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File: 39T-13505/Z-8308
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: STEVE TESKE 930 GAINSBOROUGH ROAD PUBLIC PARTICIPATION MEETING ON JULY 22, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Steve Teske relating to the property located at 930 Gainsborough Road:

- (a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application by Steve Teske for draft plan of subdivision relating to the property located at 930 Gainsborough Road;
- (b) The Approval Authority be advised that Council **SUPPORTS** issuing draft approval of the proposed plan of residential subdivision, submitted by Steve Teske (File No. 39T-13505) as redline revised, prepared by AGM Land Surveyors, certified by Bruce Baker, OLS, which shows 61 single detached residential lots, 1 park block and two walkway blocks served by two new local streets, **SUBJECT TO** the conditions contained in the attached Appendix "B";
- (c) the proposed by-law attached hereto as **Appendix "C" BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Holding Residential R5/Residential R6 /Residential R8 (h-34*h-57*h-78*R5-4/R6-4/R8-2) Zone which permits cluster residential in the form of single, semi, duplex, townhouse, stacked townhouse, apartments, senior citizen apartments and continuum of care facilities to a maximum density of 50 units per hectare and 13m in height, and a Holding Residential R1 Special Provision (h-57*h-78*h-79*R1-3 (5)) Zone which permits single detached dwellings **TO** an Open Space (OS4) Zone which permits public or private parks and conservation lands; a Holding Residential R5/Residential R6 /Residential R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone which permits cluster residential in the form of single, semi, duplex, townhouse, stacked townhouse, apartments, senior citizen apartments and continuum of care facilities to a maximum density of 50 units per hectare and 13m in height, with holding provisions to ensure a development agreement is entered into with the City, to encourage street orientation and discourage noise attenuation barriers, and to ensure the provision of a looped water system and a second public access when more than 80 units are developed; and, a Holding Residential R1 Special Provision (h-*h-100*R1-3 (5)) Zone which permits single detached dwellings with holding provision to ensure a development agreement is entered into with the City and to ensure the provision of a looped water system and a second public access when more than 80 units are developed; and, the proposed amendment intends to remove the Holding Provisions h-57*h-78*h-79 that were required to ensure adequate sanitary treatment capacity at the Oxford Pollution Control Plan, ensure sanitary, storm, water services and access is available to the satisfaction of the City Engineer, and that a Tree

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Retention Report be submitted to the satisfaction of the City have all been addressed and are no longer required; and

(d) the applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information as attached in **Appendix "A"**.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March, 2000-O-5873- Official Plan amendments implementing Hyde Park Community Plan.

October 16, 2006– Information report on the Hyde Park Significant Woodlands OMB Hearing

June, 2007- OZ- 7195- Official Plan and Zoning By-law amendment

September 22, 2008 - Information report summarizing previous application history on the Van Horik property located at 930 Gainsborough Road and lands in the immediate surrounding area.

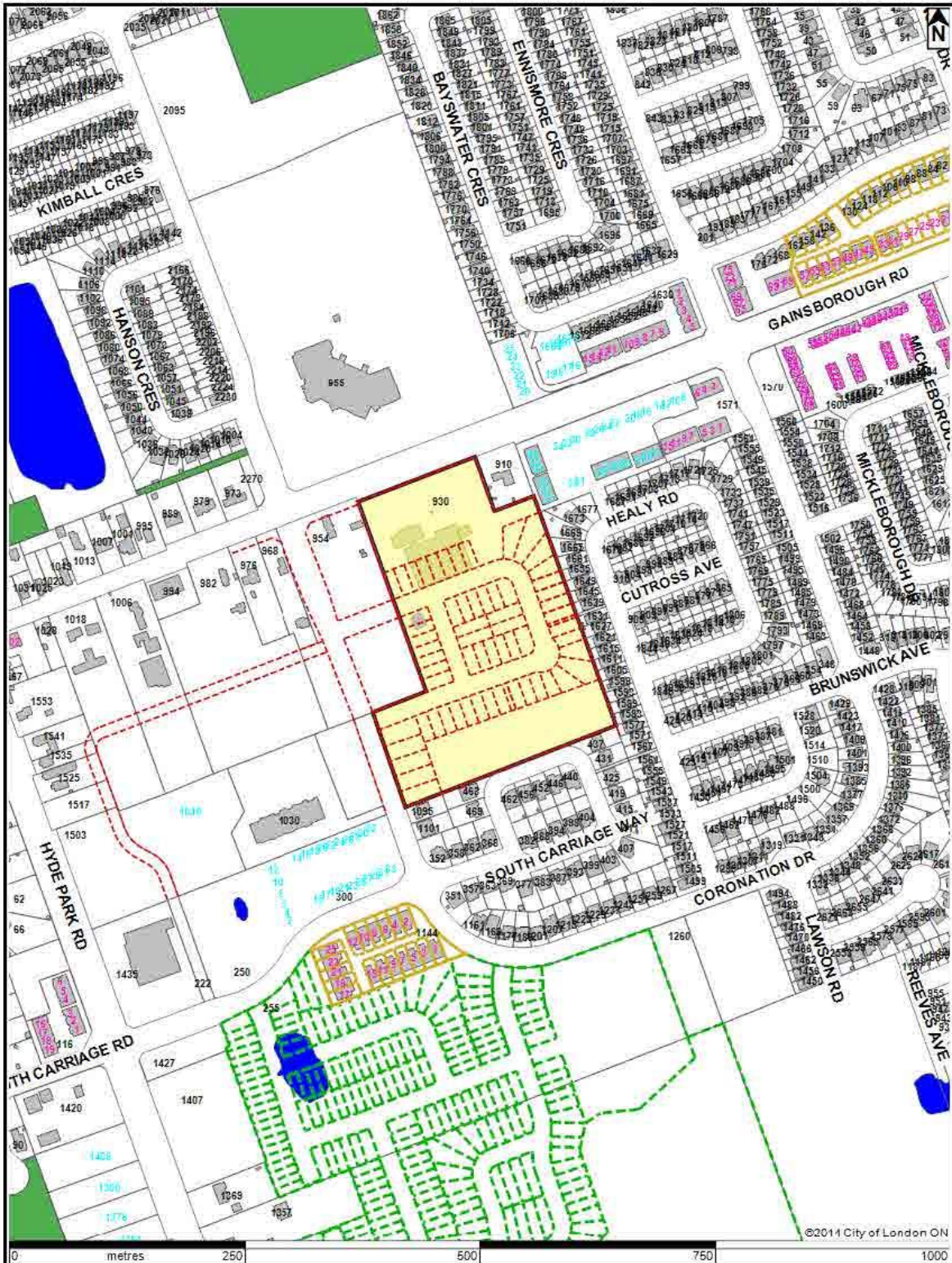
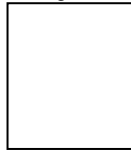
March 25, 2014- Information report with respect to the tree preservation plan for the Van Horik property.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposal is to develop a residential subdivision with 61 single detached lots, on (1) multi-family residential block, one (1) park block and one (1) walkway block, served by two (2) new local streets.

RATIONALE


1. The proposed draft plan is consistent with the Provincial Policy Statement which encourages appropriate residential intensification.
2. The proposed draft plan of subdivision and zoning by-law amendment provide for a form of residential development that is consistent with the Low Density Residential policies of the Official Plan and compatible with the surrounding residential development.
3. The proposed draft plan of subdivision and zoning by-law amendment provide for a form of residential development that is consistent with the Hyde Park Area Plan.
4. The recommended zoning by-law amendments include appropriate holding provisions to ensure that the residential development is compatible with abutting uses and all required municipal services are provided.
5. The proposed development has access to existing municipal services.
6. The proposed draft plan of subdivision and zoning by-law amendment provides for the preservation of a significant portion of the existing wooded area as recommended in the applicants Tree Preservation Plan.



LOCATION MAP

Subject Site: 930 Gainsborough Road
 Applicant: Steve Teske
 File Number: Z-8308
 Planner: Craig Smith
 Created By: James Scott
 Date: 2014-05-29
 Scale: 1:5000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Corporation of the City of London
 Prepared By: Planning and Development

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BACKGROUND

Date Application Accepted: January 9, 2013	Agent: Monteith-Brown Planning Consultants c/o Jay McGuffin
REQUESTED ACTION: application for a draft plan of subdivision & zoning by-law amendment to permit the development of a 61 lot subdivision.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Van Horik- Greenhouse and retail • Frontage – 132m • Depth – 245 m • Area – 6 hectares

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Church • South – single detached residential • East – single detached residential and cluster residential • West – mix of residential and commercial uses

OFFICIAL PLAN DESIGNATION: (refer to attached map)
<ul style="list-style-type: none"> • Low Density Residential and Multi Family Medium Density Residential
EXISTING ZONING: (refer to attached map)
Holding Residential R5/R6/R8 (h-34*h-57*h-78*R5-4/R6-4/R8-2) Zone and Holding Residential R1 Special Provision (h-57*h-78*h-79*R1-3 (5)) Zone

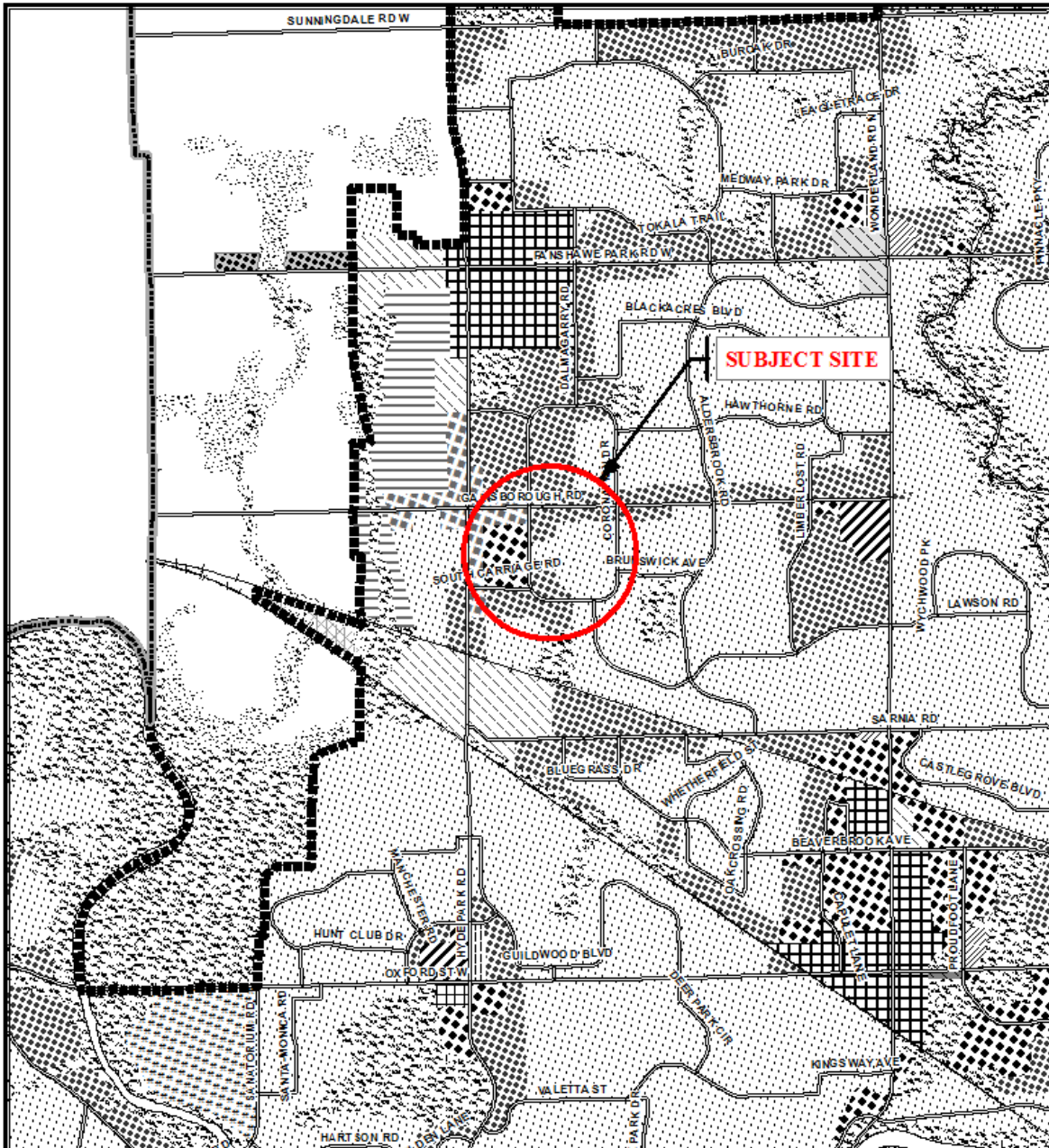
PLANNING HISTORY

On April 17, 2000, City Council adopted Official Plan Amendment No. 193 to implement land use designations and policies for the Hyde Park Community Plan. OPA 193 was appealed to the Ontario Municipal Board by the London Development Institute. At issue was the amendment to change the designation of three woodland patches within the Hyde Park Community Planning area from “Environmental Review” to “Open Space”. One of the three woodland patches (Patch #1006) is situated on the Van Horik property. Through OPA 193, the patch was proposed to be designated “Open Space” on Schedule ‘A’ of the Official Plan, and delineated as a “Woodland” on Schedule ‘B’.

