

APPENDIX "C"

**AGREEMENT OF PURCHASE AND SALE**

**VENDOR:** 1640209 ONTARIO LTD.  
**PURCHASER:** THE CORPORATION OF THE CITY OF LONDON  
**REAL PROPERTY:**

Address N/S Savoy Street, London, ON

Location North side of Savoy Street between Wharncliffe Road South and Westpoint Heights

Measurements 200 feet x 250 feet approximately

Legal Description: Part of Lot 72 Concession E.N.B.T.R. township of Wesminster, designated as Parcel 1 to be defined on a reference plan to be deposited in the City of London, County of Middlesex, as shown on Schedule "A" (the "Property").

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be SIX HUNDRED THOUSAND DOLLARS CDN (\$600,000.00 ) payable as follows:
  - a) a deposit of Two DOLLARS (\$2.00) cash or cheque on the date hereof as a deposit; and
  - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

Schedule "A" Description of the Property  
Schedule "B" Additional Terms and Conditions
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by council of the corporation of the city of London at a meeting to be held no later than September 5, 2014, after which date, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until twenty (20) days prior to the Completion Date (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than thirty (30) days following the satisfaction of the conditions set out in Schedule B attached hereto. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all encumbrances. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property .

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor. If requested by the Purchaser, Vendor covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50 (22) of the *Planning Act*, R.S.O. 1990
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **CLOSING ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
19. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
20. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

The Corporation of the City of London hereby accepts the above Agreement of Purchase and Sale and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF The Corporation of the City of London agrees to the above Agreement of Purchase and Sale and has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. A-1-11012 of the Council of The Corporation of the City of London passed the 28th day of February, 2011.

THE CORPORATION OF THE CITY OF LONDON

\_\_\_\_\_  
J. Baechler, Mayor

\_\_\_\_\_  
Catharine Saunders, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this \_\_\_\_\_ day of \_\_\_\_\_,

SIGNED, SEALED AND DELIVERED  
In the Presence of

Per: \_\_\_\_\_

Name: Ali Saifan

Title: Mrs.

