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File: 39T-14505/OZ-8426
Planner: L. Mottram

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: SIFTON PROPERTIES LIMITED RIVERBEND SOUTH SECONDARY PLAN APPLICATION FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS PUBLIC PARTICIPATION MEETING ON MARCH 23, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited for approval of a Draft Plan of Subdivision, Official Plan amendment, Zoning By-law amendment, and adoption of a Secondary Plan for the area generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA, and the City's Urban Growth Boundary:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 31, 2015 to:
 - i) Amend Chapter 20 – Secondary Plans, **BY ADDING** "Riverbend South Secondary Plan" to the list of Secondary Plans adopted by Council in Section 20.2 of the Official Plan for the City of London;
 - ii) Amend Chapter 20 – Secondary Plans, **BY ADDING** Section 20.__ – Riverbend South Secondary Plan to the Official Plan for the City of London;
 - iii) Change the land use designation of lands within the Riverbend South Planning Area on Schedule 'A' – Land Use, **FROM** "Urban Reserve - Community Growth" and "Environmental Review" **TO** "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", "Community Commercial Node", and "Open Space";
 - iv) Change Schedule 'B-1' – Natural Heritage Features of the Official Plan to delineate a portion of "Unevaluated Vegetation Patch" as "Significant Woodlands", to delete the remaining portion of "Unevaluated Vegetation Patch", and to revise the ESA boundaries on Schedule B-1;
 - v) Change Schedule 'C' – Transportation Corridors of the Official Plan to add "Secondary Collector" roads, and change Riverbend Road south of Oxford Street West to Street 'A' from "Secondary Collector" to "Primary Collector";
 - vi) Change Schedule 'D' – Planning Areas of the Official Plan to add the naming and delineation of the Riverbend South Secondary Plan.

- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on March 31, 2015 to amend Zoning By-law No. Z-1 (in conformity with the Official Plan, as amended above) to change the zoning of the subject lands **FROM** an Urban Reserve (UR3) Zone, a holding Urban Reserve (h-2•UR3) Zone, a holding Residential R1 (h•R1-5) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, and an Open Space (OS5) Zone **TO:**

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- i. a Holding Residential R1 (h•R1-5 and h•h-•R1-5) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 415 square metres;
- ii. a Holding Residential R5/R6 (h•R5-6/R6-5) Zone to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- iii. a Holding Residential R5/R6/R7/R8 (h•R5-7/R6-5/R7•D75•H18/R8-4) Zone to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizens apartment buildings, nursing homes, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 18 metres; and apartment buildings up to a maximum density of 75 units per hectare and maximum height of 13 metres;
- iv. a Holding Residential R5/R6/R8/R10 Special Provision (h•R5-7/R6-5/R8-4()/R10-3()•H48) Zone to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; apartment buildings up to a maximum density of 75 units per hectare and maximum height of 13 metres; and apartment buildings up to a maximum density of 250 units per hectare and maximum height of 48 metres;
- v. an Open Space (OS1) Zone to permit such uses as public parks, conservation lands, golf courses, and recreational buildings associated with conservation lands and public parks;
- vi. an Open Space (OS5) Zone to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots;
- vii. a Holding Community Shopping Area Special Provision (h•h-11•CSA5()) Zone to permit a broad range of community-scale retail and service uses, such as restricted automotive uses, bake shops, clinics, commercial recreation establishments, convenience service establishments, financial institutions, home and auto supply stores, medical/dental offices, offices, personal establishments, restaurants, retail stores, service and repair establishments, supermarkets, taverns, and commercial schools; together with a special provision to allow uses in stand-alone buildings that do not form part of shopping centre, and to permit a minimum front yard and exterior side yard setback of 0.0 metres;

The following holding provisions have also been applied:

- (h) - to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;
- (h-11) – to ensure a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of City Council is entered into;
- (h-___) – to ensure orderly development of land and adequate provision of municipal services, the h-__ symbol shall not be deleted until the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London;

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- (c) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for draft plan of subdivision by Sifton Properties Limited relating to a portion of the properties located at 1826 and 1854 Oxford Street West, south of Oxford Street West, east of Westdel Bourne, and west of the Warbler Woods ESA;
- (d) Council **SUPPORTS** the Approval Authority issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-14505), prepared by Stantec, Drawing No.1 Project No. 1614-05007, as red-line amended, which shows 90 single detached dwelling lots, 1 medium density residential block, 1 medium-high density residential block, 1 commercial block, 5 park blocks, 1 walkway block, 2 open space blocks served by a secondary collector road, 3 local streets, 2 road widening blocks, and the extension of Riverbend Road and Warbler Woods Walk, **SUBJECT TO** the conditions contained in the attached Appendix "C", and the adopted Official Plan amendments coming into effect; and
- (e) the applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information as attached in Appendix "D".

PREVIOUS REPORTS PERTINENT TO THIS MATTER

July 23, 2013 – Report to Planning and Environment Committee with respect to the revised Terms of Reference to guide the process and preparation of the Riverbend South Secondary Plan (Agenda Item #24).

May 28, 2013 – Report to Planning and Environment Committee with respect to a request by Sifton Properties Limited to proceed with the preparation of the River Bend South Secondary Plan (Agenda Item #13).

December 3, 2012 – Report to Civic Works Committee on Tributary 'C' Storm/Drainage & Stormwater Management Transportation and Sanitary Trunk Servicing Environmental Study Report modifications (Agenda Item #14).

July 17, 2012 – Report to Civic Works Committee with respect to the Municipal Class Environmental Assessment (EA) Study Schedule "C" for Tributary 'C' Storm/Drainage and Stormwater Management (SWM), Transportation and Sanitary Trunk Servicing Works located within the Downstream Thames River Subwatershed Area (Agenda Item #12).