The Ontario Municipal Board hearing was held November 28-30, 2005 and July 10-13, 2006, and a decision was issued August 15, 2006. The following excerpt taken from page 11 of the OMB decision summarizes the Board’s findings with respect to Patch #1006:

“The Board finds concurrence with the Agreement of the Parties as represented in Exhibit J-11 that there is insufficient evidence supporting the change of the designation of Vegetation Patch 1006 (Van Horik) to Open Space. Thus, the Board finds concurrence with the agreement and the documents placed in evidence that it is appropriate to amend OPA 193 in Schedule 1 to OPA 193 (page 166 Exhibit 1 Tab 30) for the Vegetation Patch 1006 from Open Space to Urban Reserve.”

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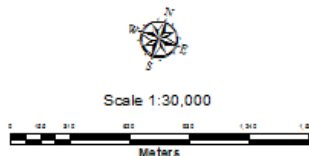
Legend

- | | |
|--|-----------------------------------|
| Downtown Area | Office Area |
| Regional Shopping Area | Office/Residential |
| Community Shopping Area | Office Business Park |
| Neighbourhood Shopping Area | General Industrial |
| Associated Shopping Area Commercial | Light Industrial |
| Business District | Regional Facility |
| Arterial Mixed Use District | Community Facility |
| Highway Service Commercial | Open Space |
| Restricted/Highway Service Commercial | Urban Reserve - Community Growth |
| Restricted Service Commercial | Urban Reserve - Industrial Growth |
| Commercial Policy Area | Rural Settlement |
| Multi-Family, High Density Residential | Environmental Review |
| Multi-Family, Medium Density Residential | Agriculture |
| Low Density Residential | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-13505 / Z-8308

PLANNER: CS

TECHNICIAN: JTS

DATE: May 29, 2014

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Zoning as of May 9, 2014



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON

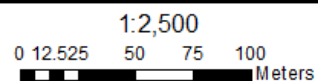
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



FILE NO:
39T-13505 / Z-8308 CS

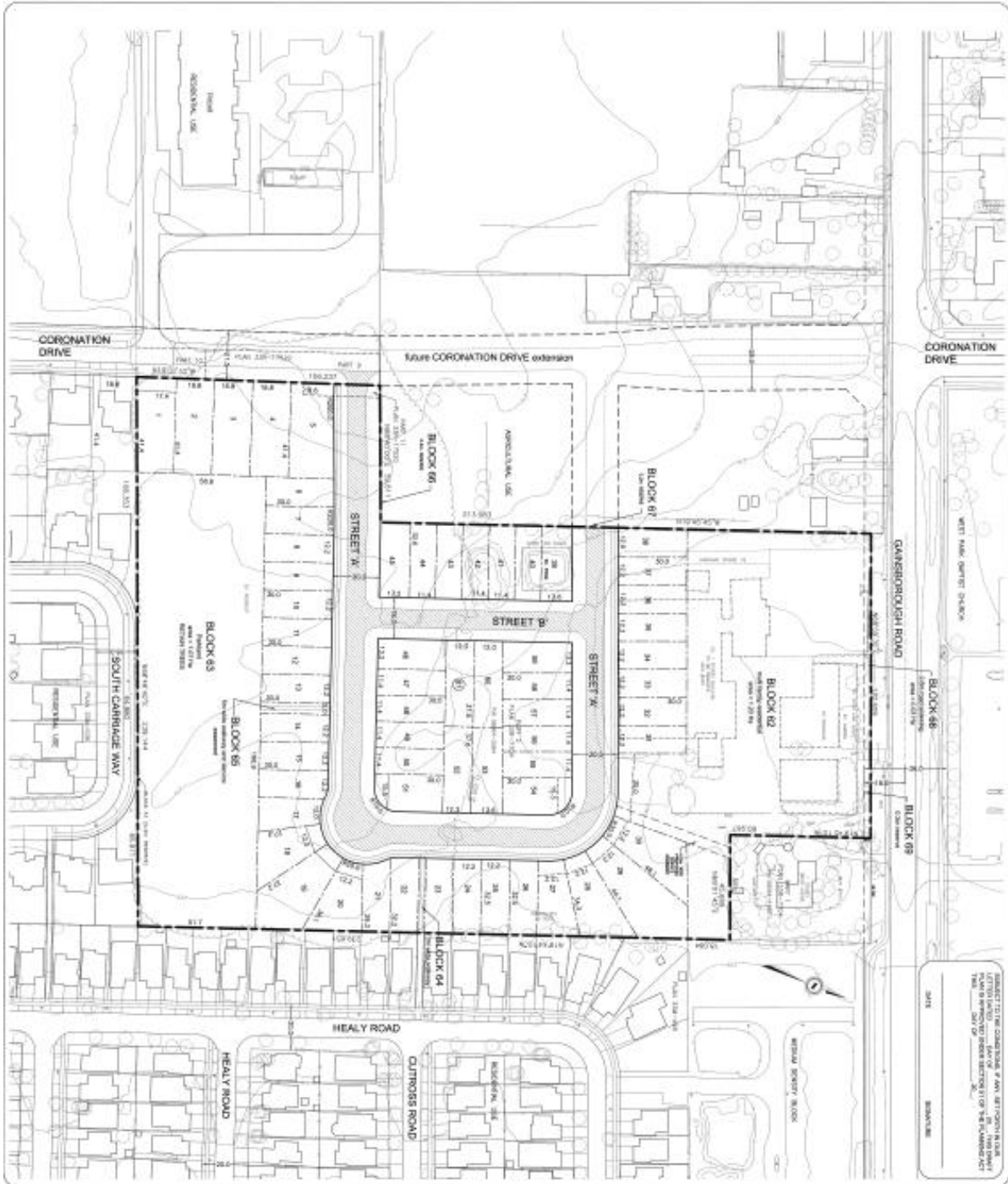
MAP PREPARED:
May 29, 2014 JTS



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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Submitted Draft Plan



Monteith + Brown
planning consultants

DRAFT PLAN OF SUBDIVISION

Conservation 3 Part Lot 24, 49, 208, 2104 Part of Part 2
of 208, 17205 Part 11, City of London
County of Middlesex

October 8, 2015

LAND USE SCHEDULE	HA	%
LOW DENSITY RESIDENTIAL - 1/40	248	43.7
MEDIUM DENSITY - BLOCK 62	130	23.8
MEDIUM DENSITY - BLOCK 63	127	23.7
MEDIUM DENSITY - BLOCK 64 & 65	802	14.8
MEDIUM DENSITY & BUSINESS	548	10.1
SPORT OR RECREATION - STREET A & B	127	23.7
TOTAL SITE AREA	568	100.0

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Planning Committee received a report on the OMB decision from the Planning & Development Department entitled Hyde Park Significant Woodlands OMB Hearing at its meeting on October 16, 2006.

On June 11, 2007, Municipal Council adopted Official Plan and Zoning By-law amendments with respect to an application by Harry and Mary Van Horik relating to the subject lands at 930 Gainsborough Road. The area affected by the amendments included the remnant woodlot located to the rear of an existing nursery, greenhouse, and garden centre operated by the Van Horiks. The Official Plan was amended to change the land use designation on the rear portion from “Urban Reserve – Community Growth” to “Low Density Residential” and to delete the “Vegetation Patches Outside ESA’s and Wetlands” delineation on Schedule ‘B’ - Floodplain and Environmental Features Map. The zoning was amended from an Urban Reserve (UR3) Zone, a holding Urban Reserve (h-2•UR3) Zone, and an Open Space (OS5) Zone to a holding Residential R1 Special Provision (h-57•h-78•h-79•R1-3(5)) Zone to permit single detached dwellings on the rear portion of the property; and to a Holding Residential R5/Residential R6/Residential R8 (h-34•h-57•h-78•R5-4/R6-4/R8-2) Zone to permit such uses as townhouses on the portion of the property fronting Gainsborough Road.

Holding provisions attached to the recommended zoning amendment included a requirement for preparation of a tree preservation plan by a qualified ecological consultant in accordance with the City’s Tree Preservation Policy to the satisfaction of the City.

Council’s June 11, 2007, resolution further noted that: staff will report back to the Planning Committee during the early stages of the development process with respect to the aforementioned tree preservation plan. Discussions with the applicant’s agent at the time indicated they were prepared to work with the City to achieve a subdivision design which incorporates a meaningful and sustainable component of the existing woodlot.

In response to an earlier development proposal for the lands on September 22, 2008 staff submitted an information report to Council summarizing the previous reports on the Van Horik property and the lands in the immediate vicinity. Through the subdivision process on the lands to the south and during the development process of the Tricar lands to the east, grading and access issues regarding the Van Horik wooded area were considered. The existing zoning designation on the Van Horik property requires a Tree Preservation Report to be submitted at the time of the subdivision approval process. The intent of the Tree Preservation Report is to consider the potential for the retention of the wooded area.

On October 21, 2013 the City accepted an application submitted by Monteith Brown Planning Consultants on behalf of the applicant Steve Teske to permit a Draft Plan of Subdivision with 61 single detached residential lots, 1 park block and two walkway blocks served by two new local street and on January 3, 2014 the City accepted an application to amend the Zoning By-law. The applicant has submitted a Tree Preservation Report, prepared by Ron Koudys Landscape Architect Inc. dated July 2013.

On March 28, 2014 staff submitted an information report regarding Council’s direction to staff to report back to the Planning Committee during the early stages of the development process with respect to the tree preservation plan on the Van Horik property. The Tree Preservation Report submitted as part of the complete subdivision application was attached.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Servicing Related Comments

Sanitary

- Connect to the existing 250 mm municipal sanitary sewer adjacent to the south limit of this Plan.
- Make provisions for oversizing of the internal and external sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan including servicing to 910 Gainsborough Road.

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Stormwater

- Connect to the existing 1200mm municipal storm sewer adjacent to the south limit of this Plan.
- Connect servicing for Block 62 from the existing 600mm storm sewer on Gainsborough Road.
- Make provisions to oversize and deepen of the storm sewers to accommodate flows from upstream lands external to this plan

Water

- Connect to the existing municipal 300 mm watermain adjacent to the south limit of this Plan.
- Connect to the existing 400 mm watermain on Gainsborough Road.
- Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 dwelling units.

Transportation

- The owner shall provide a road widening dedication on Gainsborough Road measured 18 m from the centre line of the road allowance.
- The owner shall align the north leg of Street 'A' so the extension of Street 'A' will align opposite the proposed laneway as shown on the proposed site plan for 982 Gainsborough Rd and the Hyde Park Area Plan to the satisfaction of the City Engineer.
- The owner shall restrict access to Gainsborough Road by establishing a Block for a 0.3 metre (1foot) reserve along the entire Gainsborough Road frontage.
- 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 arterial roadways needed to provide services for this plan of subdivision. The owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings process for this plan of subdivision.
- The owner shall extend/construct Coronation Drive from its present location, northerly to Street 'A', to secondary collector road standards to the satisfaction of the City Engineer.
- The owner shall construct a parking bay on the west side of Coronation Dr to the satisfaction of the City Engineer.
- The owner shall close the accesses to Gainsborough Road and restore the boulevard to grass, replace curbs and any sidewalk necessary to close the accesses to the satisfaction of the City Engineer.
- The owner shall remove any fences or gates along the Gainsborough Rd road allowance.
- The owner shall install walkway lighting on Block 64 to the satisfaction of the City Engineer.

Staff Response: Conditions to support the Engineering comments have been added to the draft plan.

Development Services, Development Engineering

Zoning By-law Amendment

The following comments were provided by Development Services with respect to the proposed zoning by-law amendment:

1. An 'h' holding provision be implemented with respect to servicing, including sanitary, stormwater and water, to the satisfaction of the City Engineer and the Owner entering into a subdivision agreement;

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Note: the proposed Zoning By-law amendment includes the “h” holding provision.

2. An ‘h-38’ holding provision be implemented to ensure that development occurs in a safe manner and that a soil contamination assessment will be carried out by a qualified professional and submitted to the City with any recommendation required for remedial measures to be undertaken by the Owner to the satisfaction of the City of London (also refer to conditions bi) to br) in this regard);

Note: proposed draft plan conditions 73 and 76 address this issue.

3. An ‘h-89’ holding provision be implemented to ensure the orderly development in relation to stormwater management where the Owner shall provide a stormwater servicing report that has been prepared by a professional engineer and where confirmation that stormwater management systems has been implemented to the satisfaction of the City Engineer (also refer to conditions f) to o) in this regard);

Note: proposed draft conditions 17 through 26 address this issue.

4. An ‘h-90’ holding provision be implemented to ensure the orderly development of the lands until the construction of Coronation Drive is undertaken to the satisfaction of the City Engineer;

Note: proposed draft plan conditions 32, 33, and 34 address this issue.

5. A new holding provision be implemented with respect to water services and appropriate emergency access that no more than 80 units may be developed until a looped watermain system and an emergency access is constructed to the satisfaction of the City Engineer (similar to the h-100 provision but with the restriction to an emergency access); and

Note; the proposed zoning by-law amendment includes the h-100 provision and proposed draft plan conditions 55, 56 and 57 address this issue.

6. A new holding provision be implemented on the proposed Block 62 until the City Engineer is satisfied with the servicing arrangements to provide adequate separation between services and avoid conflicts with City services for street fronting dwelling units.