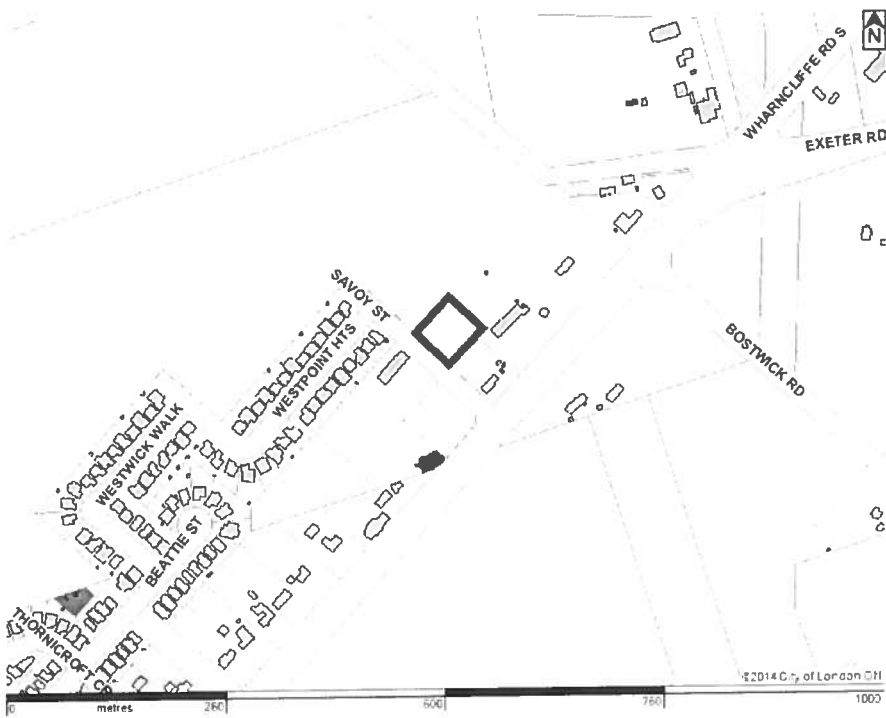
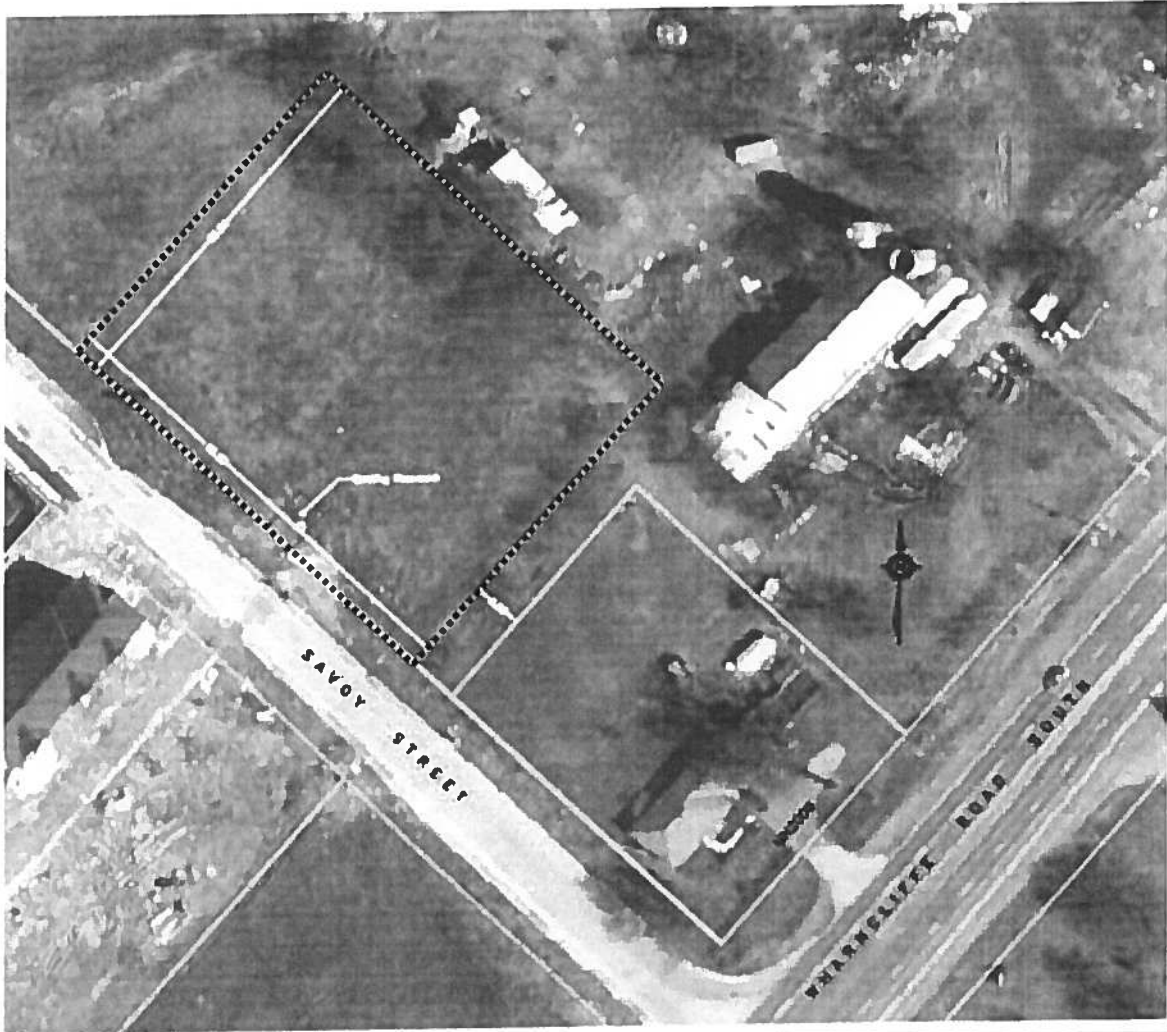
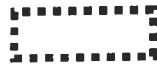
*I/We Have the Authority to Bind the Corporation*

VENDOR'S LAWYER: Don Bryant, Mackenzie Lake 519-672-5666 x355 \_\_\_\_\_

PURCHASER'S LAWYER: David G. Munteer, Solicitor, 519-661-2500 Ext. 4709 Fax: 519-661-5530

SCHEDULE "A" Property Description

PARCEL 1



## SCHEDULE "B"

1. **SOIL, GEOTECHNICAL, ARCHEOLOGICAL AND ENVIRONMENTAL TESTS:** The Purchaser shall have a period of ninety (90) days from the date of acceptance of this Agreement to satisfy itself in its sole and absolute discretion as to the soil, geotechnical, archeological, and environmental condition of the Property. The Purchaser may enter on the Property and have soil and environmental tests conducted using qualified agents or servants. The Purchaser agrees that all such tests shall be conducted using reasonable care and that the Property shall be restored to a condition as close as reasonably possible to its condition prior to entry. The Purchaser agrees to indemnify and save harmless the Vendor from and against all claims, demands, costs, including reasonable legal costs, damages, expenses and liabilities whatsoever arising out of its entry on the Property and the conducting of such test.