September 27, 2010 – Information report to Planning Committee with respect to the request by Sifton Properties Limited to proceed with Official Plan amendment, Zoning By-law amendment, and plan of subdivision applications for the area proposed as "Phase 1" within the Riverbend South Planning Area (Agenda Item #13).

March 17, 2008 – Report to Planning Committee on the Riverbend South Community Visioning meeting held on February 12, 2008 (Agenda Item #4).

January 14, 2008 – Report to Planning Committee with respect to draft terms-of-reference for the Riverbend South Area Plan, and the proponent's request to proceed by way of a plan of subdivision with accompanying background studies and associated Planning Act applications instead of an area plan process (Agenda Item #6).

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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect is to adopt the Riverbend South Secondary Plan as an amendment to the Official Plan policies to provide a framework for decisions affecting future land uses, urban design, preservation of environmental features, municipal servicing infrastructure, road networks, and phasing of development in the Riverbend South Secondary Plan planning area; and to recommend approval of the Phase 1 draft plan of subdivision (as red-line revised) and corresponding zoning by-law amendment.

RATIONALE

The rationale for approval of the recommended Secondary Plan, Official Plan amendment, Zoning By-law amendment and support for the redlined draft plan of subdivision is as follows:

- i) The proposal is consistent with the Provincial Policy Statement and the Planning Act;
- ii) It is based on a comprehensive area planning process which began several years ago;
- iii) The subject lands are located within the urban growth boundary where full municipal services are currently in place or planned;
- iv) The proposed secondary plan preserves significant natural heritage features; provides for an attractive, pedestrian oriented and compatible community; and contributes to compact urban form through the proposed range and mix of uses.

BACKGROUND

SITE CHARACTERISTICS:

- **Current Land Uses** – agriculture (cash crops and orchard) and two single family residences
- **Frontage** – approx. 1040 m (3,412 ft.) along Westdel Bourne and 300 m (984 ft.) along Oxford Street West
- **Area** - approx. 60 ha (148 ac.)
- **Shape** - irregular

SURROUNDING LAND USES:

- **North** – single detached residential (Warbler Woods Walk and Hopedale subdivisions); open space (Hickory Woods); and vacant lands for future development north side of Oxford Street West
- **South** – rural residential, agriculture (cash crops and orchard), and communications tower
- **East** – open space (Warbler Woods ESA)
- **West** – existing estate residential

OFFICIAL PLAN DESIGNATION (refer to map on page 7):

- “Urban Reserve – Community Growth”, “Community Commercial Node”, and “Environmental Review”

EXISTING ZONING (refer to map on page 8):

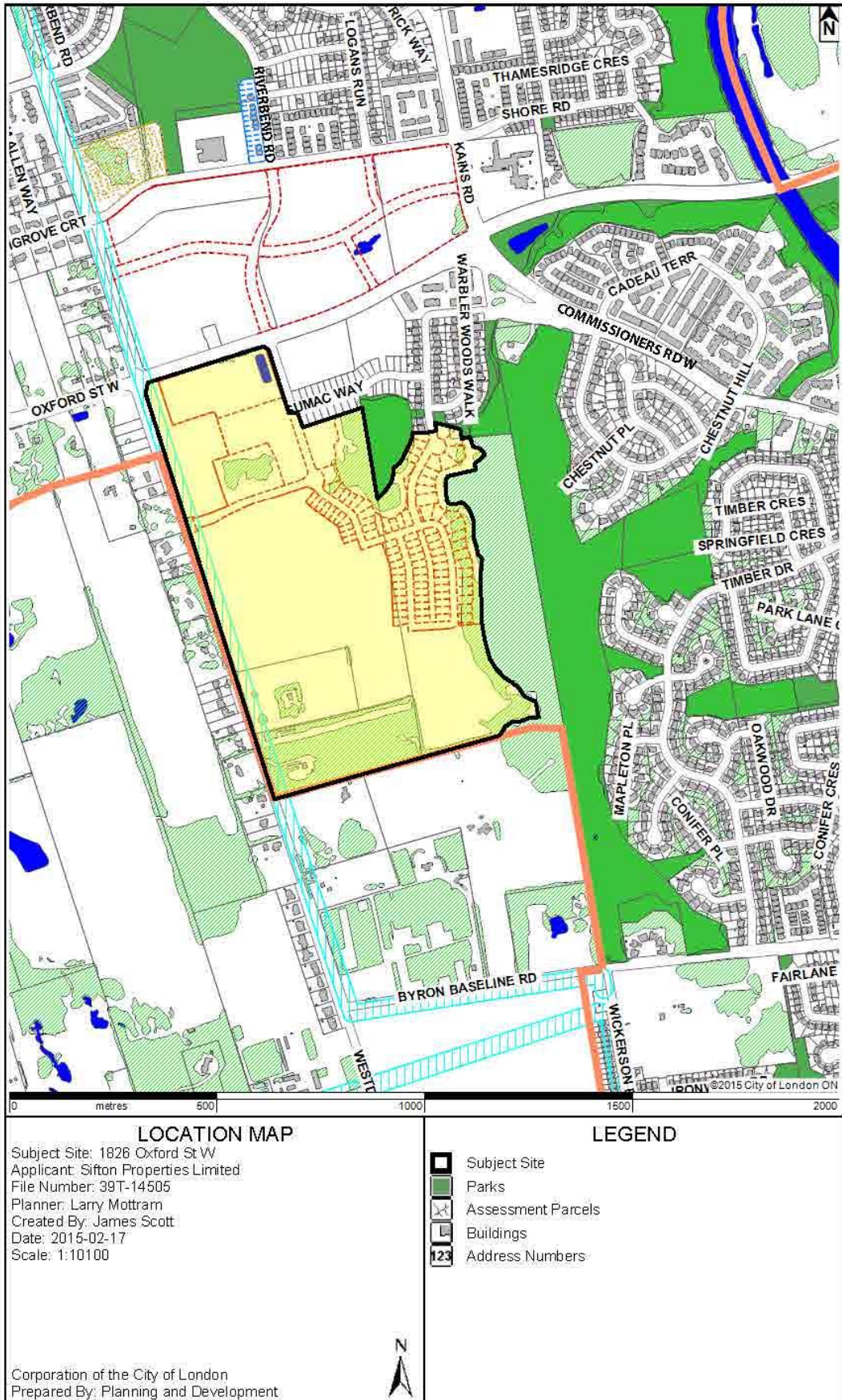
- Urban Reserve (UR3), holding Urban Reserve (h-2•UR3), holding Residential R1 (h•R1-5), Environmental Review (ER), and Open Space (OS1 & OS5)

