Trunk Sanitary Sewer from:~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

- ~~i. Phase 2 from the existing terminus to Sunningdale Road West,~~
- ~~ii. along Sunningdale Road West from Phase 2 to the west limit of this draft plan, then northerly on an easement to Callaway Road; and~~
- ~~iii. across the draft plan, from the west limit of the plan to Richmond Street, consistent with the Medway Trunk Sanitary Sewer Environmental Assessment Addendum.~~

~~all satisfactory to the City Engineer and at no cost to the City.~~

In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:

- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 450mm (18") diameter sewer located on Sunningdale Road West;***
- ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City Engineer;***
- iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City Engineer. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and***
- iv) 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, to the satisfaction of the City Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.***

~~40. The Owner shall ensure the sizing and depth of the sanitary sewer is appropriate to take in all external lands tributary to this sanitary sewer to the satisfaction of the City Engineer.~~

In conjunction with the Design Studies submission or provide an update to the existing Design Studies, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:

- i) Provide a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced to the satisfaction of the City Engineer;***
- ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirement for this sanitary trunk sewer; and***
- iii) Provide a hydrogeological report which includes an analysis of the water table level of the lands within the subdivision with respect to the depth of the local sanitary sewers 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.***

~~41. If this plan is not built in its entirety in one phase, the Owner shall provide easements for the extension of this sanitary sewer from Sunningdale Road West to Richmond Street to service lands outside this plan but tributary to this sewer all at no cost to the City.~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:

- i) Throughout the duration of construction within this draft plan of subdivision, 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 and after construction, satisfactory to the City Engineer, at no cost to the City;***
- ii) No weeping tile connections into the sanitary sewers within this Plan;***
- iii) Permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewers and***
- iv) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.***

~~42. Prior to the submission of engineering drawings, the Owner must provide, at no cost to the City of London, any external easements to this plan or widened road allowances, on which the Medway Trunk Sanitary Sewer is proposed to be constructed, including land for access to construct in the Medway Valley and for construction outside the traveled portion of Sunningdale Road West and to permit the extension of services from Sunningdale Road to Calloway Road.~~

~~43. The Owner shall not allow any weeping tile connections into the sanitary sewers within this plan.~~

~~44. Prior to the issuance of a Certificate of Conditional Approval for this subdivision, all sanitary servicing works for the subject lands must be completed and operational, all to the specification and satisfaction of the Managing Director of the Development Approvals Business Unit.~~

Storm and Stormwater Management:

~~45. The Owner shall construct and connect storm sewers in this plan to outlet to an upstream tributary to the Medway Creek via the proposed Stormwater Management (SWM) Facility 8A and 8B located in the Medway Creek Subwatershed.~~

The Owner shall construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 750 mm (30") diameter storm sewer located on Torrey Pines Way at Sawgrass Link and 375 mm (15") on Torrey Pines Way at Pebblecreek Walk.

46. The Owner shall construct the proposed storm/drainage and SWMF(s) system to serve the total catchment area, in accordance with a design by its professional consulting engineer, to the satisfaction of the City Engineer and according to the requirements of the following:

- i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study;
- ii) The accepted Municipal Class Environmental Assessment (EA) study for Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands;
- iii) The approved Functional SWM Plan(s) for the subject lands;
- iv) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

- v) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
- vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all relevant SWM agencies.

~~47. Prior to final approval, the Owner's consulting engineer shall certify 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 the City, or any approval given by the City Engineer, 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.~~

Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the subdivision 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.

~~48. Prior to the issuance of a Certificate of Conditional Approval for this subdivision, all storm/drainage and SWM servicing works for the subject lands must be completed and operational, all to the specification and satisfaction of the City Engineer.~~

Prior to the issuance of any Certificates of Conditional Approval for lots and blocks in this plan or as otherwise approved by the City Engineer, the Owner shall construct and have operational all storm/drainage and SWM related works, including major and minor storm flow routes, to serve this plan in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.

49. In conjunction with registration of the plan, the Owner shall ensure that all required and adequate land dedications/easements and deed(s), over the required storm sewer(s) and the proposed SWM facility for the subject lands, will be provided to the City, at no cost to the City, to the specifications and satisfaction of the City Engineer.

