

File Number: 39T-03511

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON JANUARY 19, 2015</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>AMENDMENT TO SPECIAL PROVISIONS BOURNEWOOD SUBDIVISION FARHI HOLDINGS CORPORATION 1820 WOODHULL ROAD 39T-03511</b>

**RECOMMENDATION**

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Farhi Holdings Corporation for the subdivision of land over Part of Lot C, Gore Concession, (Geographic Township of Delaware), City of London, County of Middlesex, situated on the east side of Woodhull Road, north of Gideon Drive, municipally known as 1820 Woodhull Road.

- (a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Farhi Holdings Corporation for the Bournewood Subdivision, (39T-03511) **BE AMENDED** to include a clause to allow for an anticipated claim under the City Services Reserve Fund(CSRF) of \$38,194 associated with the oversizing of the watermain on Oxford Street (within the Urban Growth Boundary);
- (b) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached hereto as Appendix A; and
- (c) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues as per Schedule "B", attached hereto.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

October 29, 2013 – Report to Planning and Environment Committee – Special Provisions.

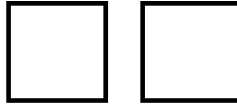
December 10, 2013 – Report to Planning and Environment Committee – Revisions to Special Provisions.

June 17, 2014 – Report to Planning and Environment Committee – Further Revisions to Special Provisions.

**BACKGROUND**

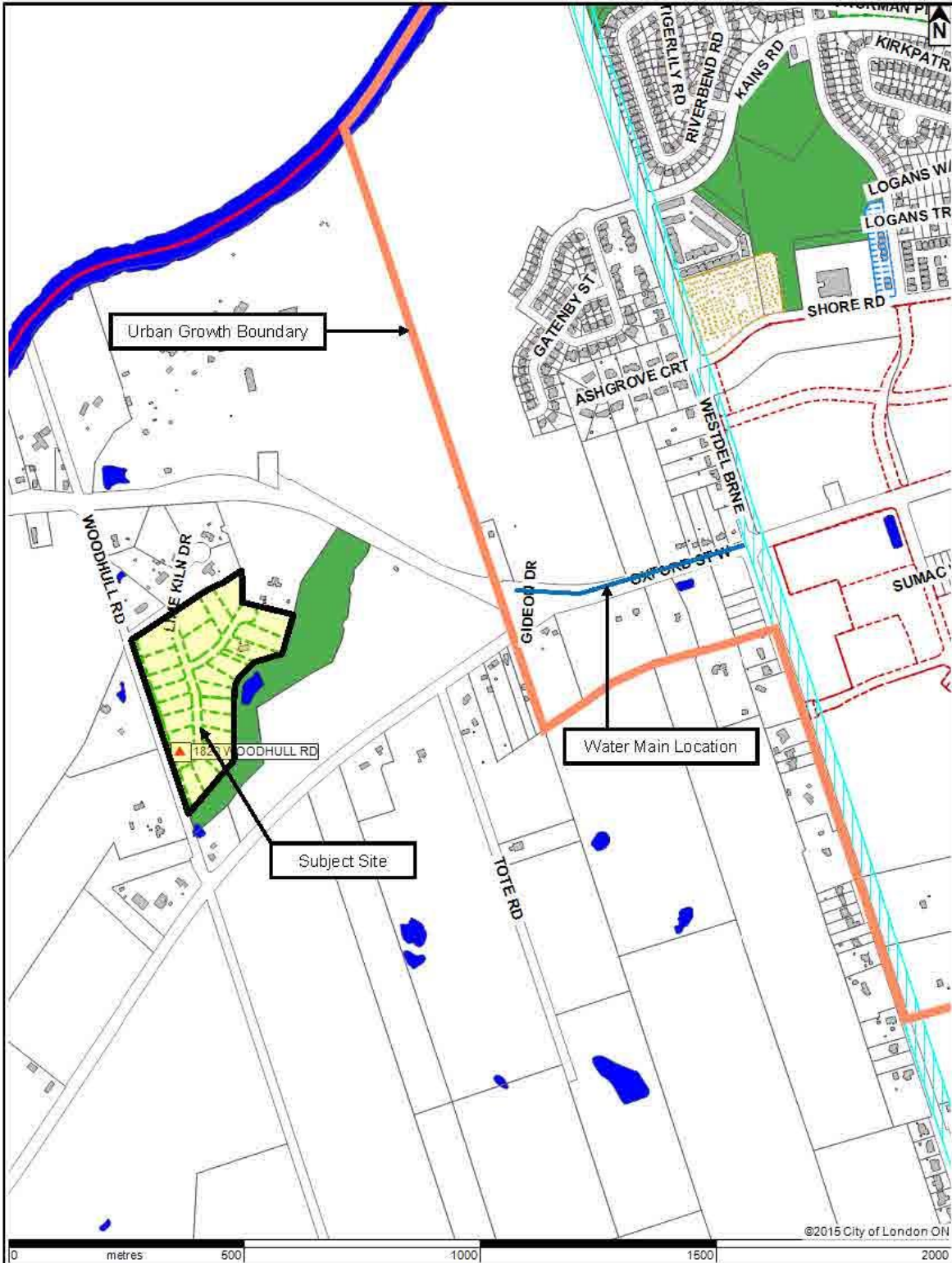
The application for a draft plan of subdivision comprising 23 single detached residential lots and an open space block, served by two local roads, was received on September 24, 2003. As a result of an appeal, the Ontario Municipal Board (OMB) conducted a hearing and granted Draft Approval on December 7<sup>th</sup>, 2006. The draft plan has since had two extensions, December 2009 and December 2012.