Note: proposed draft plan condition 61 addresses this issue.

Proposed Draft Plan Layout Issues

Development Services do not support the proposed draft plan with the “bulge” in the 90 degree bend on Street ‘A’ (southerly portion) since the road width greatly exceeds the City standard road width. This would result in the City incurring additional effort and expense to maintain (e.g. snow clearing) and service this non-standard street. This would create an unsafe non-uniform traffic-flow condition. In addition, lots with narrow frontages in the proposed draft are not supported since they impact the placement and future repair of services, utilities and driveways, particularly Lots 17 to 21 and Lots 28 to 30 which abut 90 degree bend in Street ‘A’. The narrow lots have less space available to accommodate sewer services, water services, street light poles, utility structures (eg. transformers), street trees, driveways and have limited or no areas needed for snow storage and placement of waste and recycling bins.

Staff Response: Holding Provisions and Conditions to support the Engineering comments have been added to the amended zoning by-law and the draft plan. The requested changes have been redlined into the draft plan.

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Planning- Urban Design

Urban Design staff have reviewed the draft plan of subdivision and submitted urban design brief for the above noted property and provide the following comments:

- In accordance with guideline 3.6 of the Hyde Park Community and Urban Design Guidelines and Placemaking Guidelines; include a window street along the northern edge of block 63 in order for the woodlot to become an amenity shared by the wider community and to visually integrate the natural feature.

Staff Response: The requested change to include a window street along the northern edge of Block 63 has been redlined into the draft plan.

Planning Division - Parks Planning

Environmental and Parks Planning has reviewed the application for the plan of subdivision and offers the following comments.

NATURAL HERITAGE SYSTEM

Based on the application of the current woodland evaluation policies in the Official Plan, vegetation patch 1006 would meet the criteria of significant woodland. However, based on the August 15, 2006 OMB decision the woodlot has been deemed not significant and in 2007 was amended to a low density residential designation and zone. As part of the amendment, a holding provision h-79 was also applied to the residential lands which read:

To ensure the owner undertakes a tree retention plan as part of any future subdivision development, the "h" symbol shall not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant in accordance with the Tree Preservation Policy and is implemented to the satisfaction of the General Manager of Planning & Development.

Further, the Council resolution required staff to bring forward an information report to Planning Committee during the early stages of development approval which outlined the findings and recommendations of the tree retention report. To date this has not happened.

PARKS AND OPEN SPACE

Required Parkland Calculation

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 ha per 300 units, whichever is greater. Based on a total site area of 6.04 hectares or the proposed residential density of the development, the application of the 1ha/300 unit rule will be applied (see table below). It is the expectation of E&PP that the required parkland dedication will be satisfied through the dedication of Block 63.
- Based on the above please find the calculated parkland dedication table.

Land Use (Block)	Area (ha)	Requested Maximum Density	Projected Units	Expected Dedication (ha)
Single Detached Residential Blocks (1 – 61)	2.64	4.3 units/ha	61	0.2
Medium Density Residential Block (62)	1.2	50 units/ha	60	0.2
Approximate Parkland Required				0.4 ha
Parkland Provided				1.07 ha

- The Official Plan generally requires neighbourhood parks to be flat and well drained in order to accommodate a variety of neighbourhood recreational activities. However, in certain situations the Plan does permit the City to accept parkland dedication that contains significant vegetation and topography. The Plan further notes that these lands will be

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accepted at a reduced or constrained rate.

- The proposed draft plan of subdivision identifies Block 63, a 1.07 ha woodlot, as a fulfillment of the parkland dedication requirement. Staff is amenable to the dedication of this block provided the entire block is dedicated as parkland with no additional cost to the City. Through previous applications, the owner has established expectations to Council, staff and the neighbourhood that the woodlot amenity would be preserved.
- To further assist in the longevity and sustainability of the woodlot, staff are interested in acquiring/purchasing Lots 1, 2 and 3 of the proposed plan from the owner.
- The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the Manager of Environmental and Parks Planning, within one (1) year of the registration of the plan.
- The owner shall, prior to the installation of the park fence remove all encroachment onto Block 63 (park block).
- The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of Manager of Environmental and Parks Planning.
- The Owner shall not grade into the open space area (Block 63). Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain exiting slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the Manager of Environmental and Parks Planning.
- Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the Environmental and Parks Planning Division monthly during development activity along the edge of the woodlot.
- Access to Block 63 through Block 65 (walkway block) shall not be encumbered by servicing constrains such as a catch basin and shall permit the construction of a functional trail.

The owner shall, as part of the design studies, prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the Manager of Environmental and Parks Planning as part of the design studies submission. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.

Staff Response: proposed draft plan conditions 94, 95 and 99 through 103 have been added to address these comments.

Canada Post

This subdivision will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

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The owner shall complete to the satisfaction of the Director of Engineering of the City of London and Canada Post:

- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser :
 - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

- b) the owner further agrees to :
 - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii) install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes
 - iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space.

Staff Response: proposed draft plan condition 95 addresses this comment.

Union Gas

- Easements required as necessary.

Staff Response: Easements are not shown as blocks on a draft plan but will be shown on plans to be registered.

Upper Thames River Conservation Authority

No Comment

PUBLIC COMMENTS

PUBLIC LIAISON:	On January 10, 2014, Notice of Application was sent to 172 property owners in the surrounding area. Notice of Application was also published in The Londoner on January 16, 2014.	4 replies received.
Nature of Liaison: The purpose and effect of the proposal is to develop a subdivision with 44 single detached lots, served by one new local street.		

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- Responses:**
- Preservation and protection of the existing trees
 - No access from the subdivision to Gainsborough Road.
 - No proposed extension of Coronation Drive to Gainsborough
 - Without connection to Gainsborough need for traffic lights at the corner of South Carriage Road and Hyde Park Road.

ANALYSIS

Subject Site

The subject site is located on the south side of Gainsborough Road, east of Hyde Park Road. The site is approximately 6 hectares in size, with 132 m frontage along Gainsborough Road. The site is located just east of the Hype Park Village and has been used agriculturally and more specifically for the Van Horik’s Greenhouses which also includes a retail component. It is surrounded by single detached residential uses to the east and south and a community facility (church) to the north.



Provincial Policy Statement (2014)

This application has been reviewed against the 2014 PPS and overall, it is staff’s opinion that the proposed subdivision is consistent with, and generally conforms to, the Provincial Policy Statement.

The proposed use achieves objectives for efficient development and land use patterns, represents a form of intensification of a vacant parcel of land which is located well within the

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City's urban growth area, utilizes existing public services and infrastructure, supports the use of public transit, and maintains appropriate levels of public health and safety. These lands have not been identified as a component of the Natural Heritage System, nor are they designated Open Space. They are designated and intended over the long term for low and medium density residential use.

Planning Act - Section 51(24)

Planning staff have reviewed the requirements under section 2 of the Planning Act and regard has been given to matters of provincial interest. Municipal water is available to service this development. Municipal services are adequately provided including sewage, water, garbage collection, roads and transportation infrastructure. The proposed draft plan is located in a municipality which actively promotes waste recycling/recovery programs, and will be served by the Blue Box collection and other municipal waste recycling facilities. There is access to nearby parks and recreational facilities, fitness facilities, medical facilities, and emergency and protective services. There is an elementary school (St Marguerite d'Youville Separate School) and various cultural/social facilities in the immediate area. This area is predominantly single family residential. The broader area contains a mix of low, medium and high density housing. There is adequate provision for a full range of housing. There is adequate provision of employment areas throughout the City and in close proximity to this site. The proposed draft plan implements the land use policies in accordance with the City's Official Plan and Hyde Park Area Plan. The proposed draft plan supports public transit and promotes pedestrian movement through the adjacent subdivisions.

The requirements of London Hydro, Union Gas, and the City of London to adequately provide utilities and services are normally addressed in the conditions of draft plan. No lands will be taken for public parks or highway dedication. Parkland dedication will be required.

Based on planning staff's review of the criteria in the Planning Act under Section 51(24), the proposed draft plan has regard for the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality.

Official Plan Policies

On June 11, 2007, Municipal Council adopted Official Plan and Zoning By-law amendments consistent with the Ontario Municipal Board's decision of August 15, 2006. The Official Plan was amended on the subject lands and included the amendment to the remnant wooded area located to the rear of the property. The Official Plan was amended on the wooded area from "Urban Reserve – Community Growth" to "Low Density Residential" and to deleted "Vegetation Patches Outside ESA's and Wetlands" from Schedule 'B' of the Official Plan. The front portion of the property was designated Multi Family Medium Density Residential consistent with the Hyde Park Community Plan.

The proposed plan of subdivision and zoning amendment is consistent with the Official Plan.

The Low Density Residential designation permits single detached, semi-detached, and duplex dwellings and other forms of low density residential uses at a maximum density of 30 units per hectare. The proposal to develop this parcel with 61 residential dwellings will result in an overall density of 23 units per hectare, which is within the density limits in the Low Density Residential designation.

Discussions with the applicant's agent at the time of the 2007 Official Plan and Zoning By-law Amendments indicated they were prepared to work with the City to achieve a subdivision design which incorporates a meaningful and sustainable component of the existing wooded area.

The proposed retention of the wooded area is permitted in the Low Density Residential designation and is consistent with the discussion with the applicant in 2007 during the Official Plan and Zoning By-law amendment process. The proposed plan of subdivision and zoning by-law amendment is consistent with the Official Plan.

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Zoning By-law Amendment

The proposed requested amendment to the zoning by-law is to change the zoning of the subject property from a Holding Residential R5/R6/R8 (h-34*h-57*h-78*R5-4/R6-4/R8-2) Zone which permits cluster residential in the form of single, semi, duplex, townhouse, stacked townhouse, apartments, senior citizen apartments and continuum of care facilities to a maximum density of 50 units per hectare and 13m in height, and a Holding Residential R1 Special Provision (h-57*h-78*h-79*R1-3 (5)) Zone which permits single detached dwellings to an Open Space (OS4) Zone which permits public or private parks and conservation lands, a Holding Residential R5/Residential R6/Residential R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone which permits cluster residential in the form of single, semi, duplex, townhouse, stacked townhouse, apartments, senior citizen apartments and continuum of care facilities to a maximum density of 50 units per hectare and 13m in height, with holding provisions to ensure a development agreement is entered into with the City, to encourage street orientation and discourage noise attenuation barriers, and to ensure the provision of a looped water system and a second public access when more than 80 units are developed and a Holding Residential R1 Special Provision (h*h-100*R1-3 (5)) Zone which permits single detached dwellings with holding provision to ensure a development agreement is entered into with the City and to ensure the provision of a looped water system and a second public access when more than 80 units are developed and the proposed amendment intends to remove the Holding Provisions h-57*h-78*h-79 that were required to ensure adequate sanitary treatment capacity at the Oxford Pollution Control Plan, ensure sanitary, storm, water services and access is available to the satisfaction of the City Engineer, and that a Tree Retention Report be submitted to the satisfaction of the City.

Open Space (OS4), The Wooded Area

A significant amount of history is involved in understanding the requested proposed Open Space (OS4) Zone for the 1.07 ha proposed future City Park on the southerly portion of the property. This wooded area was subject to an OMB decision in 2006 and Official Plan and Zoning By-law amendments in 2007. Through these processes the wooded area was deemed not significant and was designated in the City of London Official Plan Schedule “A” Land Use as Residential and was removed from Schedule “B” Natural Heritage Features. The lands were zoned Residential R1 (R1-3 (5)) which permits single detached dwellings. Through the planning process and in consultation with the property owner, it was agreed that a Tree Preservation Study be completed and “best” efforts be made to preserve the most significant portions of this wood area. A Holding Provision h-79 was applied to the lands and staff was directed to report back to Council during the early stages of development approval process. On March 28, 2014 Staff reported back to Council with the submitted Tree Preservation Report.