50. Prior to or in conjunction with the servicing design for this site, the Owner shall have its professional engineer, ensure the adequacy of outlet systems conveyance capacities during post development storm conditions.

51. Prior to the issuance of a Certificate of Conditional Approval, the Owner's professional engineer shall identify major and minor storm flow routes for the subject land and those flow routes shall be constructed and be operational, to the satisfaction of the City Engineer.

52. Prior to the submission of engineering drawings, the Owner's professional geotechnical engineer shall address all geotechnical issues and all required setbacks related to slope stability, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority.

53. In conjunction with the Design Studies submission, the Owner shall implement SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

satisfaction of the City Engineer. These measures will be subject to the presence of adequate geotechnical conditions within this plan, satisfactory to the City Engineer.

54. Prior to acceptance of the Design Studies submission, the Owner shall develop an erosion/sediment control plan (ESCP) that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City Engineer. This Plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

The Owner shall provide a security in the amount of \$60,000 to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City Engineer approval procedure and criteria and due to the close proximity of the channel/open watercourse. In the event of failure to properly implement and maintain the required ESCP, the ESCP security will be used to undertake all necessary clean up work, all to the satisfaction of the City Engineer.

- ~~55. Prior to the proposed SWM Facilities being functional, the Owner's professional engineer shall submit a Monitoring and Operational Procedure Manual, satisfactory to the City Engineer, for the maintenance and monitoring program for the SWM Facility, in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" requirements to the City Engineer. The program shall include, but not be limited to, the following:~~

- ~~i) a work program manual for the maintenance and monitoring of these facilities.~~
- ~~ii) the protocol of sediment sampling and recording of sediment accumulation volumes.~~
- ~~iii) storage and discharge monitoring~~

- ~~56. Following construction and prior to the assumption of the SWM Facilities within this plan, the Owner shall complete the following at no cost to the City, and all to the specifications and satisfaction of the City Engineer:~~

- ~~i) operate, maintain and monitor the SWMF(s) in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities."~~
- ~~ii) have its consulting professional engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" to the City Engineer satisfactory to the City Engineer.~~

Water Mains

- ~~57. The Owner shall connect the proposed watermains to serve this plan to the existing municipal 400 mm (16") diameter water main at Sunningdale Road West and Richmond Street North, to be serviced from the Uplands high pressure zone.~~

The Owner shall construct watermains to serve this plan and connect them to the existing municipal watermain sewer system, namely, the 200 mm (8") diameter

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

storm sewer located on Torrey Pines Way at Sawgrass Link and the 200 mm (8") on Torrey Pines Way at Pebblecreek Walk, to be serviced from the Uplands high pressure zone.

- ~~58. The Owner shall extend a 300 mm (12") diameter watermain along Sunningdale Road West from the existing 400 mm (16") diameter watermain on Sunningdale Road West at Richmond Street to Villagewalk Boulevard.~~
59. Prior to the issuance of a Certificate of Conditional Approval for this subdivision, all water servicing works for the subject lands must be completed and operational, all to the specification and satisfaction of the City Engineer.
- ~~60. Prior to the submission of servicing drawings, the Owner shall have its professional engineer provide a water servicing report which addresses the following:~~
- ~~i) identifies the external water servicing requirements;~~
 - ~~ii) confirms capacity requirements are met;~~
 - ~~iii) identifies the need for the construction of external works;~~
 - ~~iv) identifies the effect of development on existing water infrastructure/identifies potential conflicts;~~
 - ~~iv) water system area plan(s);~~
 - ~~v) water network analysis/hydraulic calculations for subdivision report;~~
 - ~~vi) a phasing report;~~
 - ~~vii) oversizing of water main/cost sharing agreements.~~

In conjunction with the Design Studies submission or provide an update to the existing Design Studies, 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:***
 - a) Identify external water servicing requirements;***
 - b) Confirm capacity requirements are met;***
 - c) Identify need to the construction of external works;***
 - d) Identify the effect of development on existing water infrastructure – identify potential conflicts;***
 - e) Water system area plan(s)***
 - f) Water network analysis/hydraulic calculations for subdivision report;***
 - g) Phasing report;***
 - h) Oversizing of watermain, if necessary and any cost sharing agreements.***
 - i) Water quality***
 - j) Identify 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:***
 - a) valving to shut off future connections which will not be used in the near term; and/or***
 - b) 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***
 - c) make suitable arrangements with Water Operations for the maintenance of the system in the interim.***

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

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.