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<p>Date Application Accepted: September 23, 2014</p>	<p>Agent: n/a</p>
<p>Requested Action: <u>Official Plan Amendment Application</u></p> <ul style="list-style-type: none"> • Amendment to Chapter 20 – Secondary Plans to add the “Riverbend South Secondary Plan”; • Amendment to Schedule ‘A’ – Land Use to redesignate lands within the Riverbend South planning area from “Urban Reserve - Community Growth” and “Environmental Review” to “Low Density Residential”, “Multi-family, Medium Density Residential”, “Multi-family, High Density Residential”, “Community Commercial Node”, and “Open Space”; • Amendment to Schedule ‘B-1’ – Natural Heritage Features to change a portion of “Unevaluated Vegetation Patch” to “Significant Woodlands”, to delete the remaining portion of “Unevaluated Vegetation Patch” on Schedule B-1, and to revise the ESA boundaries on Schedule B-1; • Amendment to Schedule ‘C’ – Transportation Corridors to add “Secondary Collector” roads, and change Riverbend Road south of Oxford Street West from “Secondary Collector” to “Primary Collector”; • Amendment to Schedule ‘D’ – Planning Areas to add the Riverbend South Secondary Planning area. <p><u>Draft Plan of Subdivision Application (Phase 1)</u> Consideration of a draft plan of subdivision consisting of 90 single detached dwelling lots, 1 medium density residential block (Block 91), 1 medium-high density residential block (Block 92), 1 commercial block (Block 93), 5 park blocks (Blocks 94-98), 1 walkway block (Block 99), 2 open space blocks (Blocks 100-101) served by a secondary collector road (Street A), 3 local streets (Streets B, C, & D), 2 road widening blocks (Blocks 102-103), and the extension of Riverbend Road and Warbler Woods Walk.</p> <p><u>Zoning By-law Amendment Application</u> Amend Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR3) Zone, a holding Urban Reserve (h-2•UR3) Zone, a holding Residential R1 (h•R1-5) Zone, an Environmental Review (ER), and an Open Space (OS5) Zone to the following zones:</p> <ul style="list-style-type: none"> • Residential R1 (R1-5) Zone for Lots 1 through 90 • Residential R5 / R6 (R5-6 / R6-5) Zone for Block 91 • Residential R5 / R6 / R7 / R8 (R5-7 / R6-5 / R7•D75•H18 / R8-4) Zone for a portion of for Block 92 • Residential R5 / R6 / R8 / R10 (R5-7 / R6-5 / R8-4 / R10-3•H48) Zone for a portion of Block 92 • Open Space (OS1) Zone for Blocks Blocks 94, 95, 96, 97 & 98 • Open Space (OS5) Zone for Blocks 100 & 101 • Community Shopping Area Special Provision (CSA5()) for Block 93; with a special provision to allow uses in stand-alone buildings that do not form part of a shopping centre, and to permit a minimum front yard and exterior side yard setback of 0.0 metres. 	