The proposed Open Space (OS4) Zone implements the recommendation of the applications submitted Tree Preservation Report. The Tree Preservation Report states:

A Primary Tree Retention Zone has been established (see the Tree Retention Plan T-1):

Block 63, an area of approximately 1.07 hectares comprising the highest quality stand of trees on the site, which will be designated as municipal parkland;

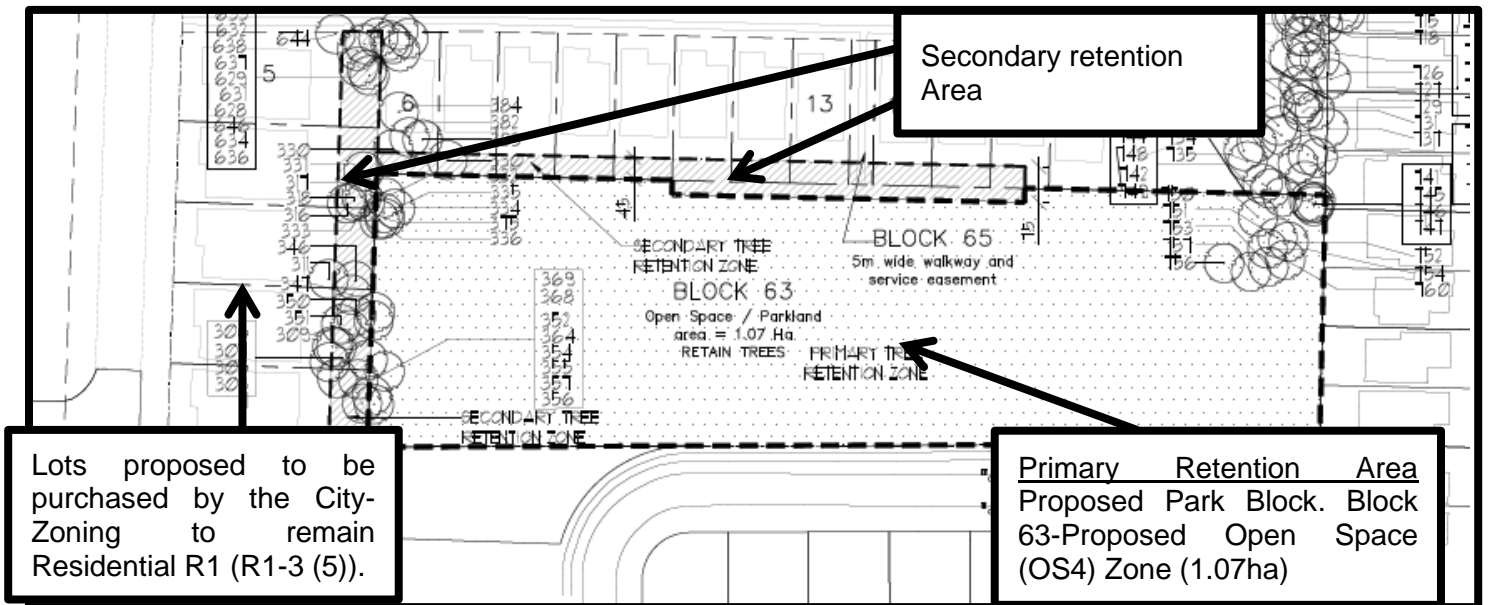
The Primary Zone establishes the area in which trees will be retained (with remedial pruning to enhance tree health) or removed (if they represent a hazardous condition). Protection for these trees is assured by the construction of a tree preservation barrier, which is to be maintained at the limit of the Secondary Zone (thus providing an added buffer) and around the perimeter of the zone until all site construction has been completed. Preservation in the Primary Zone will be definite and no construction or site alterations will be allowed.

In addition, Two Secondary Zones have been established, comprising those trees that will be retained and protected until more specific information is available with regards to building footprints and lot grading.

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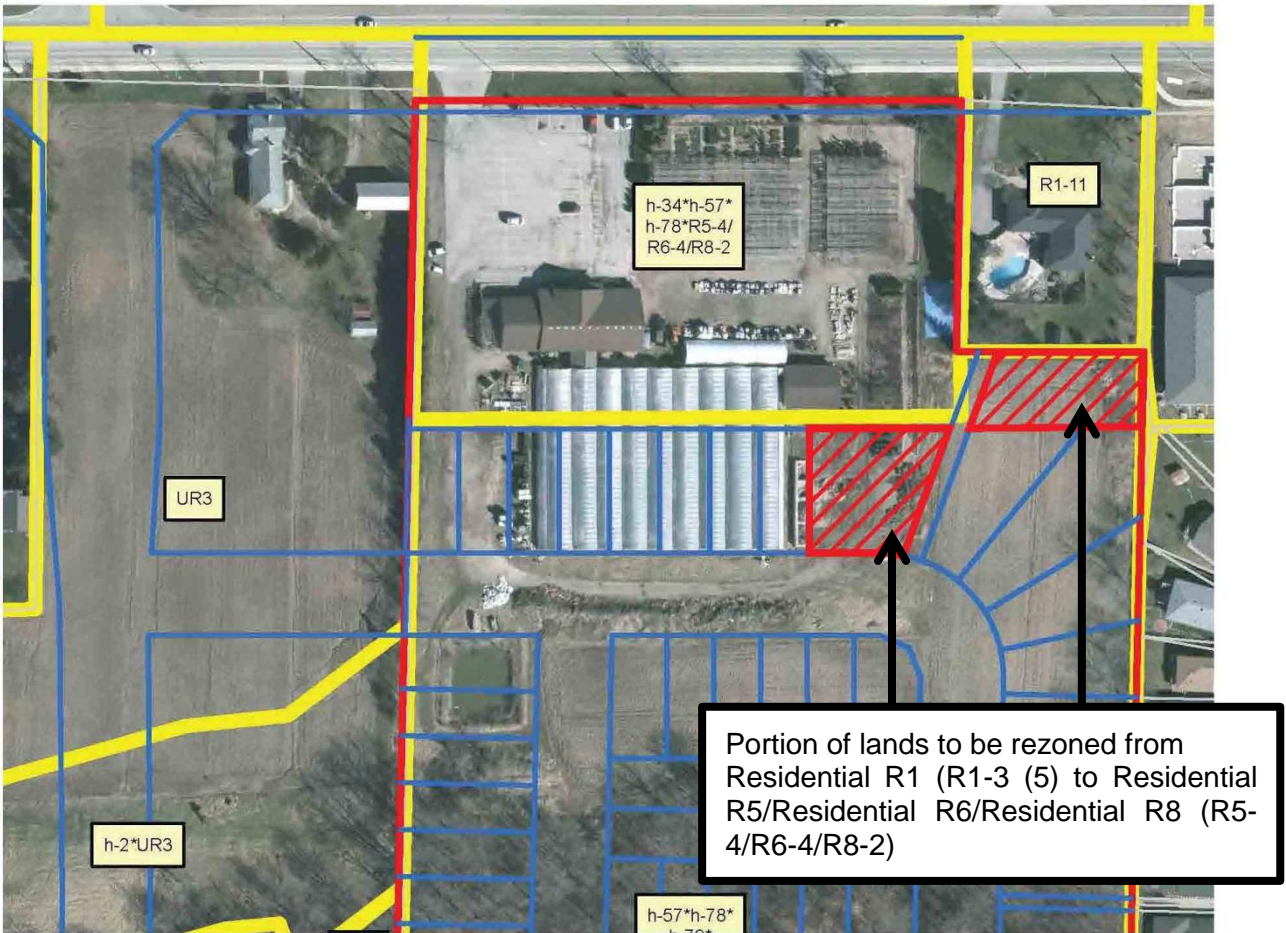
Tree Retention Plan T-1



The proposed amendment to amend the zoning on Block 63 from a Residential R1 (R1-3 (5)) Zone to Open Space (OS4) Zone implements the Council’s direction to protect a significant portion of the existing wooded area through the implementation of the recommendation of the applicant’s submitted Tree Retention Report. Parks Planning staff has requested as a condition of draft plan approval that the City pursue the option of purchasing the three (3) lots fronting onto Coronation. If the City is successful in the future in purchasing the lots, a City initiated zoning by-law amendment would be required to amend the zone on the lots from Residential R1 (R1-3 (5)) Zone to an Open Space (OS4) Zone.

Multi Family Medium Density Block

The northerly 1.29 ha portion of the property is currently zoned Residential R5/Residential R6/Residential R8 R5-4/R6-4/R8-2) which permits Multi Family Medium Density Residential development. The lands were zoned prior to a draft plan of subdivision. A small portion of the lands currently zoned Residential R1-3 (5) are needed for the Multi Family block frontage. The proposed amendment will allow for frontage and access onto the future local Street “A” from the Multi Family Medium Density Residential development and is consistent with the Official Plan and Urban Design Guidelines.



Holding Provisions

The applicant has applied to remove Holding Provisions h-57*h-78*h-79 from the subject property. The existing holding provisions are:

h-57 Purpose: To ensure the adequate provision of sanitary treatment capacity at the Oxford Pollution Control Plant, the "h-57" symbol shall not be deleted until an allocation for treatment capacity at the Oxford Pollution Control Plant has been made by the City Engineer.

The Oxford Pollution Control Plan was upgraded after this holding provision was applied to the lands in 2007. The proposed zoning amendment will include the h Holding provision which requires that prior to development a development agreement will be entered into with the City to ensure the adequate provisions of municipal services, which includes sanitary servicing. The h Holding provision and the proposed conditions of draft approval will ensure the adequate provision of municipal services. The h-78 holding provision can be removed from the lands at this time.

h-78 To ensure the orderly development of land and the adequate provision of municipal services, the h- 78 symbol shall not be deleted until a sanitary servicing plan has been prepared, confirmation that stormwater management capacity is available, and that access for future development is to the secondary collector road system as identified in the Official Plan, all to the satisfaction of the City Engineer

The proposed zoning amendment will include the h Holding provision which requires that prior to development a development agreement will be entered into with the City to ensure the adequate provisions of municipal services which includes stormwater management and access. The h Holding provision and the proposed conditions of draft approval will ensure the adequate provision of municipal services. The h-78 holding provision can be removed from the lands at this time.

h-79 Purpose: To ensure the owner undertakes a tree retention plan as part of any future

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subdivision development, the h-79 symbol shall not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant in accordance with the Tree Preservation Policy and is implemented to the satisfaction of the General Manager of Planning & Development.

The applicant has submitted a Tree Preservation Report; prepared by Ron Koudys Landscape Architect Inc. dated July 2013. On March 26, 2014 Staff submitted a report to the Planning and Environment Committee. The park block has been established to implement the recommendations of the Tree Preservation Report. The following conditions are included in the conditions of draft approval:

The Owner shall dedicate Blocks 63 to the City of London at no cost, for park purposes to satisfy the 5 percent parkland dedication requirements.

The owner shall, as part of the design studies, prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the Manager of Environmental and Parks Planning as part of the design studies submission. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.

The applicant is to work with the City to pursue the opportunity for the City to acquire lots 1, 2 and 3 fronting onto Coronation Drive.

The submitted Tree Retention Report and the conditions of draft approval satisfy the requirement of the h-79 holding provision and the h-79 holding provision can be removed from the lands at this time.

Proposed Holding Provision

To ensure for the orderly development of lands the following holding provisions are included in the proposed zoning amendment.

h - Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

Permitted Interim Uses:

Model homes are permitted in accordance with Section 4.5(2) of the By-law; .

The h- Holding provision is appropriate to be included on all of the residential zoned lands to ensure for the orderly development of lands that sufficient security is deposited and a development agreement is entered into with the City prior to development.

h-100 Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h

Permitted Interim Uses: A maximum of 80 residential units

The proposed access to the subdivision will be from the extension of Coronation Drive. Prior to the development of the balance of Coronation Drive through lands not owned by the subdivider to Gainsborough Road, the subdivision will have only one public access and cannot provide for a looped water system. The proposed holding provision will allow for a maximum of 80 units to be developed in the subdivision prior to a second public access being provided. Conditions have been included in the conditions of draft approval that will require the construction of an emergency temporary access from Gainsborough Road to the proposed future Street "A"

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through the Multi Family Medium Density Residential block.

h-34 Purpose: To encourage street oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the design guidelines in the Hyde Park Community Plan, to the satisfaction City of London, prior to removal of the "h-34" symbol.

The h-34 holding provision is proposed on the Multi Family Medium Density Residential block. The holding provision will ensure noise walls will be discouraged and the design will be consistent with the Hyde Park Community Plan prior to development. of

Planning Impact Analysis

Planning Impact Analysis under Section 3.7 in the Official Plan was used to evaluate this application for the proposed zoning amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses. The proposed subdivision and zoning amendment is consistent with Section 3.7 as:

- it is compatible with the surrounding land uses and will not impact development on present and future land uses in the area.
- the size and shape of the parcel can accommodate the intensity of the proposed use;
- the property is located within close proximity to the Hyde Park Commercial corridor, has access to public open space and recreational facilities, community facilities, and transit services.
- the proposed zoning will permit height, location and spacing of buildings consistent with the surrounding land uses;
- the proposed development provides for the retention of a significant portion of the existing wooded area which will contribute to and enhance the character of the surrounding area;
- the location of vehicular access points comply with the City’s road access policies.
- the proposed development is consistent with the City’s Official Plan and Zoning By-law,

Urban Design/Placemaking

The Hyde Park Community Plan Community and Urban Design Guidelines were adopted by the City in 2001 to provide for an identifiable character, sense of place, and a high quality of design for the Hyde Park Community.

Section 3.6 of the Hyde Park Community Plan Community and Urban Design Guidelines states that Collector or Local streets that have open space on one side will be known as Park Side Drives. Park Side Drives serve to provide a high quality of public access and visibility of the open space feature. The submitted draft plan had shown rear lotting along the proposed City Park block on the southerly portion of the lands. To provide a high quality of public visibility and access to the proposed Park block the plan was redlined to move the proposed local Street “A” south to create a park side drive along the future City Park. The park side drive includes the protection of the identified secondary retention area which further protects and enhances the primary retention area as identified in the submitted Tree Retention Report

The applicant has agreed to dedicate 1.07 ha of parkland that was identified as the primary retention area in the submitted Tree Retention Report. 1.07ha of parkland is an over dedication of parkland for this subdivision. The City’s Parks Planning division is proposing to purchase the 3 proposed lots along Coronation Drive that abuts Block 63. If the City is successful in purchasing the lots it will allow for a park side drive along the collector street and protection of the secondary retention area which further protects and enhances the primary retention area as identified in the submitted Tree Retention Report.

Sidewalks will be provided within the subdivision to connect to the collector street and allow for pedestrian movement to the shopping opportunities to the west. The plan of subdivision can be

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serviced with existing infrastructure without the costly need for extensions. This subdivision will be integrated into the existing neighbourhood and will not put an undue strain on municipal services such as waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

The proposed subdivision design is consistent with the Official Plan policies and Hyde Park Community Plan in the general layout and arrangement of the land uses.