Roadworks

- 61. The Owner shall construct the cul-de-sac on McWade Place to standards acceptable to the City Engineer.
 - ~~62. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer verify the adequacy of the decision sight distance on Sunningdale Road West at Villagewalk Boulevard. If the sight lines are not adequate, Villagewalk Boulevard road work undertaken at the Owners' expense to establish adequate decision sight distance at the intersection.~~
 - ~~63. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer verify the adequacy of the decision sight distance on Richmond Street North at Villagewalk Boulevard. If the sight lines are not adequate, Street 'A' roadwork shall be undertaken at the Owners expense to establish adequate decision sight distance at this intersection.~~
 - ~~64. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on Torrey Pines Way, Pebblecreek Walk, Castlehill Close, and McWade Place.~~
- The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bend and/or around the cul-de-sacs on Torrey Pines Way and McWade Place.***
- 65. The Owner shall eliminate/limit the bulge in the curb line on Torrey Pines Way to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.
 - 66. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:
 - ~~i) Villagewalk Boulevard is to be constructed in conformance with the non-standard cross-section proposed by the Owner for this street in support of placemaking principles, to the specifications and satisfaction of the City Engineer and the Managing Director of the Development Approvals Business Unit. The minimum road pavement widths vary due to traffic calming, parking bays and gateway treatment. The minimum road pavement widths will be to the specifications and satisfaction of the City Engineer and the Managing Director of the Development Approvals Business Unit. A minimum road allowance of 24.5 metres (80') to primary collector road standards, as identified in the Official Plan and Sunningdale North Area Study, shall be provided.~~
 - ~~ii) Torrey Pines Way (fronting Richmond Street) shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 16.5 metres (54.1').~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:

- i) Torrey Pines Way (fronting Richmond Street) shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 16.5 metres (54.1').**

~~67. The Owner shall design, construct and maintain a gateway treatment on Villagewalk Boulevard at the intersection of Sunningdale Road West 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 primary collector road right of way width of 24.5 metres to the satisfaction of the Managing Director of the Development Approvals Business Unit and the City Engineer.~~

~~68. The Owner shall design, construct and maintain a gateway treatment on Villagewalk Boulevard at the intersection of Richmond Street North 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 primary collector road right of way width of 24.5 metres to the satisfaction of the Managing Director of the Development Approvals Business Unit and the City Engineer.~~

~~69. The Owner shall construct Callaway Road at the western boundary of the subject property in alignment with the proposed secondary collector road to the west established in the Official Plan and Sunningdale North Area Study.~~

Sidewalks/Bikeways:

~~70. The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the following streets:~~

- ~~i) Villagewalk Boulevard~~
- ~~ii) Callaway Road~~
- ~~iii) Royal Oaks Bend~~

~~71. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:~~

- ~~i) Torrey Pines Way between Villagewalk Boulevard and Pebblecreek Walk west boulevard~~
- ~~ii) Torrey Pines Way from Pebblecreek Walk to Street G' west, north and south boulevards~~
- ~~iii) Torrey Pines Way south boulevard to access to SWM facility~~
- ~~iv) Sawgrass Link east boulevard~~
- ~~v) Pebblecreek Walk south boulevard to Block 155~~
- ~~vi) Pebblecreek Walk north boulevard between Torrey Pines Way and Sawgrass Link~~

The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:

- i) Torrey Pines Way - from Pebblecreek Walk to Sawgrass Link – west, north and south boulevards**

72. The Owner shall ensure that all pedestrian walkways, are to be constructed to the “City Standard for Pedestrian Walkways”, including lighting if necessary, in accordance with City requirements and standards.

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

73. The Owner shall install walkway lighting on any Blocks identified as walkways as indicated by and to the satisfaction of the City Engineer.