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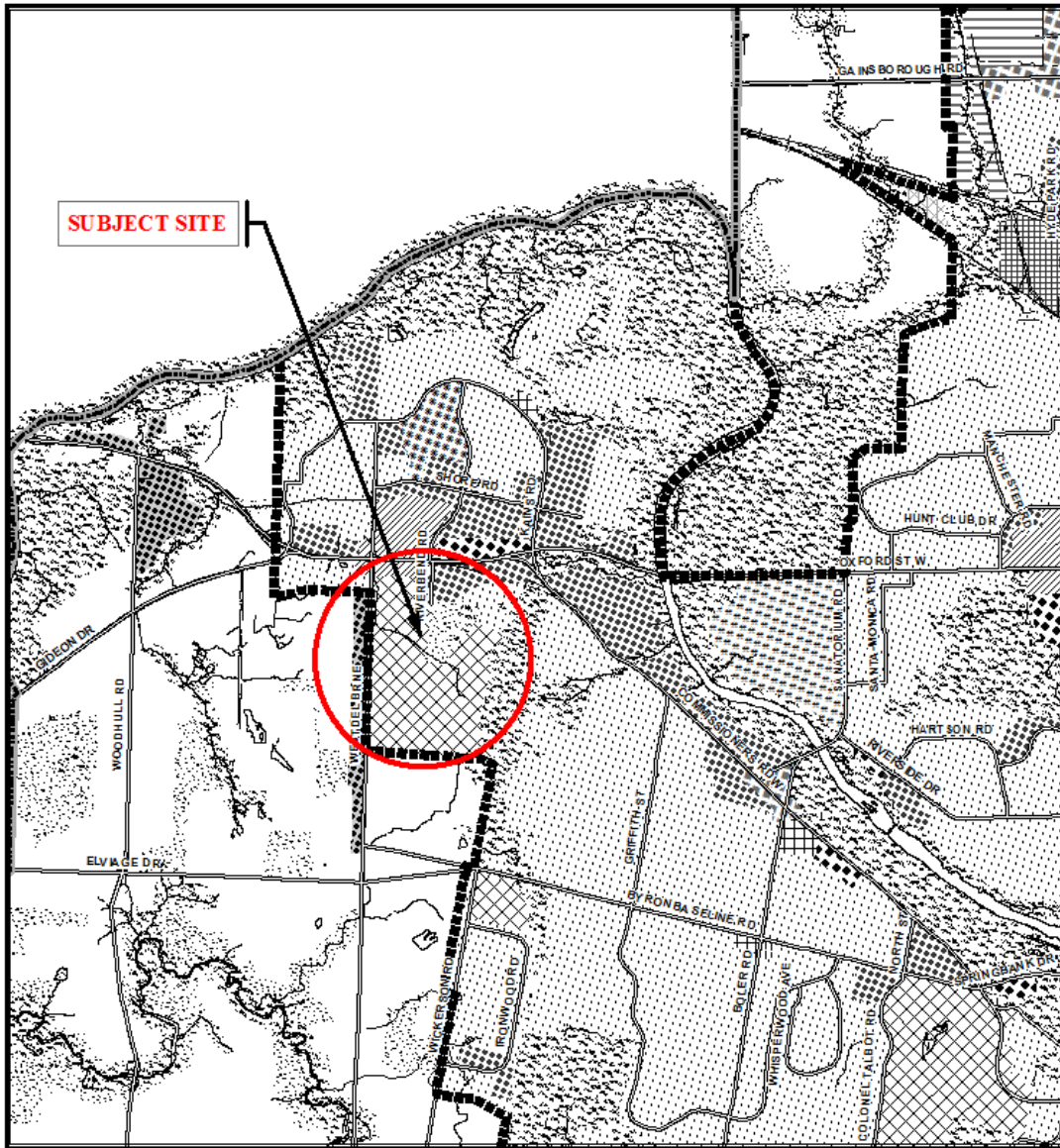
Location Map



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Official Plan – Schedule ‘A’ Land Use



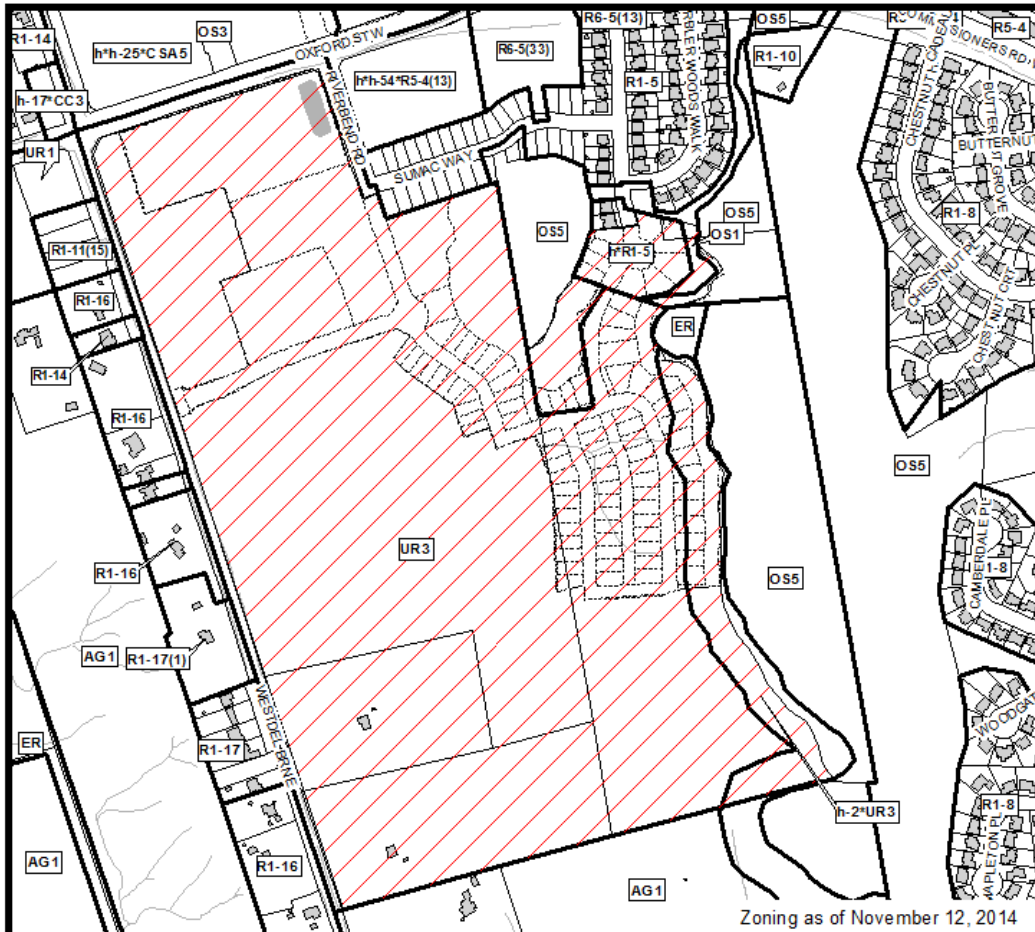
Legend	
Downtown	Office/Residential
Wonderland Road Community Enterprise Corridor	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community C Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth
Multi-Family, Medium Density Residential	Rural Settlement
Low Density Residential	Environmental Review
Office Area	Agriculture
	Urban Growth Boundary

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39T-14505 / OZ-8426</p> <p>PLANNER: LM</p> <p>TECHNICIAN: JTS</p> <p>DATE: February 17, 2015</p>
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Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