If the results of the soil tests are not satisfactory to the Purchaser, it shall within the time limited deliver written notice to the effect to the Vendor and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction; failing delivery of written notice, the condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limited period.

2. **REPORTS:** The Vendor agrees to furnish to the Purchaser all draft and final reports in the Vendor's possession including but not limited to Soil, Geotechnical, Archeological, and Environmental reports associated with the Property.
3. **COMPLETION CONDITIONAL ON OTHER OFFER:** The completion of the transaction contemplated pursuant to this Agreement is conditional upon the completion of the transaction contemplated pursuant to an agreement between the City as the Vendor and 1640209 Ontario Ltd. As the Purchaser and in respect of the lands described as Part Block B on Plan 795, designated as Parcel 1 and 2 to be defined on a reference plan to be deposited in the City of London, County of Middlesex.
4. **REFERENCE PLAN:** The Purchaser agrees to prepare and deposit on title, on or before closing and at its expense, a reference plan describing the Property
5. **OFFICIAL PLAN AND ZONING:** The Vendor shall have a period of one hundred and eighty (180) days from the date of acceptance of this Agreement to obtain, at its expense, the appropriate amendments to the Official Plan and the Zoning By-Law necessary for the Purchaser to develop and use the Property for a Fire Station facility as permitted under the Neighborhood Facility 1 zone. The Vendor agrees to proceed diligently to procure such amendments. And provided however that if an appeal against the Official Plan or Zoning Bylaw amendment is made to the Ontario Municipal Board this agreement shall automatically be extended until 4:30 on the 30<sup>th</sup> day following the release of the Ontario Municipal Board's final decision and Order regarding all such appeals within its jurisdiction. In the event that the Ontario Municipal Board modifies or amends the Official Plan Amendment, the Zoning By-law Amendment in any manner which is unacceptable to the Purchaser then this agreement shall be terminated and no further force and effect and the deposit returned to the Purchaser without interest or deduction. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time.

If the Vendor is unable to obtain the aforesaid Official Plan and Zoning By-Law amendments, it shall within the time limited deliver written notice to the effect to the Purchaser and the Agreement shall be terminated and the deposit immediately returned to the Purchaser without interest or deduction; failing delivery of written notice, the condition shall be deemed to have been waived. This condition is inserted for the benefit of the Purchaser and may be waived by it at any time during the time limited period.

## APPENDIX "D"

### AGREEMENT OF PURCHASE AND SALE

**VENDOR:** THE CORPORATION OF THE CITY OF LONDON

**PURCHASER:** 1640209 ONTARIO LTD.

**REAL PROPERTY:**

Address 1192 Highbury Avenue North, London, ON

Location East side of Highbury Avenue North between Cheapside Street and Huron Street

Measurements 264 feet x 150 feet approximately

Legal Description: Part Block B on Plan 795, designated as Parcel 1 and 2 to be defined on a reference plan to be deposited in the City of London, County of Middlesex, as shown on Schedule "A" (the "Property").

1. **OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
2. **SALE PRICE:** The purchase price shall be SIX HUNDRED THOUSAND DOLLARS CDN (\$600,000.00 ) payable as follows:
  - a) a deposit of Two DOLLARS (\$2.00) cash or cheque on the date hereof as a deposit; and
  - b) the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
3. **ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
4. **SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:
  - Schedule "A" Description of the Property
  - Schedule "B" Additional Terms and Conditions
  - Schedule "C" Walkway Construction Details
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by council of the corporation of the city of London at a meeting to be held no later than September 5, 2014, after which date, if not accepted, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
6. **TITLE SEARCH:** The Purchaser shall be allowed until twenty (20) days prior to the Completion Date (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
7. **COMPLETION DATE:** This Agreement shall be completed by no later than thirty (30) days following the satisfaction of the conditions set out in Schedule B attached hereto. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
8. **NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
9. **HST:** If this transaction is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the sale price, and HST shall be collected and remitted in accordance with applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before completion, to the Purchaser's solicitor, a certificate in a form satisfactory to the Purchaser's solicitor certifying that the transaction is not subject to HST.
10. **FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the Property is good and free from all encumbrances. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property .