Parkland Dedication

Required Parkland Calculation

Land Use (Block)	Area (ha)	Requested Maximum Density	Projected Units	Expected Dedication (ha)
Single Detached Residential Blocks (1 – 61)	2.64	4.3 units/ha	61	0.2
Medium Density Residential Block (62)	1.2	50 units/ha	60	0.2
Approximate Parkland Required				0.4 ha
Parkland Provided				1.07 ha

The applicant has agreed to dedicate Block 63 to the City to satisfy the required parkland dedication and to preserve and protect the primary retention area as identified in the submitted Tree Retention Report. The applicant acknowledges that this is an over dedication of parkland but has agreed to dedicate the whole of Block 63 for the purpose of satisfying parkland dedication. This dedication fulfils the commitment of the applicant to make “best” efforts to preserve the most significant portions of this wooded area. The City is proposing to purchase the three (3) lots along Coronation Drive to provide for a park side drive on the collector street and to provide further protection and enhancement of the existing wooded area.

Public Circulation Comments:

- **Preservation and protection of the existing trees:**
Block 63 of the plan is intended to be dedicated as parkland dedication. The Zoning on the Block is proposed to be amended from Residential to Open Space. The City of London Park Planning division is proposing to purchase the three (3) lots fronting Coronation Drive. The proposed plan of subdivision and zoning amendment protect and preserves a significant portion of the existing wooded area. Conditions have been included in the draft plan that requires the protection and enhancement of the exiting wooded area.
- **No access from the subdivision to Gainsborough Road:**
The subdivision will be accessed from Coronation Drive. No access is proposed to Gainsborough Road directly from this subdivision. In the future a second access will be provided onto Coronation Drive. Holding Provision h-100 has been included in the proposed zoning amendment that will allow a maximum of 80 units to be developed with the single access to Coronation Drive. Conditions are included in the condition of draft plan approval that will require the construction of a temporary emergency access from the subdivision to Gainsborough until such time as the second access to Coronation Drive is completed. Existing trees outside of the primary retention area identified in the submitted Tree Retention Report will be removed to construct the extension of Coronation Drive to the proposed Street “A”.
- **No proposed extension of Coronation Drive to Gainsborough:**
The section of Coronation Drive between the lands owned by the subdivider and Gainsborough Road is not owned by the subdivider. This section of Coronation will be constructed when these lands are developed in the future. All vehicular traffic generated by the proposed subdivision will access onto the existing road network to the south by

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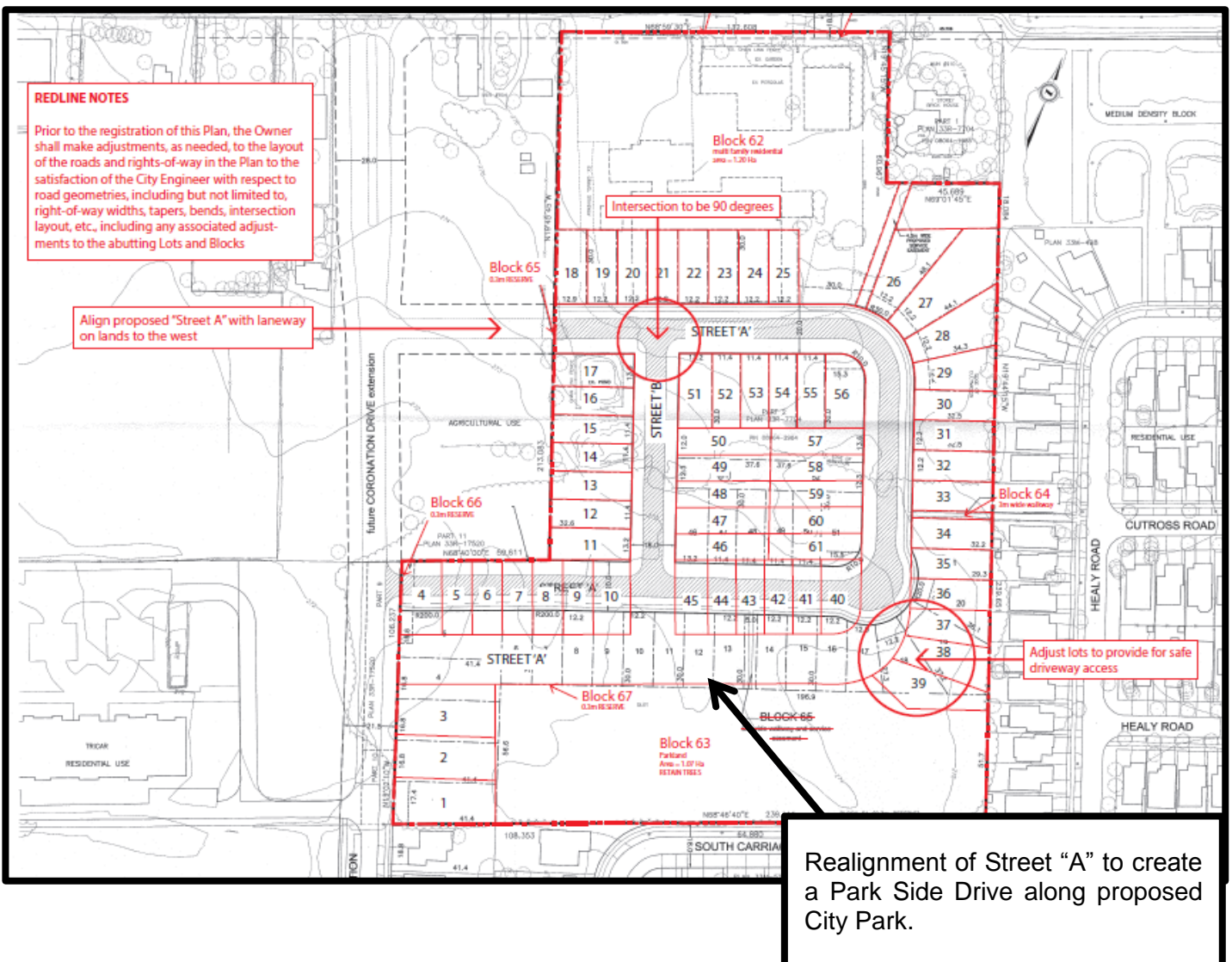
connecting to Coronation Drive. A maximum of 80 units will be permitted to be constructed prior to a second access being provided.

- Without any direct street connection to Gainsborough traffic lights are required at the corner of South Carriage Road and Hyde Park Road:
The Hyde Park Road EA has been completed and construction has begun on the improvement to Hyde Park Road. A traffic light will be installed at this corner during the Hyde Park Road improvement project.

Redline Revision

- Revise the 90 degree bend in Street 'A' (southerly leg) to have a City standard road width of 8.0 metres consistent with the rest of Street "A" and remove the 'bulge' in the road with appropriate adjustments to the adjacent Lots and right-of-way accordingly;
- Revise Lots 14 to 22 to provide a minimum of 5.5 metre "curb-line frontage" along the adjacent curb line (road edge) between the projected property lines of irregular shaped lots around the revised 90 degree bend in Street "A"
- Identify on the Draft Plan all legal plan information and all municipal addresses for the adjacent lands;
- Show the 0.3 metre reserve Blocks within this Plan
- Show alignment with the future westerly extension of Street 'A' to the future Coronation Drive and the future laneway west of the future Coronation Drive; and

Red- line Revisions



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CONCLUSION

Approval and development of these lands is consistent with Provincial Policy, the City of London Official Plan and zoning by-law. The recommended redline draft plan and conditions of draft approval ensures a compatible form of development with the existing neighbourhood. Overall, the redline draft plan of subdivision with associated conditions represents good land use planning and is an appropriate form of development.

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

"Attach"
JCS/....

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Bibliography of Information and Materials

Request for Approval:

City of London Draft Plan of Subdivision Application Form, completed by Jay McGuffin October 16, 2013.

City of London Zoning By-law Amendment Application Form, completed by Jay McGuffin, December 11th, 2013.

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.

City of London. Zoning By-law No. Z.-1, May 21, 1991 , as amended.

Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, April 30, 2014.

Correspondence:

*all located in City of London File No. 39T-13505 unless otherwise stated.

Also see attached public correspondence in previous section.

Internal responses -

B. Page, Parks Planning and Design, E-mail to C Smith, January 27, 2014.

R. Kuehr, Environmental Services, Memo to C. Smith, May 16, 2014.

External responses-

L. Raffoul, Bell Canada, Letter to C. Smith, January 15, 2014.

B. DeSando, Canada Post, E-mail to N. McKee, January 27, 2014.

C. Creighton, UTRCA, Letter to C. Smith, February 6, 2014.

Reports submitted with Application:

Final Proposal Report, Montieth Brown, October 2013.

Tree Retention Report, Ron Koudys, July 2013

Urban Design Brief, Montieth Brown, October 2013

Archaeological Assessment Report, June 2012

Geotechnical Engineering Report, LVM, September 12, 2012.

Conceptual Stormwater management Report, Ricor Engineering Limited, December 17, 2012.

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Responses to Public Liaison Letter and Publication in “Living in the City”

Comments Received by E-mail

Hello Mr. Smith,

Thank you very much for our chat on this subject recently. I thought I would make a few comments as you suggested.

I spoke with Mr Teske and he was quite willing to discuss tree preservation.

My main hope is to have a definitive way of marking trees to be hopefully saved and to monitor that stage of construction. Proper protection should be in place. Even areas of where drains are to go, the width of the construction corridor should be as minimal as possible. A lot of trees are damaged when this care isn't in place. It was quite evident in the road construction (current) of the road into the Stanton drain

I would also hope that a few snags that are in the green area are preserved if they are not too tall given that Great horned owls nested in this woods last year as did at least 3 pair of woodpeckers. So, some smaller diameter snags would be of value, since all dead trees in the developed area will be gone. Deer (5) and turkeys (20) frequent the woods but will no doubt be quite capable of finding other habitat.

Our home is on Healy Rd., adjacent to the woodlot. We and our neighbours on the west side of Healy Rd. originally were assured our lots with their 15 ft back yards would be forever on the woodlot, hence no need for a bigger back yard.. I would think it would be a much more pleasant resolution of this for we here if this adequate tree preservation could be attained..

Sincerely,

Dr, Wm. Maddeford

Dear Mr. Smith:

I have in hand the Notice of Application for Approval of Draft Plan of Subdivision and Zoning By-Law Amendment dated January 10th, 2014 concerning the change request brought forth by Mr. Steve Teske regarding the zoning of 930 Gainsborough Road.

I'd like to advise the Planning Committee of my objection to the proposed Zoning By-law Amendment on the following grounds:

1. The municipal address for this development 930 Gainsborough Rd, however, the plan shows no access/egress to/from the subdivision to/from Gainsborough Road.
2. In the absence of access/egress mentioned in (1) above, the plan calls for Street A to link to an extension of Coronation Drive which does not currently exist and which would require the partial clearance of a stand of old growth trees.
3. The Planning Committee continues to approve developments adjacent to the final extension of Coronation Road (i.e. 982 Gainsborough; 1060 Coronation Drive): (a) without mandating a completion of the link to Gainsborough Road which has part of the official plan for over 10 years, and/or (b) without installation of traffic lights at the corner of South Carriage Road and Hyde Park Road which is already a very unsafe intersection.

While I generally support the principle of intensification within the current boundaries of the City of London and see the need for fill-in subdivisions such as the one described, I feel that the Planning Committee needs to ensure that proper infrastructure grows with the development and I do not believe that they are fulfilling their mandate in this case.

Yours truly,

Dan Foster
509-1030 Coronation Drive
London ON N6G0G5

Attention: Mr. Smith:

As a resident of the City of London living near the above proposed subdivision, I am writing to express my concerns regarding this project.

Although, I recognize that I reside in an underdeveloped area, at present, I can only hope that the city will give due regard to its' Official Plan for the area known as Hyde Park.

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The following list outlines my concerns in regard to the above named proposal:

1) Traffic Flow - the drawings show a future extension to Coronation Drive to link it to North Coronation Drive crossing Gainsborough Road. There has been no date given for when this extension will take place and to the best of my understanding there is no plan or land agreement made with current landowners for this extension to take place. However, the proposed subdivision drawing shows a Street "A" exiting unto the future Coronation Drive extension. How will the proposed construction take place with no true roadway available? Where will vehicles enter and exit the lands at 930 Gainsborough Road if a group of houses is constructed? Who has the responsibility to put the necessary roadways in place? Is it the City of London or is it the developers? As well, it is my understanding that the future widening of Hyde Park Road will not be completed until the end of 2016. We presently deal with huge volumes of traffic on this corridor and I am sure any future development will only add to the congestion on Hyde Park Road and Gainsborough Road.

2) Infrastructure in the area re water services, wastewater management, sanitary sewer systems, electricity, schools, transportation services, and parks and recreation facilities are all things the city and the developer must work together on to ensure that all these needs are met adequately now and for the future.

3) There is a small woodlot involved in the proposed development area as well. London likes to call itself "the Forest City", but, we must consider the development and how it will effect the woodlot and any detrimental effects to the area if the woodlot or any portion of the woodlot is removed. Many people in the area wish to have our natural surroundings preserved for future enjoyment. If we remove the trees, how will the watershed be affected or the wildlife inhabiting the woodlot?