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| <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 |
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CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1
SCHEDULE A



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

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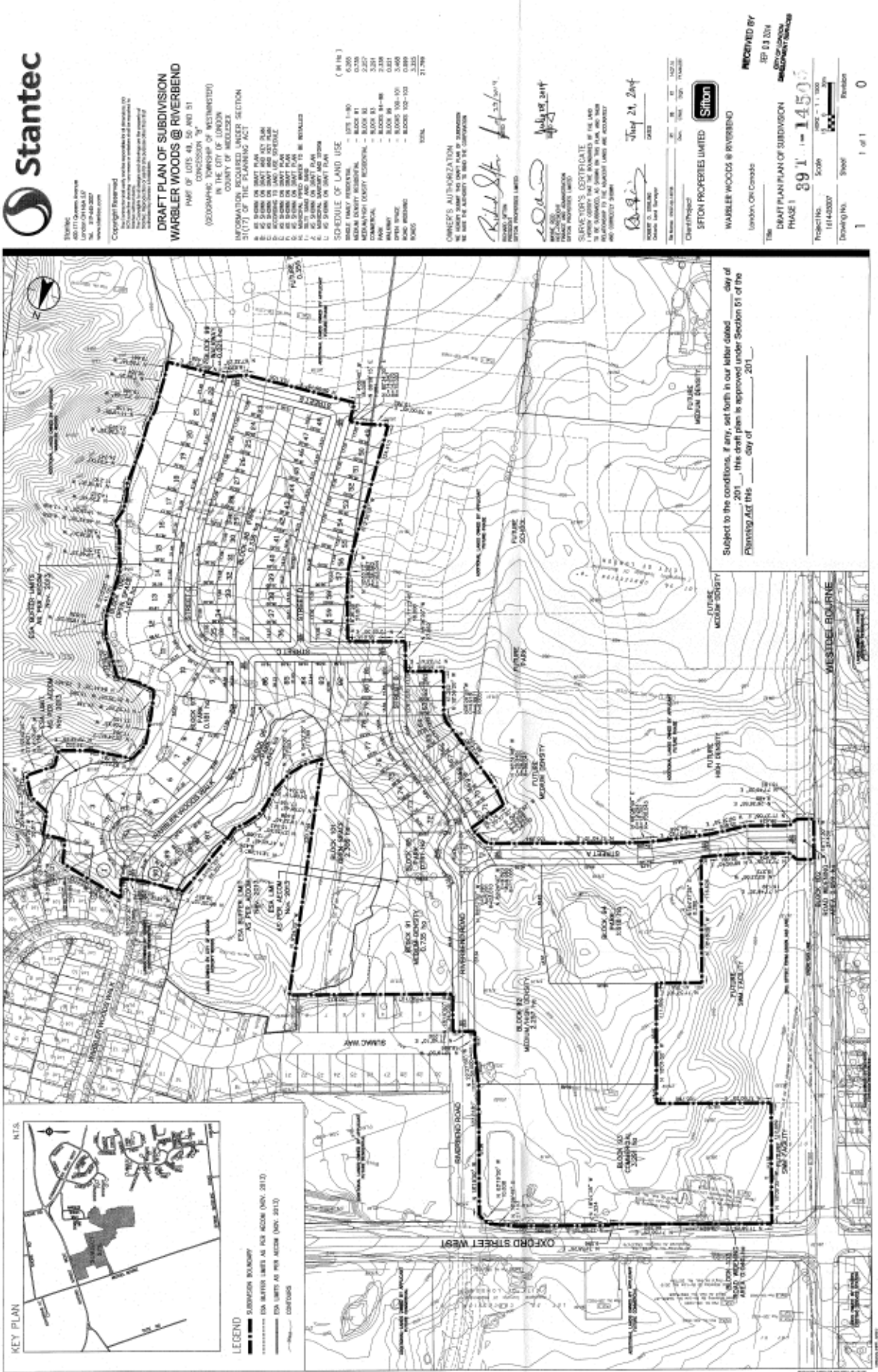
MAP PREPARED:
February 19, 2015 JTS

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Proposed Draft Plan of Subdivision (Phase 1)



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PLANNING HISTORY

On January 21, 2008 Municipal Council, in response to a request by Sifton Properties Limited to proceed by way of a plan of subdivision rather than with an area plan, decided to allow Sifton to proceed based on what is best described as a “hybrid” of the two processes provided that they satisfy certain specific requirements as noted in the Council Resolution (see below), including undertaking a visioning exercise with the public.

The Municipal Council resolution from January 21, 2008 as recorded by the City Clerk reads as follows:

I hereby certify that the Municipal Council, at its session held on January 21, 2008 referred back clause 6 of the 3rd Report of the Planning Committee to allow the Applicant to undertake a visioning exercise with the public; to undertake component studies; to bring concept Plan alternatives to the public; to circulate a Plan with the Administrative Planning Advisory Group, the Civic Administration, relevant agencies, the public and consultants for comment; and, subsequent to the aforementioned steps, to bring the resultant preferred Plan forward to the Planning Committee, together with the appropriate recommendations pertaining to the Zoning By-law, Official Plan, etc.

Clause 6 read as follows:

*6. That the recently received request from Sifton Properties Limited to proceed by way of a plan of subdivision for lands within the Riverbend South Planning Area rather than to proceed with an area plan followed by a plan of subdivision **BE REFUSED** and instead the Civic Administration **BE REQUESTED** to bring forward the Revised Draft Terms of Reference for the Riverbend South Area Plan (prepared by Stantec Consulting for Sifton Properties Limited, August 22, 2007) to a future meeting of the Planning Committee. (2008-D11-09) (AS AMENDED) (6/3/PC)*

Draft component background studies were subsequently submitted and circulated, and a public participation exercise undertaken. Three community consultation meeting/open house sessions were convened by representatives from Sifton and their consultants and attended by City staff. A community visioning workshop was held for the public on February 12, 2008 at John Dearness Public School. A second public open house meeting was held at the Byron Public Library on July 23, 2008 at which time three preliminary concept plans were presented and discussed, and a third public open house meeting was held at the Byron Library on May 28, 2009 to present a preferred concept plan.