A number of reports have been presented to the Planning and Environment Committee to address the Special Provisions for this subdivision. The most recent report dealing with these Special Provisions was submitted in June 2014. In November 2014, the applicant requested that the City consider a claim for oversizing the watermain on Oxford Street. The extension of water services from Oxford and Westdel Bourne was a condition of draft approval for this plan. Staff have reviewed

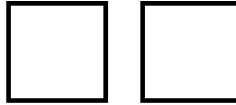


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Location Map



<p><b>LOCATION MAP</b></p> <p>File Number: N/A          Created By: James Scott          Date: 2015-01-08          Scale: 1:10100</p> <p>Corporation of the City of London          Prepared By: Planning and Development</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Subject Site</li> <li> Parks</li> <li> Assessment Parcels</li> <li> Buildings</li> <li> Address Numbers</li> </ul>
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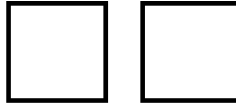
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this issue and agree that although the Bournewood Subdivision is located outside of the Urban Growth Boundary, the section of the 300 mm diameter oversized watermain on Oxford Street is within the UGB and benefits development lands within the UGB. As such, reimbursement for oversizing costs is contemplated in the Development Charges By-law. Staff have calculated the eligible claim for the oversized watermain to be approximately \$38,000.

Any entitlement for reimbursement from the City Services Reserve Fund (CSRF) is subject to the rules for eligibility under Schedule 8 of the 2014 DC By-law C.P.-1496-244 (applicable to agreements approved after August 3, 2014).

<b>PREPARED &amp; RECOMMENDED BY:</b>	<b>CONCURRED BY:</b>
<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES</b>	<b>JENNIE RAMSAY MANAGER, DEVELOPMENT SERVICES &amp; ENGINEERING LIAISON</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

AM  
Attach.  
January 5, 2015



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**Appendix 'A'**  
**Source of Financing Report**

Chair and Members  
Planning and Environment Committee

#15007  
January 9, 2015

**RE: Amendment to Special Provisions - Bournemouth Subdivision  
Farhi Holdings Corporation - 1820 Woodhull Road  
(Subledger WT150001)  
Capital Project EW3817-13 -2013 Watermain Oversizing  
Capital Project EW3818 - Watermain Internal Oversizing Subsidy  
39T-03511**

**FINANCE REPORT ON THE SOURCES OF FINANCING:**

Finance confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Development and Compliance Services and Chief Building Official, the detailed source of financing for this project is:

	<u>2014 Approved Budget</u>	<u>2015 Proposed Budget</u> 2)	<u>Total Budget</u>	<u>Committed to Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
<b><u>ESTIMATED EXPENDITURES</u></b>						
<b><u>EW3817-13 - 2013 Watermain Oversizing</u></b>						
Construction	\$172,233		\$172,233		\$5,088	\$167,145
<b><u>EW3818-Watermain Internal O/S Subsidy</u></b>						
Construction	107,336	142,664	250,000	107,336	29,307	113,357
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$279,569</u></b>	<b><u>\$142,664</u></b>	<b><u>\$422,233</u></b>	<b><u>\$107,336</u></b>	<b><u>\$34,395</u></b> 1)	<b><u>\$280,502</u></b>
<b><u>SOURCE OF FINANCING:</u></b>						
<b><u>EW3817-13 - 2013 Watermain Oversizing</u></b>						
Drawdown from Industrial O/S - Water Reserve Fund	\$172,233		\$172,233		\$5,088	\$167,145
<b><u>EW3818-Watermain Internal O/S Subsidy</u></b>						
Drawdown from Industrial O/S - Water Reserve Fund	1,700		1,700	1,700		0
Drawdown from City Services - Water Reserve Fund (Development Charges)	3) 105,636	142,664	248,300	105,636	29,307	113,357
	<u>107,336</u>	<u>142,664</u>	<u>250,000</u>	<u>107,336</u>	<u>29,307</u>	<u>113,357</u>
<b>TOTAL FINANCING</b>	<b><u>\$279,569</u></b>	<b><u>\$142,664</u></b>	<b><u>\$422,233</u></b>	<b><u>\$107,336</u></b>	<b><u>\$34,395</u></b>	<b><u>\$280,502</u></b>

**Financial Note:**

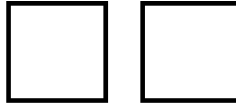
- 1) Contract Price  
Add: HST @13%  
Total Contract Price Including Taxes  
Less: HST Rebate  
Net Contract Price

	<u>EW3817-13</u>	<u>EW3818</u>	<u>Total</u>
	\$5,000	\$28,800	\$33,800
	650	3,744	4,394
	<u>5,650</u>	<u>32,544</u>	<u>38,194</u>
	562	3,237	3,799
	<u>\$5,088</u>	<u>\$29,307</u>	<u>\$34,395</u>

- 2) Subject to Council approval of the 2015 Water Capital budget on February 9, 2015.  
3) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

JG

Alan Dunbar  
Manager of Financial Planning & Policy



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Subdivision Agreement  
 File Number: 39T-03511  
 January 7, 2015

**Schedule 'B'**

**Related Estimated Costs and Revenues**

<b>Estimated Costs – This Agreement</b>	
Claims from CSRF Watermain oversizing subsidy (note 1)	<b>\$32,544</b>
Capital Expense – tapping sleeve & valve	<b>\$5,650</b>
Other	<b>Nil</b>
<b>Total</b>	<b>\$38,194</b>
<b>Estimated Revenues - This Agreement (Jan 2015 rates)</b>	
CSRF (notes 2 & 3)	<b>\$368,989</b>
UWRF	<b>Nil</b>
<b>Total</b>	<b>\$368,989</b>

1. Estimated claim for watermain subsidy is based on Schedule 8-C of DC By-law C.P.-1496-244. The claim is only applicable for the portion of the pipe oversizing constructed within the Urban Growth Boundary.
2. Estimated Revenues are calculated using January 2015 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. This subdivision is outside of the Urban Growth Boundary. In accordance with DC By-law C.P.- 1496-244, the development is exempted from paying for certain urban services components of the DC, including water distribution and sanitary services. The revenue estimate has been reduced accordingly.
4. 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 Agreement" 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.
5. The reader should refer to the Source of Financing report that accompanies this report to determine the status of the City's commitment to funding the above works within approved capital budgets.

Reviewed By:

Peter Christiaans  
 Director, Development Finance