4) There are other developments currently proposed in the same area that I am aware of (namely 982 Gainsborough Road developer Highland Communities Ltd. and 1060 Coronation Drive developer The Tricar Group). My concern with regard to the developments proposed in the area of Hyde Park (namely 930 Gainsborough Road, 982 Gainsborough Road, and 1060 Coronation Drive) is how the City of London will link all these proposed developments in regard to traffic flow, infrastructure needs, schools, commercial developments, and parks and recreation facilities etc.. Although, I realize we live in an area of future development; the way it is handled will be crucial to how our neighbourhood grows for the enjoyment of all parties living in the area now and in the future.

Thank you for listening to my concerns. All we want is a community that has good traffic flow, gives due concern to meeting our necessary infrastructure needs to the meet the essentials of good quality living and that we are able to maintain green spaces and give due regard to our man-made and natural environment.

Regards,

Shelley McKeen
1009-1030 Coronation Drive
London, ON N6G 0G5

Good day Matt,

We've met at the meeting last year for the above and you gave me your card.

I live at 1593 Healy Road so I am one of the "lucky" ones that will keep the forest behind us, however there was mention of putting up a fence right at the line which would be ugly to look at.

In all, there are 4 houses that will continue to back on the remaining forest off Healy Road and all of us are interested in buying additional footage at the back of our respective houses so that the fence they want to put in can go further in the woods. I also have an 18 month chocolate lab that is properly trained to do her washroom breaks in the forest! I am not really sure why they would not offer to begin with as it will have no future value to them going forward at the back of the 4 houses in question

Who will be the remaining rightful owner of the remaining forest? And who do we contact to purchase additional footage?

Please advise as soon as possible.

Thank you

Robert (Rob) Michaud, PFP

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Appendix "A"
Related Estimated Costs and Revenues

Estimated Costs – This Draft Plan	
Claims from Urban Works Reserve Fund – General	
- Storm sewer oversizing	\$70,700
- Roadworks – turn lanes & internal widening	\$520,000
Claims from Urban Works Reserve Fund - Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	\$590,700
Estimated Revenues - This Draft Plan (Jan 2014 rates)	
CSRF	\$12,478,245
UWRF	\$2,226,783
Total	\$14,705,028

1. Estimated Costs are based on approximations provided by the applicant. Final claims will be determined based on actual costs in conjunction with the terms of the subdivision agreement and the applicable By-law.
2. Estimated Revenues are calculated using January 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.
3. 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.
4. New requirements of developer constructed works will be incorporated into the new DC By-law. The new requirements generally involve greater application of City procurement practices to work completed under agreements under the Planning Act and greater documentation prior to initiation of work.

Reviewed By:



Peter Christiaans
Director, Development Finance

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Appendix “B”
Conditions of Draft Approval

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-13505 ARE AS FOLLOWS:

- | NO. | CONDITIONS |
|------------|---|
| 1) | This draft approval applies to the draft plan as submitted by Steve Teske. (File No. 39T-13505), prepared by AGM Land Surveyors, certified by Bruce Baker, OLS, (Drawing DP-A, dated October 16, 2013), as <u>red-lined</u> , which shows 61 single detached residential, lots, 1 park block and one walkway blocks served by two new local street. |
| 2) | This approval applies for three years, 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. |
| 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) shall be named to the satisfaction of the City. |
| 5) | The Owner shall request that the municipal address shall be assigned to the satisfaction of the City. |
| 6) | Prior to final approval, the Owner shall submit to the City 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) | The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges. |
| 8) | 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, at no cost to the City. |
| 9) | Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with 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. |
| 10) | Prior to final approval for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of |

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all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

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

Sanitary

- 12) In conjunction with the Design Studies submission, the Owner shall have his professional consulting engineer prepare and submit the following sanitary servicing design information:

- i) a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City Engineer;
- ii) a conceptual plan of the proposed sanitary private drain connections servicing for narrow frontage lots on Street 'A' (e.g. Lots 17 to 21 and Lots 27 to 30) within this Plan to demonstrate how these services will be in compliance with City standards;
- iii) an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407;
- iv) servicing to 910 Gainsborough Road and the proposed use of Block 62 in this Plan (e.g. dwelling units in the medium density residential block, apartment and other approved uses) can be serviced directly from Street 'A'; can be constructed with adequate separation distances and depths; and avoid conflicts with City services, all in compliance with City of London standards and requirements; or alternatively demonstrate how these lands will be serviced from Gainsborough Road; and
- v) confirmation that the existing and proposed servicing requirement for the proposed Lots 1 and 2 in this Plan fronting Coronation Drive are in compliance to City standards.

- 13) 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 consistent with the approved design criteria and accepted drawings, all to the satisfaction of the City at no cost to the City:

- i) Construct sanitary sewers over Parts 6, 9 and 10 of Plan 33R-17520 (the proposed Coronation Drive) from the existing municipal sanitary sewer system being the 250 mm sanitary sewer adjacent to the south limit of this Plan to Street 'A' in this Plan;
- ii) Construct sanitary sewers to service the Lots and Block this Plan and connect them to the sanitary sewers as required herein over Parts 6, 9 and 10 of Plan 33R-17520 (the proposed Coronation Drive);
- iii) 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;
- iv) Make provisions for oversizing of the internal and external sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands including servicing to 910 Gainsborough Road;

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- v) Make provisions for a servicing easement and sanitary private drain connection through Block 62 in this Plan to accommodate sanitary servicing for 910 Gainsborough Road from the sanitary sewers on Street 'A'; and
 - vi) 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. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
- 14) Prior to the issuance of any Certificates of Conditional Approval for any Lot or Block in this Plan, the Owner shall have all sanitary and related works to serve this plan and external lands constructed and operational to service the said for Lots and Blocks in this Plan, in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City or as otherwise approved by the City Engineer.
- 15) In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, 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, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting 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 sewer. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City;
 - iii) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - iv) Implementing any additional measures recommended through the Design Studies stage.
- 16) Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

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

Storm Water Management

- 17) In conjunction with the Design Studies submission, the Owner shall have his consulting professional engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- 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;

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- ii) Identify the internal and contributing external, major and minor storm flow routes to service the subject lands and external lands;
 - iii) Provide preliminary plans demonstrating how the existing external and proposed grading, drainage, storm overland flows, conveyance route, servicing and road designs in this plan of subdivision will be compatible with the existing and ultimate grading, drainage, overland flow routes, conveyance, servicing and road design of all adjacent external lands and roads in the vicinity of this plan;
 - iv) Provide a conceptual plan of the proposed stormwater private drain connections servicing for narrow frontage lots on Street 'A' (e.g. Lots 17 to 21 and Lots 27 to 30) within this Plan to demonstrate how these services will be in compliance with City standards;
 - v) Provide a geotechnical report with recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision for lands within this plan;
 - vi) Develop an erosion/sediment control plan 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. This plan is to include measures to be used during all phases of construction; and
 - vii) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
- 18) The Owner shall have his consulting professional engineer prepare the above-noted Storm/Drainage and SWM Servicing Functional Report in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Stanton Drain Subwatershed Study and any addendums/amendments;
 - ii) The accepted Environmental Assessment for Storm Drainage and Stormwater Management Servicing Works for the Hyde Park Community Plan (2002) Environmental Assessment and any addendums/amendments;
 - iii) The approved Storm/Drainage and SWM Servicing functional Report for the subject lands;
 - iv) The approved Functional Stormwater Management Plan for the Regional Hyde Park South SWM Facility #1 by Earth Tech Canada Inc. (March 2006) and any additional documents;
 - v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - viii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
- 19) Should the proposed Storm/Drainage and SWM servicing works vary from the approved Functional Stormwater Management Plan for the Regional Hyde Park South SWM Facility #1 by Earth Tech Canada Inc. (March 2006), the Owner shall have a professional engineer update the said Functional SWM Plan as required by the City

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Engineer to address the above, to the satisfaction of the City Engineer and at no cost to the City.

- 20) 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 located within the Stanton Drain Subwatershed consistent with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City:
- i) Construct storm sewers over Parts 6, 9 and 10 of Plan 33R-17520 (the proposed Coronation Drive) from the existing municipal storm sewer system being the 1200 mm storm sewer adjacent to the south limit of this Plan to Street 'A' in this Plan;
 - ii) Construct storm sewers to service the Lots and Block this Plan and connect them to the storm sewers as required herein over Parts 6, 9 and 10 of Plan 33R-17520 (the proposed Coronation Drive);
 - iii) Servicing for Block 62 in this Plan shall be from the existing 600mm storm sewer on Gainsborough Road fronting that Block with sufficient stormwater control measures as required herein;
 - iv) Make provisions to oversize and deepen the storm sewers to be constructed in conjunction with this Plan to accommodate flows from upstream lands external to this plan;
 - v) 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 correct any deficiencies of the erosion and sediment control measures forthwith; and
 - vi) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
- 21) Prior to the issuance of any Certificates of Conditional Approval for any Lot or Blocks in this Plan, the Owner shall complete the following with respect to storm servicing of this Plan and adjacent external lands, all in accordance with the approved design criteria and accepted drawings to the satisfaction of the City Engineer:
- i) All storm/drainage and SWM related works to serve this plan must be constructed and operational;
 - ii) Construct and have operational the internal and external, major and minor storm flow routes to service the subject lands and external lands; and
 - iii) Implement all geotechnical recommendations identified in the accepted geotechnical report.
- 22) Prior to the acceptance of engineering drawings, the Owner's professional 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, or any approval 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.
- 23) The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system to the satisfaction of the City Engineer. In the event where the above condition cannot be met, the Owner agrees to provide SWM on-site controls that comply to the accepted City Design Requirement for Permanent Private Stormwater Systems to the satisfaction of the City Engineer and at no cost to the City.

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- 24) In conjunction with the submission of engineering drawings, the Owner shall have a qualified consultant provide confirmation that the existing hydrogeological investigation is adequate to determine the effects of the construction associated with this plan of 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 the City. The Owner shall implement all hydrogeological measures outlined in the accepted report to the satisfaction of the City.
- 25) The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City.
- 26) If required to accommodate any interim stormwater management measures associated with this Plan, the Owner shall hold out sufficient Lots and/or Blocks within this Plan from development and provide appropriate land and/or easements to the City at the time this Plan is registered, as needed, in accordance with the accepted design criteria, stormwater management measures and drawings, all to the satisfaction of the City Engineer and at no cost to the City.

Water

- 27) In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
- i) A water servicing report which addresses the following:
 - a) Identifies external water servicing requirements;
 - b) Confirms capacity requirements are met;
 - c) Identifies need to the construction of external works;
 - d) Identifies the effect of development on existing water infrastructure – identifies 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 including interim and ultimate buildout conditions;
 - 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) making suitable arrangements with Water Operations for the maintenance of the system in the interim.

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28) Prior to the issuance of any Certificate of Conditional Approval and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water servicing for this Plan as per the approved design criteria and accepted drawings all to the satisfaction of the City Engineer and at no cost to the City:

- i) Construct watermains over Parts 6, 9 and 10 of Plan 33R-17520 (the proposed Coronation Drive) from the existing municipal watermain being the 300 mm watermain adjacent to the south limit of this Plan to Street 'A' in this Plan;
- ii) Construct watermains to service the Lots and Block this Plan and connect them to the watermain as required herein over Parts 6, 9 and 10 of Plan 33R-17520 (the proposed Coronation Drive) and the 400 mm diameter watermain on Gainsborough Road;
- iii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 dwelling units; and
- iv) 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.

Transportation

29) In conjunction with the Design Studies submission, the Owner shall have its consulting professional 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:"

30) In conjunction with the submission of design studies, the Owner shall have his consulting professional engineer provide a conceptual vertical and horizontal layout of the north leg of Coronation Drive connecting to Gainsborough Road, demonstrating OLF, drainage, vertical curves, etc., all to the satisfaction of the City Engineer and at no cost to the City. Revisions to the proposed Draft Plan or Final Plan may be required in this regard.

31) In conjunction with the submission of design studies, the Owner shall have his consulting professional engineer provide a conceptual plan showing the layout of Street 'A' in this Plan and its future extension to the future Coronation Drive west of this Plan including its alignment with the future laneway west of the future Coronation Drive to comply with the Hyde Park Community Plan (December 15, 1999), all to the satisfaction of the City Engineer and at no cost to the City.

32) Prior to any issuance of Certificate of Conditional Approval, if required, the Owner shall make all necessary arrangements, financial and otherwise to construct Coronation Drive as a fully serviced secondary collector road, over Parts 6, 9 and 10 of Plan 33R-17520 with a minimum of 21.5 metre right-of-way in accordance with the approved design criteria and accepted drawings, including the removal of all existing works and services, as needed, to the satisfaction of the City Engineer, at no cost to the City.

In the event that Coronation Drive, over Parts 6, 9 and 10 of 33R-17520 is constructed as a fully serviced road by others as confirmed by the City, then the Owner shall be relieved of this obligation.