Sifton subsequently proceeded to submit their application for draft plan of subdivision, Official Plan and Zoning By-law amendments in March 2010 for their land holdings in Riverbend South. However, the application could not be accepted for processing because the Tributary “C” Municipal Class Environmental Assessment being undertaken by the City at the time had not yet been completed. Until the Class EA was completed it was not possible to finalize a land use plan or servicing strategy for the area. The Municipal Class EA determines key infrastructure requirements including storm/drainage and stormwater management, transportation and sanitary trunk servicing works to service future development in the Riverbend area.

The process was further delayed because of a Part II Order (or “bump-up”) request to the Ministry of the Environment. However, the Tributary “C” EA was eventually completed and approved in the later part of 2013. This then established the preferred alternative solution for stormwater management for the Riverbend South lands, including identification and location of SWM facilities. Some components of the stormwater management system including a retention pond and infiltration channel (identified as SWMF ‘F’ and SWMF ‘G’ on the proposed Riverbend South Secondary Plan) are to be constructed within a low point of land on the east side of Westdel Bourne, just south of the intersection with Oxford Street West. The functional and detailed design for the SWM facilities are currently being undertaken by the City of London, and these works are scheduled for completion in 2016 in accordance with the City’s Growth Management Implementation Strategy.

As the EA process was close to nearing completion, Sifton approached the City to request the secondary plan process be reactivated. This would allow them an opportunity to submit

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updated technical studies, including an updated subdivision plan concept, for circulation and review to identify and resolve any outstanding issues in advance of obtaining Official Plan designations. Staff agreed with the request to reactivate the process recognizing that the secondary plan can be progressed, though not approved, while the EA issues were being resolved. At which point once the EA was finalized, the City would then be in a position to accept a complete plan of subdivision application. A request to circulate a detailed subdivision concept plan was also considered appropriate and consistent with the intent of the Council Resolution that this was to be an integrated process.

Draft terms-of-reference to guide the process and preparation of the Riverbend South secondary plan were originally considered by the City's Planning Committee several years earlier, but were never formally adopted. On June 11, 2013, Municipal Council directed that the previously established terms of reference be updated and presented at a public participation meeting, and upon their adoption Sifton be requested to update the background studies and complete the secondary plan process with input from the City. Subdivision concept plans could be circulated as part of the secondary plan process; however, Council directed that a subdivision application not be accepted and final approval of the secondary plan be withheld pending a resolution of the Part II Order issues relating to the Tributary 'C' Municipal Class EA. Following the public participation meeting the revised terms of reference were adopted by Council on July 30, 2013.

The reactivated process included one last public open house session for the community on April 24, 2014 at Byron Southwood Public School to present the final updated background studies and Sifton's preferred land use concept for the Riverbend South Secondary Planning area.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Thames Valley District School Board

"The above Notice of Application for approval of Draft Plan of subdivision, Official Plan and Zoning By-law Amendment for the Riverbend South Secondary Plan has been reviewed by this office.

The school block within the subdivision plan has been requested by the Thames Valley District School Board and the details of location, size and availability (phasing) have been discussed with the City and Sifton Properties Ltd. The collaboration with all parties is appreciated.

The school block was requested due to the overcrowding of surrounding schools. Due to this overcrowding the proposed subdivision is presently within the boundaries of the Byron Holding Zone and students will be accommodated at Byron Somerset PS for Grades JK to 8. The current boundary for Secondary is not within a holding zone and students will be accommodated at Saunders SS for Grades 9-12. Due to increased enrolment the TVDSB is requesting that the following clause be included as a condition of Draft Plan Approval for the subject plan:

"The Owner shall inform all Purchasers of residential lots by including a condition in all Purchase and Sale and/or Lease Agreements stating that the construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community is designated as a "Holding Zone" by the Thames Valley District School Board."

Staff response: *An elementary school site for the Thames Valley District School Board has been identified within the Riverbend South Secondary Plan. The school board's requested standard holding zone warning clause will be captured in the subdivision agreement.*

Bell Canada

"A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the

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Developer must confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development to provide communication / telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication / telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management services (i.e. 911 Emergency Services).

We have no conditions/objections to the above application as submitted.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.”

Staff response: *Bell Canada conditions are captured in the standard subdivision agreement.*

Canada Post

- “a) Include in 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 map, 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 effect for buildings and complexes with a common lobby, common indoor or sheltered space.”

Staff response: *Canada Post conditions are captured in the standard subdivision agreement.*

Union Gas

In response to the circulation of the Notice of Application, Union Gas noted briefly that the property referenced in this plan of subdivision is subject to their pipeline easement (Instrument No. 273520). Union Gas was consulted previously during the preparation of background studies for the secondary plan and had provided a formal response. The following comments are repeated from the staff report to Planning and Environment Committee meeting on July 23, 2013:

“Union has an NPS 12 high-pressure pipeline, located on easement, which runs on the east side of Westdel Bourne from the south side of the Thames River to the south side of Byron Baseline Rd. This pipeline continues on the south side of Baseline Rd to Wickerson Rd and is one of the major feeds into the City of London.

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The easement that is in place between Union and the land owner states that: “without the prior written consent of the Grantee [Union Gas Limited], the Grantor [landowner] shall not excavate, drill, install, erect, or permit to be excavated, drilled, installed or erected in, on, over or through the said lands any pit, well foundation, pavement, building or other structure or installation.