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor. If requested by the Purchaser, Vendor covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50 (22) of the *Planning Act*, R.S.O. 1990
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **CLOSING ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
19. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
20. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

The Corporation of the City of London hereby accepts the above Agreement of Purchase and Sale and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF The Corporation of the City of London agrees to the above Agreement of Purchase and Sale and has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. A-1-11012 of the Council of The Corporation of the City of London passed the 28th day of February, 2011.

THE CORPORATION OF THE CITY OF LONDON

\_\_\_\_\_  
J. Baechler, Mayor

\_\_\_\_\_  
Catharine Saunders, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this \_\_\_\_\_ day of \_\_\_\_\_,

SIGNED, SEALED AND DELIVERED  
In the Presence of

Per: \_\_\_\_\_

Name: Ali Soudan

Title: PRES.


*I/We Have the Authority to Bind the Corporation*

VENDOR'S LAWYER: David G. Mounteer, Solicitor, 519-661-2500 Ext. 4709 Fax: 519-661-5530

PURCHASER'S LAWYER: Don Bryant, Mackenzie Lake 519-672-5666 x355 \_\_\_\_\_

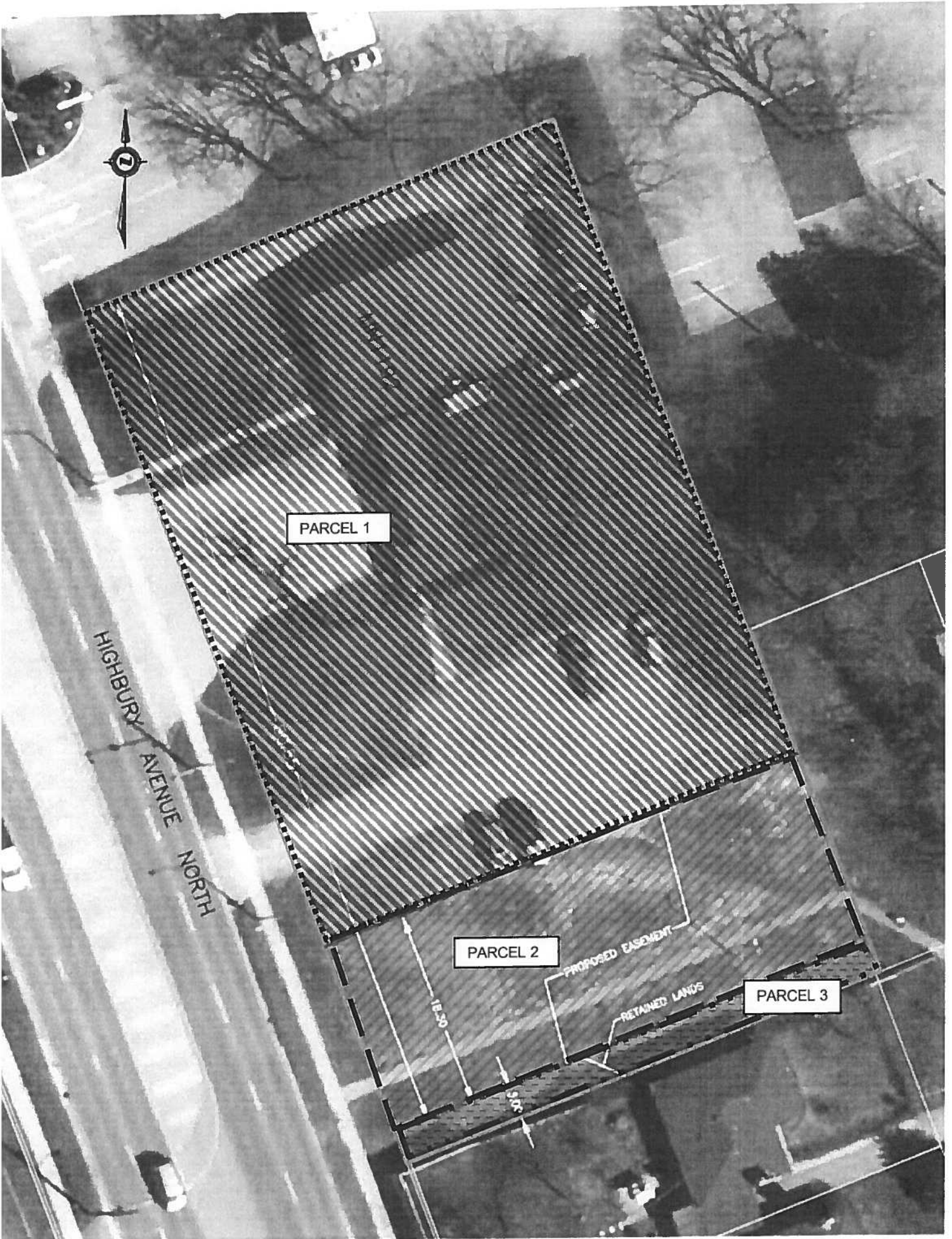


SCHEDULE "A" – Description of the Property

PARCEL "1" 

PARCEL "2" 

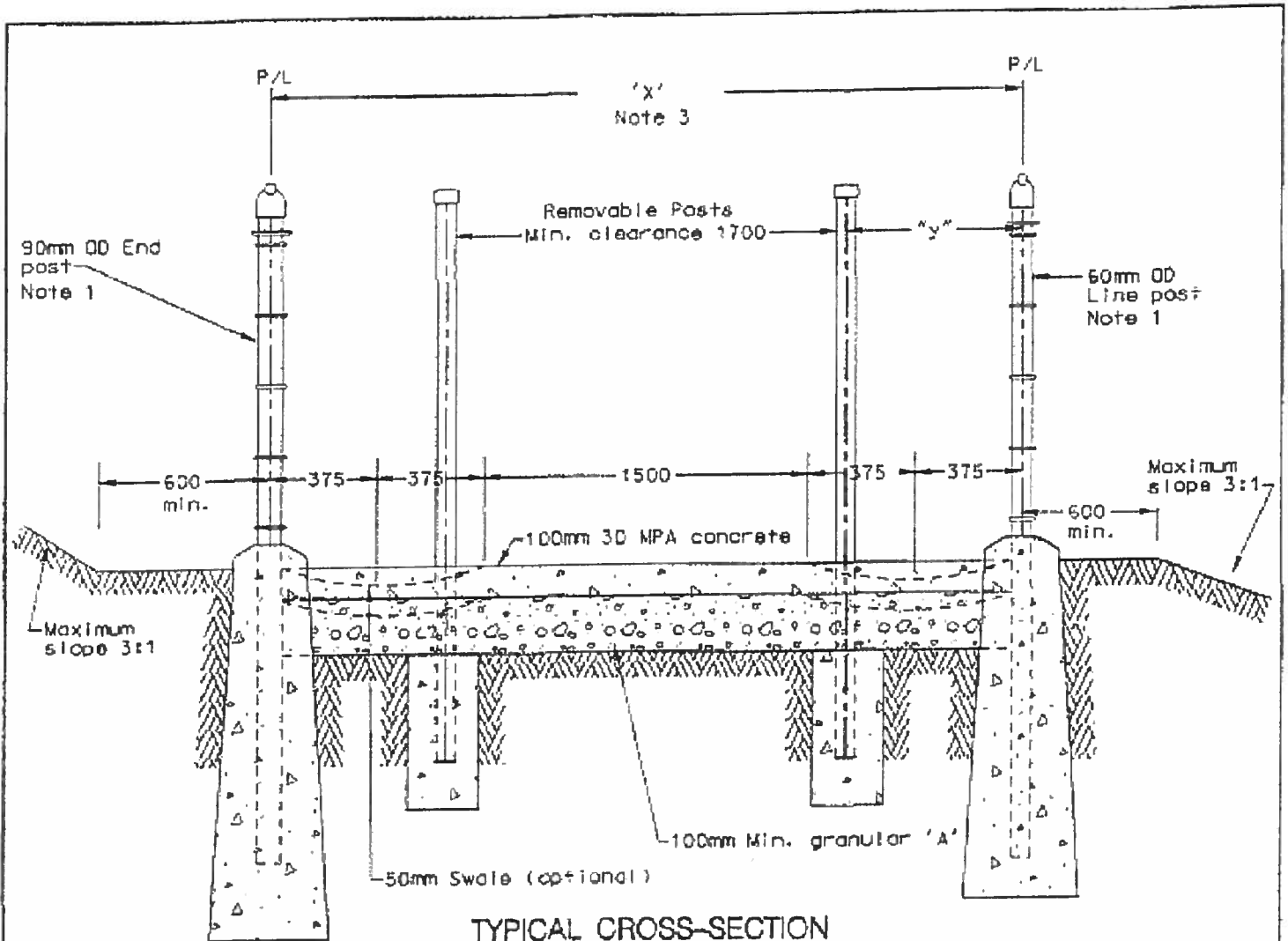
PARCEL "3" (Retained Lands) 