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- 33) Prior to any assumption of this Plan, the Owner shall ensure that all necessary construction on Coronation Drive over Parts 6, 9 and 10 of Plan 33R-17520 to the northerly limits of Plan 33R-17520 have been completed by the Owner to the satisfaction of the City Engineer at no cost to the City, unless such works have been completed by others as confirmed by the City.
- 34) At the time Street "A" in this Plan is available to connect to Coronation Drive over Parts 6, 9 and 10 of 33R-17520, the Owner shall have its consulting engineer confirm to the City that Street "A" in this Plan has been constructed and operational to provide a public access to Coronation Drive and, if required, the Owner shall make arrangements with the City, or others responsible for construction Coronation Drive as the case may be, for the removal of any temporary measures in the area of Street "A" and Coronation Drive, over Parts 6, 9 and 10 of 33R-17520, all to the satisfaction of the City Engineer..
- 35) In conjunction with the Design Studies submission, the Owner shall have his professional engineer provide a conceptual plan of Street "A" in this Plan to demonstrate that a minimum of 5.5 metres "curb-line" frontage along the curb line between the projected property lines of irregular shaped lots around the bends in this plan of subdivision can be provided and include any associated adjustments to the abutting lots to accommodate minimum curb line frontages to eliminate the bulge on Street 'A'. Prior to final approval, the Owner shall adjust Street 'A' and abutting lots/blocks accordingly to City standards on the final plan (eg. bend, road width and rights-of-way), to the satisfaction of the City Engineer, at no cost to the City.
- 36) Should the alignment of Street 'A' in this Plan need to be altered to be consistent with the accepted Design Studies conceptual plan, the Owner shall revise the Draft Plan or Final Plan, to revise Street 'A' accordingly, including all associated revisions to the Lots and Blocks adjacent to Street 'A', to the satisfaction of the City Engineer and at no cost to the City.
- 37) Prior to any construction on site and/or prior to the registration of this Plan, the Owner shall close the existing accesses from this Plan to Gainsborough Road and restore the boulevard to City Standards, including barrier curb, sidewalks and grass necessary to close the said accesses to the satisfaction of the City Engineer and at no cost to the City. No construction or public access will be permitted from Gainsborough Road.
- 38) The Owner shall have its professional engineer design the roadworks in accordance with the following road widths to the satisfaction of the City:
- i) The proposed Coronation Drive over Parts 6, 9 and 10 of Plan 33R-17520 from Plan 33M-536 to the northerly limits Plan 33R-17520 (at Street 'A'), shall have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70');
 - ii) Street 'A' shall have a minimum road pavement width (exluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66'); and
 - iii) Street 'B' shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
- 39) The Owner shall not develop any lots in this Plan until the proposed Coronation Drive over Parts 6, 9 and 10 of 33R-17520 from Plan 33M-536 to the northerly limits of Plan 33R-17520 (at Street 'A') is constructed and operational in accordance with the approved design criteria and accepted design all to the satisfaction of the City Engineer.

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- 40) The Owner shall include in all Agreements of Purchase and Sale or Lease and register against the title of Lots 1 to 5 in this Plan (fronting the proposed Coronation Drive) a covenant by the purchaser or transferee of the said Lots to observe and comply with not developing the said Lots until the proposed Coronation Drive over Parts 6, 9 and 10 of 33R-17520 from Plan 33M-536 to the northerly limits of Plan 33R-17520 (at Street 'A') is constructed and operational in accordance with the approved design criteria and accepted design all to the satisfaction of the City Engineer.
- 41) Should the Owner be responsible for constructing the proposed Coronation Drive (over Parts 6, 9 and 10 of 33R-17520), then prior to the issuance of any Certificate of Conditional Approval or at a time acceptable to the City, the Owner shall place a barricade on Coronation Drive at the northerly limit of Part 6 and 9 over 33R-17520 to the satisfaction of the City Engineer.
- 42) Should the Owner be responsible to construct the proposed Coronation Drive (over Parts 6, 9 and 10 of 33R-17520), then the Owner shall make all necessary arrangements with owners of the lands abutting the future Coronation Drive (over Parts 6, 9 and 10 of Plan 33R-17520) to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of the proposed street to City standards, to the satisfaction of the City at no cost to the City.
- 43) Should the Owner be responsible to construct the proposed Coronation Drive (over Parts 6, 9 and 10 of 33R-17520) then prior to the issuance of any Certificate of Conditional Approval or at a time acceptable to the City, the Owner shall construct a 1.5 metre (5') wide sidewalk on both sides of the Coronation Drive over Parts 6, 9 and 10 of Plan 33R-17520 to the satisfaction of the City Engineer and at no cost to the City.
- 44) The Owner shall construct a 1.5 metre (5') wide sidewalk on Street 'A' (outside boulevard) to the satisfaction of the City Engineer and at no cost to the City.
- 45) 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.
- 46) Should the Owner be responsible for constructing the proposed Coronation Drive over Parts 6, 9 and 10 of 33R-17520, then the Owner shall install street lighting along the proposed street to the satisfaction of the City, at no cost to the City.
- 47) Where the Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires along the street 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 for the City Engineer and at no cost to the City.
- 48) The Owner shall make minor boulevard improvements on Gainsborough Road adjacent to this Plan, all to the specifications of the City and at no cost to the City, consisting of clean-up, removal of fences and gates, grading, signage, other features and sodding as necessary.
- 49) The Owner shall dedicate to the City sufficient lands (Block 68) to widen Gainsborough Road to 18 metres from the centreline of the original road allowance to the satisfaction of the City, at no cost to the City.

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- 50) No vehicular access will be permitted to Block 62 in this Plan from Gainsborough Road. All vehicular access to this Block is to be through the internal subdivision streets, that is Street 'A' via the proposed Coronation Drive (over Parts 6, 9 and 10 of 33R-17520) and the existing Coronation Drive in Plan 33M-536.
- 51) The Owner shall restrict access to Gainsborough Road by establishing Blocks for 0.3 metre (1') reserves along the entire Block 62 frontages (Block69) and dedicate the Blocks to the City, to the satisfaction of the City Engineer and no cost to the City.
- 52) In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design of the proposed traffic calming measures on the proposed Coronation Drive over Part 6, 8 and 10 of Plan 33R-17520 including any parking bays, curb extensions and other required measures, to the satisfaction of the City Engineer.
- 53) Should the Owner be responsible to construct the proposed Coronation Drive (over Parts 6, 9 and 10 of 33R-17520), then the Owner shall install traffic calming measures, including a parking bay, in accordance with the accepted drawings, within the proposed Coronation Drive (over Parts 6, 9 and 10 of 33R-17520) to the satisfaction of the City Engineer at no cost to the City.
- The traffic calming measures are subject to the approval of the Transportation Planning & Design Division and are to be designed and constructed to the satisfaction of the City Engineer.
- 54) The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Hyde Park Road via Coronation Drive and South Carriage Road or other routes as designated by the City Engineer. No construction or public access is permitted to Gainsborough Road from this Plan.
- 55) In conjunction with the Design Studies submission, the Owner shall provide a conceptual design of a temporary emergency access between Street 'A' and Gainsborough Road either over Block 62 in this Plan or an alternative location, all to the satisfaction of the City Engineer. The Owner shall also have it's professional engineer verify the adequacy of decision sight distance on Gainsborough Road at the temporary emergency access road, to the satisfaction of the City Engineer. If the sight lines are not adequate, the temporary emergency access is to be relocated and/or road work undertaken to establish adequate decision sight distance at the temporary emergency access road intersection with Gainsborough Raod, to the satisfaction of the City Engineer. The emergency access is temporary and shall not be used for construction or public access.
- 56) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a temporary emergency access road between Street 'A' and Gainsborough Road either over Block 62 in this Plan or an alternative location in accordance with the approved design criteria and accepted drawings, provide any necessary easements, temporary barricades, and include all temporary measures to the satisfaction of the City Engineer at no cost to the City.
- 57) When a second access is available between this Plan and Gainsborough Road to the satisfaction of the City, then the Owner shall decommission the temporary emergency access road between Street 'A' and Gainsborough Road over Block 62 in this Plan (or approved alternative location) to the satisfaction of the City Engineer at no cost to the City.

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If a second access is not available between this Plan and Gainsborough Road to the satisfaction of the City at the time this Plan is assumed, then at the time of assumption the Owner shall pay to the City an amount for the cost of decommissioning the said temporary emergency access road in future, to the satisfaction of the City and at no cost to the City.

- 58) In the event any work is undertaken on Gainsborough Road, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have it's 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.
- 59) Should a temporary turning circle exist on Parts 5, 6, 9 and 11 of Plan 33R-17520 (over and adjacent to the future Coronation Drive) at the time this plan is registered, the Owner shall remove the said temporary turning circle and restore the road, including sidewalks and adjacent lands, to the satisfaction of the City, at no cost to the City.

General Conditions

- 60) In conjunction with Design Studies submission, the Owner shall have his professional engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, telephone, TV cable, etc...) to any proposed street fronting dwelling units in Block 62 in this Plan. Should these dwelling units be serviced directly from Street 'A' and/or Gainsborough Road, the Owner shall provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services acceptable to the City.
- 61) 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.
- 62) 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 specification and satisfaction of the City.
- 63) Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
- 64) In the event that relotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
- 65) The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.

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66) In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the Plan.

67) The Owner shall have the common property line of Gainsborough Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Gainsborough Road are the existing centreline of road elevations, 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 existing road grades, all to the satisfaction of the City.

68) 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; and
- 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.

69) The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, 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.

70) 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.

71) 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 and Chief Building Official immediately, and if required by the City Engineer and 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 and 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 and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction

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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.

- 72) In conjunction with the design studies submission, the Owner shall provide a hydrogeological report to the City for review and acceptance, prepared by a qualified consultant, based on a hydrogeological investigation, including but not limited to, the effects of the construction associated with this Plan on existing ground water elevations, and private domestic and farm wells in the area; identify any possible existing contaminants; identify any abandoned wells in this Plan; and assess the impact on the water balance of this Plan with recommendations on required mitigation measures to the satisfaction of the City Engineer. The report shall also provide recommendations on groundwater, soil conditions, disposal and fill needs in the location of any existing watercourses and/or bodies of water on and within the vicinity of this Plan

Should the hydrogeological investigation confirm the presence of any existing contaminates within this Plan, the report shall also address the impact of existing contaminates that may be anticipated and/or experienced as a result of existing conditions and/or the proposed construction related to this Plan. In this regard, the report shall also provide recommendations concerning any required remediation measures and/or the need to remove and dispose of the contaminates from this Plan to protect the groundwater, watercourses and/or bodies of water on and within the vicinity of this Plan in compliance with provincial regulations and to the satisfaction of the City.

- 73) The Owner shall have a qualified professional engineer incorporate into the engineering drawings, for this Plan, all recommendations in the accepted hydrogeological report, to the satisfaction of the City Engineer and at no cost to the City.

- 74) The Owner shall implement all hydrogeological recommendations identified in the hydrogeological report in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City and at no cost to the City.

- 75) The Owner shall have his professional engineer certify to the City that all recommendations and remedial works identified in the accepted hydrogeological report have been implemented in accordance with the approved design criteria and accepted drawings all to the satisfaction of the City Engineer.

- 76) In conjunction with the design studies submission, the Owner shall provide a geotechnical report to the City for review and acceptance, prepared by a qualified consultant, based on a geotechnical investigation to address all geotechnical issues, including but not limited to, servicing, grading, drainage, road pavement structure, dewatering, identifying any possible existing contaminants and any other requirements as needed by the City. The report shall also provide recommendations on soil conditions, disposal and fill needs with recommendations on any required remediation and/or mitigation measures to the satisfaction of the City Engineer.

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Should the geotechnical investigation confirm the presence of any existing contaminates within this Plan, the report shall also address the impact of existing contaminates that may be anticipated and/or experienced as a result of existing conditions and/or the proposed construction related to this Plan. In this regard, the report shall also provide recommendations concerning any required remediation measures and/or the need to remove and dispose of contaminates from this Plan in compliance with provincial regulations and to the satisfaction of the City.

- 77) The Owner shall have a qualified professional engineer incorporate into the engineering drawings for this Plan, all recommendation in the accepted geotechnical report to the satisfaction of the City Engineer and at no cost to the City.

- 78) The Owner shall implement all geotechnical recommendations identified in the geotechnical report in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City and at no cost to the City.

- 79) The Owner shall have his professional engineer certify to the City that all recommendations and remedial works identified in the accepted geotechnical report have been implemented in accordance with the approved design criteria and accepted drawings all to the satisfaction of the City Engineer.

- 80) Should the required hydrogeological and/or the geotechnical investigations confirm the presence of any existing contaminates within this Plan, then prior to the registration of this Plan, the Owner shall complete the following with respect to the remediation, removal and disposal of contaminates within the proposed Streets, Lots and Blocks in this Plan in accordance to provincial regulations and with the satisfaction of the City Engineer at no cost to the City:
 - i) Have his professional engineer incorporate into the engineering drawings for this Plan, all recommendations in the accepted hydrogeological and/or geotechnical reports in regard to contaminates, and submit these drawings to the City for review and acceptance;
 - ii) Enter into a subdivision agreement with the City, with appropriate securities provided to the City, addressing the remediation and/or removal (and disposal) of all existing contaminates that may be anticipated and/or experienced as a result of existing conditions and/or the proposed construction;
 - iii) Implement the recommendation(s) to remediate, removal and/or disposal of any contaminates within the proposed Streets, Lots and Blocks in this Plan under the supervision of the geotechnical engineer, in accordance with the in the accepted hydrogeological and/or geotechnical reports and accepted drawings;
 - iv) Have his geotechnical engineer certify to the City that the proposed Streets, Lots and Blocks within this Plan are free of contamination in accordance with the accepted hydrogeological and/or geotechnical reports and accepted drawings; and
 - v) Have his geotechnical engineer prepare a report that summarizes the site assessment and restoration and/or removal activities carried out at the contaminated site within this Plan and containing a "Schedule A – Record of Site Condition" including an "Affidavit of Consultant" in accordance with the requirements of latest Ministry of Environment "Guidelines for Use at Contaminated Sites in Ontario" and file appropriate documents to the Ministry in this regard with copies provided to the City.