*Furthermore, the Technical Standards and Safety Authority (TSSA) have created guidelines for development in the vicinity of oil and gas pipelines. A copy of the TSSA guideline is attached for your review. Depending upon the operating characteristics of a particular pipeline, these guidelines require an additional setback of 20 m to dwellings intended for human occupancy and an additional setback of 200 m to institutions where rapid evacuation may be difficult; these institutions include hospitals, nursing homes, penal institutions, and institutions for the physically and mentally handicapped. Although schools are not specifically mentioned in the TSSA guideline, consideration should be given to increasing the setback to 200 m for these structures as well. The NPS 12 high-pressure pipeline that is located along the east side of Westdel Bourne **does require** these additional setbacks to comply with the TSSA guideline.”*

Staff response: Conditions of draft plan approval have captured the above requirements (Condition #12).

Middlesex-London Health Unit

“Overall the proposed Riverbend South Secondary Plan appears progressive and incorporates current planning concepts that reflect the Provincial Policy Statement and the Official Plan draft - The London Plan. The MLHU supports the proposed adoption of the Riverbend South Secondary Plan as it relates to healthy community design that promotes physical, mental & social well-being by creating complete & integrated communities where individuals of all ages can engage in physically active lifestyles and at the same time have a sense of place & belonging.”

Servicing Related City Comments

The following comments represent the consolidated feedback from Development Services Engineering Review Staff and the various Engineering Services Divisions of the City of London.

Wastewater

- Based on the proposed land uses and populations, there are no capacity concerns related to the outlet sewers, the Riverbend Pumping Station or the Oxford Wastewater Treatment Plant.
- The viability of the proposed routing of the sanitary sewer through the SWM facilities in Phase 1 and adjacent to the infiltration channels to be located north of Oxford Street W. will need to be confirmed. Items such as soil conditions, constructability, adequate setbacks and access for future maintenance will need to be addressed. If the routing as proposed cannot be achieved, the developer will need to provide an alternative. This will need to be addressed in the Design Studies submission for Phase 1 and in conjunction with the design of the SWM facilities and infiltration channels.

Stormwater

- The Final Proposal Report proposes a single storm trunk sewer will be utilized on Westdel Bourne Road to service the subdivision and the Road drainage. This is contrary to the Environmental Assessment in which there is a subdivision storm sewer on the East side of Westdel Bourne and a separate storm sewer within the Westdel Bourne Right of way. It is indicated in the Final Proposal Report that a single storm trunk sewer is preferable both from a servicing and cost perspective but further design work is needed to ensure that this option is achievable due to the high pressure gas main on the east side of Westdel Bourne Road. Cost implications also need to be addressed.

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- The Final Proposal Report also shows internal and external trunk sanitary sewers to the plan of subdivision which are proposed to traverse the City's SWM Blocks. This alignment needs to be verified to ensure that it will not negatively impact the configuration of the SWM Facilities.

Water

- The Wickerson Pumping Station was not upgraded in 2011 as indicated. The design for this work is currently underway with construction to follow. At this time it will be necessary to place a holding provision on all portions of the site which can't be serviced at the current time.
- Phase 1 water servicing from the low level system (at the corner of Westdel Bourne and Oxford Street West) needs to be reconsidered. The servicing indicated shows one water service to service all blocks in the area, and this extend through a SWM block. The servicing shall have regard for the potential to create Regulated Drinking water systems (O.Reg. 170/03). It may be advantageous to consider alternative options for servicing such as servicing from Oxford Street West for the commercial block which front Oxford Street West, and potentially extending servicing along Riverbend Road to individually service the medium/high density and high density blocks.
- It will be a requirement to provide further modelling which includes an emergency scenario of a watermain break on the Westdel Bourne watermain in order to determine the minimum pressure that would be experienced in the area. The concern is that due to the elevation of the area, pressures may be much less than 20 psi in this scenario.
- Under this hydraulic modelling scenario, the designer should also check the hydraulic grade line (HGL) and anticipated finished building elevations. The concern is that under a watermain break scenario or during a power outage during switching over to generator power, there is a potential to experience low water pressure and water may in fact drain out of the plumbing in homes. If that is found to be the case, the design should recommend a solution to address this.
- It will be a requirement to provide an automatic air relief valve to be installed in the system due to the significant elevations. The chamber for the air relief valve must be flood proofed.
- The design is to identify homes and areas which will experience water pressures greater than 80 psi. These will need to have adequate pressure reducing valves installed on the water services in order to reduce the water pressure in the home to 80 psi.

Transportation

- The vertical profile of Westdel Bourne is insufficient to provide safe sight lines for motorists travelling westbound on Street 'A' or westbound on Street 'J' as they approach Westdel Bourne. There are two options that can be explored that will resolve this issue; Westdel Bourne can be reconstructed to provide safe sight lines or Street 'A' and Street 'J' can be relocated to where safe sight lines can be accommodated without changing the vertical profile of Westdel Bourne. If this option is chosen the developer will be responsible to undertake the work at no cost to the City. If the streets are relocated Street 'K' may not be required. The secondary plan should not be approved until this issue is resolved to the satisfaction of the City Engineer.
- Based on the overall concept and routing for multi-use paths within Riverbend South, Transportation agrees with placing a path within the Westdel Bourne road allowance. This acceptance is for Riverbend South only and does not reflect a change in the type of pedestrian and cycling facilities expected in other areas of the City. Based on the cross-section submitted, the location of the multi-use path within the Westdel Bourne road allowance between Street A and Street J is acceptable. Design elements including the meander, berm and landscaping will be discussed through the design studies process or as required by Parks Planning. Union Gas concurrence for the installation of a berm may be required – they may not want more cover on their pipe. No City funding will be available for the design, construction or landscaping associated with the path. There may be other issues that need discussion/approval regarding the path as required by Parks Planning at the Design Studies stage.