Boundary Road Works:

- ~~74. The Owner shall construct a left turn auxiliary lane on Sunningdale Road West at Villagewalk Boulevard with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Sunningdale North Study Area.~~
- ~~75. The Owner shall construct a right turn auxiliary lane on Sunningdale Road West at Villagewalk Boulevard with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Sunningdale North Study Area.~~
- ~~76. The Owner shall construct a left turn auxiliary lane on Richmond Street North at Villagewalk Boulevard with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Sunningdale North Study Area.~~
- ~~77. The Owner shall construct a right turn taper on Richmond Street North at Villagewalk Boulevard to the satisfaction of the City Engineer.~~
78. Prior to the registration of the Development Agreement for Block 148, the Owner shall construct right turn lanes and centre median islands for access to Block 148, from Richmond Street North and Sunningdale Road West, when Block 148 develops.
79. The Owner shall install traffic signals at the intersection of Sunningdale Road West and Villagewalk Boulevard when determined warranted by the City Engineer.
80. The Owner shall install traffic signals at the intersection of Richmond Street North and Villagewalk Boulevard when determined warranted by the City Engineer.
81. Where Sunningdale Road West requires restoration due to the installation of services (sewers, water), the Owner shall construct Sunningdale Road West to arterial road standards, to the satisfaction of the City Engineer, including alignment, sidewalks, bike lanes, street lights and may also include curb & gutter.
- ~~82. The Owner shall install temporary street lights at the intersection of Richmond Street and Villagewalk Boulevard and Fanshawe Park Rd W and Villagewalk Boulevard.~~

Road Widening:

- ~~83. The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West to accommodate an arterial road with an ultimate right-of-way width of 18.0 metres (59.06') from the centerline of the original road allowance.~~

Vehicular Access:

- ~~84. The access for Block 147 shall be from Villagewalk Boulevard or Torrey Pines Way.~~
- ~~85. The access for Block 148 to Sunningdale Road West and Richmond Street North will be restricted to one right in/right out only access to each of these streets through the~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

~~construction of a centre median island. Full access for Block 148 shall be from Villagewalk Boulevard.~~

- ~~86. The access for Block 144 shall be from Villagewalk Boulevard or through Block 145 and/or Block 143. In conjunction with the registration of the plan which includes Blocks 144 and 175, a multi purpose easement shall be established to provide access and/or services to Block 144 to the satisfaction of the Director of Development Planning.~~
- ~~87. The Owner shall ensure that no vehicular access will be permitted to any lots or blocks from Sunningdale Road West or Richmond Street North, except as otherwise noted elsewhere in these conditions. 0.3 m reserves shall be identified on the plan to implement this requirement.~~

The Owner shall ensure that no vehicular access will be permitted to any lots or blocks from Richmond Street North, except as otherwise noted elsewhere in these conditions. 0.3 metre reserves shall be identified on the plan to implement this requirement.

Traffic Calming:

- ~~88. The Owner shall construct the following traffic calming measures along the secondary collector road network:~~
- ~~i) curb extensions along both sides of Villagewalk Boulevard with the parking bay removed for utilities (fire hydrants) and transit bus stops as defined by London Transit or an alternative as otherwise approved by the City Engineer.~~
 - ~~ii) curb extensions along the south side of Callaway Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by London Transit~~
 - ~~iii) bulb-outs on Royal Oaks Bend at the intersection of Callaway Road~~

~~The traffic calming measures are to be designed and constructed to the satisfaction of the City Engineer.~~

Construction Access/Temporary/Second Access/Emergency Roads:

89. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
90. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
- ~~91. The Owner shall construct a temporary turning facility for vehicles at Callaway Road west limit to the specifications of the City. Temporary turning circles shall be provided to the City as required, complete with any associated easements. When the temporary turning circle(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

- ~~92. The Owner shall construct Callaway Road to secondary collector road standards.~~
- ~~93. The Owner shall construct Royal Oaks Bend from Villagewalk Boulevard to Callaway Road to secondary collector road standards.~~
- 94. 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 to the satisfaction of the City Engineer.
- 95. ~~The Owner shall,~~ In the event that relotting of the plan is undertaken, **the owner shall** relocate and construct services to standard location all to the satisfaction of the City Engineer.
- 96. 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, and all to the specifications and satisfaction of the City Engineer.
- ~~97. The Owner shall have the common property line of Sunningdale Road West and Richmond Street North 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 Sunningdale Road West and Richmond Street North are the future centerline of road grades as determined by the Owner's professional engineer satisfactory to the Managing Director of the Development Approvals Business Unit. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the Managing Director of the Development Approvals Business Unit.~~