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81) Following the registration of this Plan, should any contamination or anything suspected as such be encountered during construction, the Owner shall forthwith report the matter to the City Engineer and all owners of the affected Lots and Blocks in this Plan and hire a geotechnical engineer to prepare a report that summarizes the site assessment and restoration and/or removal activities carried out at the contaminated site within this Plan and containing a “Schedule A – Record of Site Condition” including an “Affidavit of Consultant” in accordance with the requirements of latest Ministry of Environment “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City.

Should any containments be encountered within this Plan, the Owner shall implement the recommendation(s) of the geotechnical engineer to remediate, removal and/or disposal of any contaminates within the proposed Streets, Lots and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City;

Should the site be free of contamination, the Owner shall have its geotechnical engineer provide certification to this effect to the City.

82) 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.

83) In conjunction with the Design Studies submission, the Owner shall have it’s 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.

84) The Owner shall have it’s professional 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”.

85) The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.).

86) 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.

87) In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan

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to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

- 88) 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.
- 89) 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.
- 90) The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
- 91) All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 92) The Owner shall submit a copy of the final plan for this subdivision to the Development Services Division (Engineering) showing any amendments or revisions made to this plan as a result of any requirements and/or conditions covering the plan, or otherwise (ie. Owner initiated) for review and acceptance by the City Engineer, prior to final approval being issued.

Planning

- 93) The Owner shall dedicate Block 64 of this plan for the purposes of a walkway & maintenance access.
- 94) The Owner shall comply with Canada Post in regards to Community Mailbox requirements, to the satisfaction of the City.
- 95) The Owner shall dedicate Blocks 63 to the City of London at no cost, for park purposes to satisfy the 5 percent parkland dedication requirements.
- 96) The applicant is to work with the City to pursue the opportunity for the City to acquire lots 1, 2 and 3 fronting onto Coronation Drive.
- 97) The Owner shall prepare, and deliver to the all homeowners adjacent to Block 63 an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of Manager of Environmental and Parks Planning.
- 98) The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the Manager of Environmental and Parks Planning, within one (1) year of the registration of the plan.
- 99) The owner shall, prior to the installation of the park fence remove all encroachment onto Block 63 (park block)

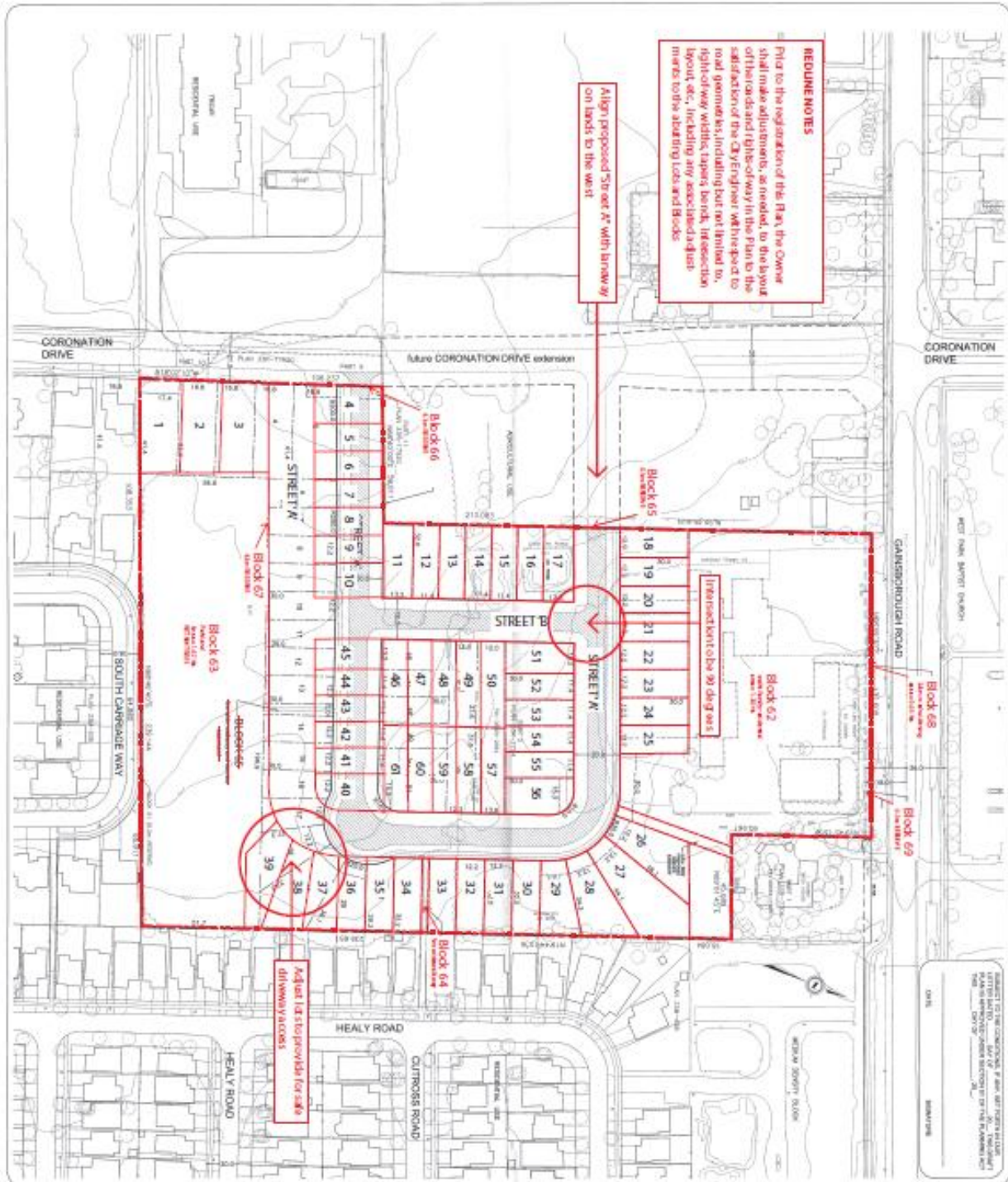
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- 100) The Owner shall not grade into the open space area (Block 63). Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the Manager of Environmental and Parks Planning
- 101) Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the Environmental and Parks Planning Division monthly during development activity along the edge of the woodlot.
- 102) The owner shall, as part of the design studies, prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the Manager of Environmental and Parks Planning as part of the design studies submission. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.
- 103) The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that Lot 4 is to be designed and constructed to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Manager of Urban Design prior to any submission of an application for a building permit for Lot 4.

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Draft Plan as Redline Revised



Monteith • Brown
planning consultants

DRAFT PLAN OF SUBDIVISION

Commission 3 for Lot 14, 15 & 16 of Part 2 of 39T-13505 Part 11, City of London
County of Middlesex

OWNOR'S CERTIFICATE
I, the undersigned, being the owner of the land shown on the plan, do hereby certify that the plan is a true and correct copy of the plan as approved by the City of London Planning Committee on 11th October 2011.

PLANNING CONSULTANT'S CERTIFICATE
I, the undersigned, being a duly qualified and registered planning consultant, do hereby certify that the plan is a true and correct copy of the plan as approved by the City of London Planning Committee on 11th October 2011.

Clayton & Sons

LAND USE SCHEDULE

NO.	DESCRIPTION	HA	%
1	LOW DENSITY RESIDENTIAL (1:100)	144	43.7
2	MEDIUM DENSITY RESIDENTIAL	138	39.8
3	PAVED / UNPAVED - PAVED	137	37.7
4	PAVED - BLOCKS 64 & 65	620	0.3
5	PAVED / UNPAVED - RESERVES	648	0.2
6	PAVED / UNPAVED - RESERVES	648	0.2
TOTAL SITE AREA		327	37.7
TOTAL SITE AREA		624	300.8

DATE: 11/10/11
SCALE: 1:1000
DATE: 11/10/11
SCALE: 1:1000

RECEIVED BY: [Signature]
DATE: 11/10/11
TIME: 09:00

DP-A

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File: 39T-13505/Z-8308
Planner: C. Smith

Appendix "C"
Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 930 Gainsborough Road.

WHEREAS Steve Teske has applied to rezone an area of land located 930 Gainsborough Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 930 Gainsborough Road, as shown on the attached map, from a a Holding Residential R5/Residential R6/Residential R8 (h-34*h-57*h-78*R5-4/R6-4/R8-2) Zone and a Holding Residential R1 Special Provision (h-57*h-78*h-79*R1-3 (5)) Zone to a Open Space (OS4) Zone, a Holding Residential R5/Residential R6/Residential R8 (h*h-34*h-100*R5-4/R6-4/R8-2) Zone, and a Holding Residential R1 Special Provision (h*h-100*R1-3 (5)) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on July 29, 2014.

J. Baechler
Mayor

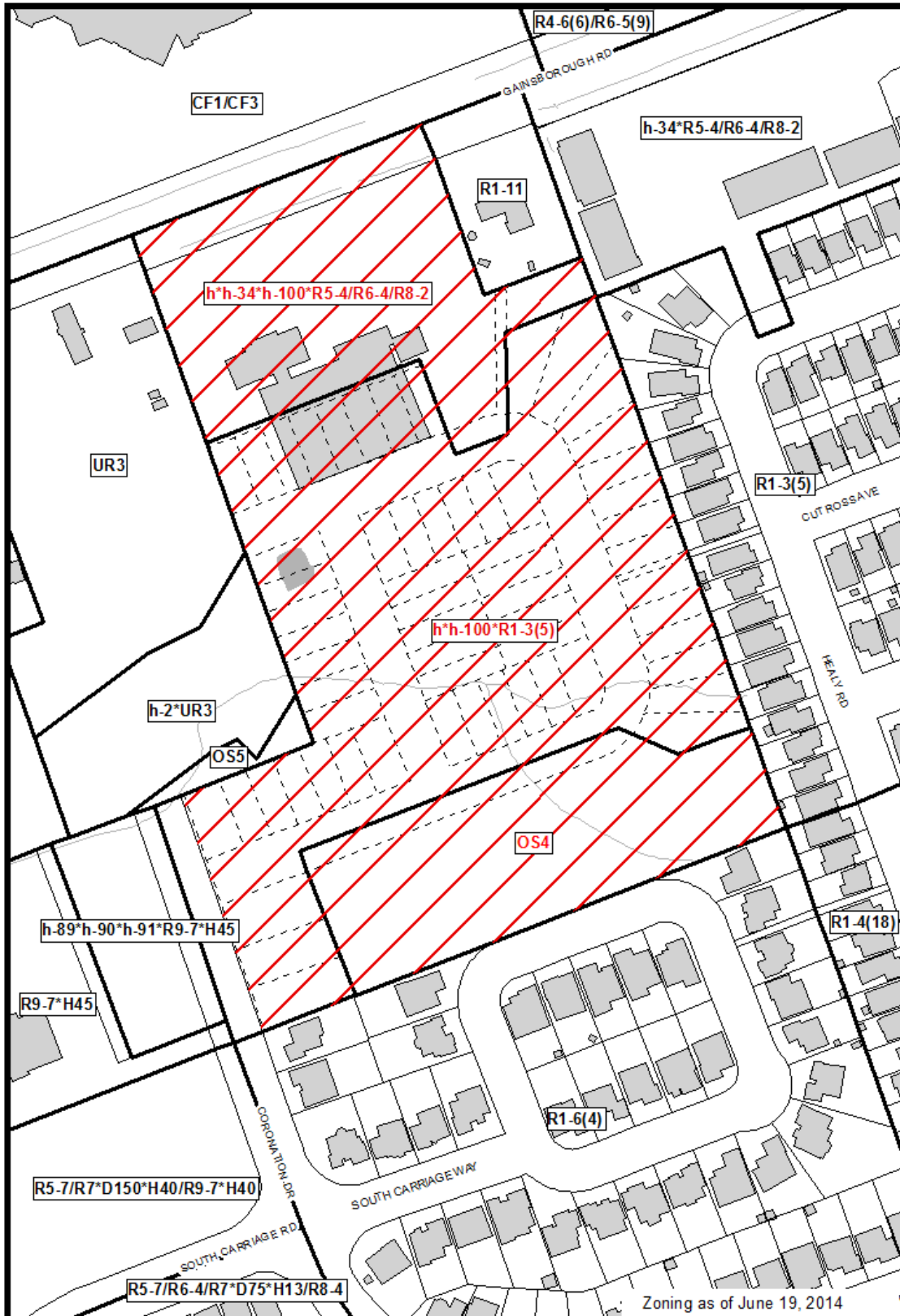
Catharine Saunders
City Clerk

First Reading - July 29, 2014
Second Reading – July 29, 2014
Third Reading - July 29, 2014


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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: 39T-13505 / Z-8308
 Planner: CS
 Date Prepared: July 7, 2014
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