## SCHEDULE "B"

1. **ENVIRONMENTAL CLAUSE:** The Purchaser acknowledges that the Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the Property is suitable for any specific use including and without limitation to any construction or development. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing.
2. **INSURANCE:** All buildings on the Property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion.
3. **COMPLETION CONDITIONAL ON OTHER OFFER:** The completion of the transaction contemplated pursuant to this Agreement is conditional upon the completion of the transaction contemplated pursuant to an agreement between the City as the Purchaser and 1640209 Ontario Ltd. As the Vendor and in respect of the lands described as Part of Lot 72 Concession E.N.B.T.R., designated as Parcel 1 to be defined on a reference plan to be deposited in the City of London, County of Middlesex.
4. **REFERENCE PLAN:** The Vendor agrees to prepare and deposit on title, on or before closing and at its expense, a reference plan describing the Property and the adjacent lands owned by the Vendor.
5. **UNION GAS EASEMENT:** The Purchaser agrees to accept the title to the Property subject to an easement in favour of Union Gas Limited to survey, lay, construct, maintain, inspect, patrol, alter, remove, replace, reconstruct, repair, move, keep, use and or operate a pipe line or lines for the distribution of gas.
6. **MUNICIPAL SERVICES EASEMENT:** The Purchaser agrees following completion of this transaction to convey an easement to the Vendor over Parcel 2 for the full and free and and uninterrupted right, liberty, privilege and easement to construct, reconstruct, repair, clean, maintain, inspect and use as part of any municipal service system of the City of London in, through, over, under and upon the Property. This provision shall survive and not merge on the completion of this transaction.
7. **CONSTRUCTION OF PATHWAY:** The Purchaser agrees to construct a walkway over Parcel 3 as per the City of London pedestrian walkway construction standards as shown on Schedule "C" attached. The Purchaser agrees to indemnify and save harmless the Vendor from and against all claims, demands, costs, including reasonable legal costs, damages, expenses and liabilities whatsoever arising out of its entry onto Parcel 3 to complete the construction. This provision shall survive and not merge on the completion of this transaction.

SCHEDULE "C" Walkway Construction Details



TYPICAL CROSS-SECTION

NOTES:

1. Chain link fence detail shall comply with the requirements of OPSS-541 and OPSD 972.13D except for the following amendments. The height of the fence shall read 1.2m and the footing detail, part 'a: in earth' is amended to read 'a: in concrete'. In lieu of a chain link fence, an approved wooden fence in accordance with Fencing By-Laws PS-1 & PS-1A and Swimming Pool (as applicable) By Law PS-2 can be constructed adjacent to the walkway/ access entirely on private property. The wooden fence is to terminate 6.0m from the street line and continue with a 1.2m wooden fence or a 1.2m chain link fence to the street line. All wooden fence details are to be reviewed and/or approved by Environmental Services Department.

A. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN

2. In NEW subdivisions, where walkway grades exceed 10%, stairs are to be constructed in accordance with drawing SR-6.D. Walkways constructed with grades between 8% and 10% require pedestrian handrails on one side of the walkway in line with the "Removable posts" with the approval of the Contract Administrator. The pedestrian handrail shall conform to OPSD 980.101
3. 'x' varies for 3m and 4.6m cross-sections  
'y' = 620 for 3m cross-sections  
'y' = 1420 for 4.6m cross-sections
4. A crossfall of 2% or alternative swales.
5. Removable posts to be installed in locations indicated on approved drawings. Refer to drawing SR-8 for removable post and footing detail.
6. Walkway Lighting to be in accordance with current City of London regulations.

CITY OF LONDON STANDARD DRAWING

STANDARD PEDESTRIAN WALKWAY

DWG

SR-7.0

DATE

2003 01 17

APPROVED BY  
CITY ENGINEER

per

*[Signature]*