The Owner shall have the common property line of Richmond Street North 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 centreline line grades on Richmond Street North are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

- 98. 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) In the event discharge is to unassumed services, the unassumed services must be completed and Conditionally Accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

- 99. 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

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

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.
100. 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 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.
101. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner, satisfactory to the City.
102. 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, the Owner shall report these deposits to the City Engineer/Chief Building Official immediately, and if required by the City Engineer/Chief Building Official, the Owner shall, 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, 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.
103. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. All Class EA's must be completed prior to the submission of engineering drawings.
104. 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".
- ~~105. The Owner shall ensure that no construction or installations of any kind (e.g. 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; (e.g. Ministry of the Environment Certificates; City/Ministry/Government permits;~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

~~Approved Works, water connection, water-taking, crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)~~

No construction or installations of any kind (eg. Clearing or servicing of land) involved with this plan shall be undertaken prior to entering into a site alteration agreement or subdivision agreement and 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/Agency permits: Approved Works, water connection, water-taking, navigable waterways, approvals, UTRCA, MNR, MOE, City, etc.).

106. If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the City Engineer, at no cost to the City.
107. The Owner shall take all precautions to avoid disruption to the Sun Canadian Pipeline and comply with the requirements of the pipeline owner.
- ~~108. The Owner shall take all precautions to avoid disruption to the watermain in Block 158 and comply with the requirements of the City of London.~~
- ~~109. The Owner shall not create a land locked parcel as a result of the registration of this plan. The Owner shall convey additional lands holdings abutting this plan to the adjacent land owner concurrently with the registration of a plan which includes Torrey Pines Way. In the alternative, the Owner shall provide an easement over Lot 66 and Lot 74 in favour of the lands being retained by the Owner until such time as the retained lands are conveyed to the abutting property owner.~~
110. Prior to submission of engineering drawings, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on single detached lots abutting Richmond Street which considers alternative noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. and the City Official Plan policy to be reviewed and accepted by the ~~General Manager of Planning and Development~~ **City**. The final accepted recommendations shall be constructed or installed by the Owner or may be incorporated into the subdivision agreement.
- ~~111. 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.~~
- ~~112. 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 and after construction, satisfactory to the City Engineer, at no cost to the City.~~
- ~~113. Following construction, the Owner shall have it's consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407. Also, if requested, the Owner shall permit the City to undertake smoke testing of the system at any time prior to assumption of the subdivision.~~
- ~~114. The Owner shall permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would~~

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

~~permit inflow and infiltration into the sanitary sewer. Alternatively, the City may require the Owner to undertake smoke testing at his own cost for this purpose and provide a record of the results to the City. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.~~

- ~~115. The Owner shall have a qualified consultant carry out a hydrogeological investigation to determine the effects of the construction associated with the subdivision on existing ground water elevations, private wells in the area, and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures to the satisfaction of the City Engineer.~~
- ~~116. The Owner shall extend a 300 mm (12") diameter watermain along Richmond Street North from Sunningdale Road West to Village Walk Boulevard to provide looping for this plan of subdivision.~~
- ~~117. The Owner shall install a watermain splitter valve at Richmond Street North and Sunningdale Road West.~~
- ~~118. Prior to the acceptance of the Design Studies submission, the Owner shall have it's 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.~~
- 119. In conjunction with design studies, the Owner shall have it's professional engineer prepare a conceptual design for the window street for Torrey Pines Way to consider such issues as grading the common boulevard between Richmond Street North and the window street, overland flow routes, sidewalk connections, servicing, to the satisfaction of the City Engineer.
- ~~120. The Owner shall ensure access to lots opposite gateway treatments will be restricted to right-in and right-out only.~~
- ~~121. The Owner shall be required to dedicate 3.0 m x 3.0 m "daylighting triangles" at the intersection of 'collector road' streets in the plan (ie. Villagewalk Boulevard at Royal Oaks Bend and Royal Oaks Bend at Callaway Road) to satisfy requirements necessary for servicing bus transit routes, as specified to City standards.~~
- ~~122. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Villagewalk Boulevard with Sunningdale Road West and Villagewalk Boulevard with Richmond Street North in accordance with City standards.~~
- ~~123. 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 completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specifications and satisfaction of the City.

- 124. In the event the Owner wishes to phase this plan of subdivision, in conjunction with the

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

Design Studies submission, the Owner shall submit a phasing plan, all to the specifications and satisfaction of the City Engineer.

If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the City Engineer, at no cost to the City.

- 125. In the event the draft plan develops in phases, prior to final approval 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.
- 126. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 127. 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.
- 128. 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 of the City Engineer.
- 129. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City Engineer, at no cost to the City.
- 130. ~~The Owner shall be required to make minor boulevard improvements on Sunningdale Road West and Richmond Street North adjacent to this Plan, to the specifications of the City Engineer and at no cost to the City, consisting of interim ditching (to maintain existing drainage), clean-up grading and sodding as necessary.~~

The Owner shall be required to make minor boulevard improvements on Richmond Street North adjacent to this plan, to the specifications of the City Engineer, and at no cost to the City, consisting of interim ditching (to maintain existing drainage), clean-up grading and sodding as necessary.

- ~~131. Prior to the construction of a section of the sanitary trunk sewer over the external lands adjacent to the west limit of this plan, connecting to Sunningdale Road West, on the future secondary collector road allowance, the Owner shall provide confirmation that an easement has been provided to the City on said lands, to the satisfaction of the City Engineer, at no cost to the City.~~
- 132. ~~The Owner shall demonstrate that adequate turning movements are available on the secondary collector road from the west of this plan is determined for entering this plan of subdivision and provide any lands from Blocks 142 and 143 as necessary, satisfactory to the City Engineer, at no cost to the City.~~
- 133. The Owner shall construct the window street portion of Torrey Pines Way abutting Richmond Street North in accordance with the City's Window Street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.
- ~~134. The Owner shall take all precautions to avoid disruption to the existing watermain in Block 158 and comply with the requirements of the City of London.~~

The Owner shall avoid disruption to the existing watermains in Block 158 by

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

taking all precautions, including ensuring that no development or construction activities occur within it, and by complying with the requirements of the City of London.

135. Should the draft plan be developed in phases, the Owner may extend the draft approval to include adjacent lands to the north (which are under their ownership) in order to allow for the creation of the necessary blocks for transfer to the adjacent property owner to the west.
136. In conjunction with the Design Studies submission or provide an update to the existing Design Studies, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following, and to the satisfaction of the City:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
137. ***In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering and any other requirements as needed by the City.***
138. ***In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:***
- i) ***Implement all geotechnical recommendations with respect to all geotechnical issues, including erosion, maintenance and structural setbacks related to slope stability, if necessary, and ensure they are adequately addressed for the subject lands, to the satisfaction of the City;***
 - ii) ***Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;***
 - iii) ***Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and***
 - iv) ***Address forthwith any deficiencies of the stormwater works and/or monitoring program.***
139. ***The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event, where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.***
140. ***In conjunction with the Design Studies submission or provide an update to the existing Design Studies, 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.***

Agenda Item #	Page #

39T-04513 DRAFT APPROVAL EXTENSION
C. Smith

141. ***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.***
142. ***In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers, all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.***
143. ***In conjunction with the Design Studies submission or provide an update to the existing Design Studies, 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.***
144. ***The Owner shall make all necessary arrangements with the abutting property owners to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of this plan to City standards, to the satisfaction of the City.***
145. ***The Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City.***
146. ***The Owner shall design and install street light poles and luminaires, along the street being extended in accordance with this draft plan of subdivision and where a street from an abutting development or developing area is being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City.***
147. ***The Owner hereby agrees that, should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment “Guidelines for Use at Contaminated Sites in Ontario”, “Schedule A – Record of Site Condition”, as amended, including “Affidavit of Consultant” which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.***
148. ***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.***