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- Garage setbacks from public streets should be a minimum of 6 m from the street line to provide sufficient distance for parking between the building and the side walk.
- The Plan proposes reduced right-of-way width with equal reduction in pavement width for secondary collector and local streets within the plan. Based on the 6 m pavement width proposed for local streets, parking will be prohibited on both sides of the street to allow safe passage of two-way traffic. It is also being proposed that secondary collectors have 8 m pavement widths which may permit parking on one side of the street only. If LTC bus service is provided on a secondary collector street parking may be prohibited on both sides of the street to provide safe two-way passage of vehicles.
- The plan proposes a restricted turn access on Oxford Street West at the commercial Block 93. This access must be positioned in a location that will permit enough left turn storage for turn lanes on Oxford Street West at both Westdel Bourne and Riverbend Road. Any access to Westdel Bourne for this block will also be problematic due to the close proximity to Oxford Street West and the needs for the storm water management channel. A holding provision for access should be applied to Block 93 until the access location is determined satisfactory to the City Engineer.

Development Services – Engineering recommends that lands adjacent to the west limit of the draft plan abutting Westdel Bourne (eg. future SWM facility) be included in the draft plan to address municipal servicing issues and land dedication needs. Red-line revisions to the proposed draft plan are recommended, as follows:

- i) Include all lands to the west of this plan abutting Westdel Bourne (eg. future SWM Facility) and identify appropriately size proposed SWM Blocks identified in the approved Tributary 'C' Municipal Class EA
- ii) Identify and provide all road widening blocks
- iii) Provide 0.3 metre reserves along Westdel Bourne, Oxford Street West, and any open road allowances (eg. shown on red-lined plan)
- iv) Revise draft plan to remove all information that is not pertinent (eg. median on Street 'A')
- v) Identify Union Gas easement
- vi) Revise road widths of the following:
 - Street 'C', Street 'D' and Street 'E' to be revised to 19.0 metre right-of-ways
 - Street 'B' to be revised to 20.0 metre right-of-way
- vii) Identify all daylighting triangles
- viii) Revise the location of Street 'A' should the sight decision distance be determined to be inadequate
- ix) Identify a 30 metre taper on Riverbend Road, south of existing Riverbend Road

Staff response: *The recommended secondary plan, red-line revisions, holding provisions, and conditions of draft plan approval have captured the above requirements for wastewater, stormwater, water and transportation (Conditions #22 to #112).*

Environmental and Parks Planning – City of London

E&PP provided the following comments with respect to the submitted **Environmental Impact Study (EIS)**:

“From our review, we find that the EIS Report has in general fulfilled the OP policies, Environmental Management Guidelines, and the scoping meeting and was well presented. There are a few items that we believe still need to be addressed. Once these remaining issues have been addressed, the EIS can be supported by Environmental and Parks Planning. Detailed comments are presented below on specific sections of the EIS Report. Please indicate how you have addressed the comments in either memo or table format when the EIS is re-submitted for review.”

Staff response: *In a letter dated February 9, 2015, the ecological consultants for Sifton Properties Limited (AECOM Canada Ltd.) provided a written response to each of the comments from Environmental and Parks Planning staff, and have re-submitted an updated EIS incorporating the City’s comments. A copy of that letter is attached to this report.*

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E&PP provided the following comments with respect to **Parks and Open Space**:

- *Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater. It is the expectation of E&PP that the required parkland dedication will be satisfied through the dedication of open space and a park blocks within the subdivision.*
- *Staff are generally supportive of the park distribution throughout the secondary plan. It is our assumption that the required parkland dedication will “balance out” throughout the phasing of this development. To ensure this goal is met, E&PP staff would like to discuss this matter further with the applicant to ensure all are in agreement with the approach.*
- *Proposed redline revision to the submitted plan include*
 - *Park Block 94 should be enlarged to include the frontage along Street A to provide for the multi-use pathway connecting to the park block on the east side of Riverbend Road. Multi-use pathways are not to be included within the boulevards of municipal streets; and*
 - *The frontage of Park Block 97 on Street C should be increased in size to a minimum of 15 metres to provide safe visible access to the pathway system.*
- *A portion of the Warbler Woods ESA forms part of the land holdings included within this application. This portion of the property has been excluded from the draft plan of subdivision and the secondary plan. Staff requests further clarification on the ownership and function of these lands.*
- *As part of the Design studies submission, the applicant is to provide a conceptual park plan delineating the alignment of the multi-use pathways through all blocks.*
- *The multi-use pathway is to utilize the SWM block and provide a pedestrian access to the commercial block at the southwest corner of Oxford Street and Westdel Bourne Road.*
- *The applicant has provided renderings of pathway crossings within the Secondary Plan Report. It should be noted that benches or the similar cannot obstruct the alignment of the pathway. Staff are supportive of higher end finishes to these portions of the pathway system however, some changes will be required. These finishes can be addressed at the design study stage or in consultation with staff prior to design study submissions.*
- *As part of the Design Studies Submission, the applicant is to provide a conceptual design plan, including cross sections, illustrating the road crossing between:*
 - *Block 96 and Block 97, wildlife corridor;*
 - *Block 97 and Block 98, pathway crossing*
 - *Block 98 and Future Pathway Block to the south, pathway crossing*
 - *Block 94 and Block 95, round-about crossing*
- *All pathways are to be located outside of all ecological buffers.*
- *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 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*

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educational package shall be prepared to the satisfaction of Manager of Environmental and Parks Planning.

- *The Owner shall not grade into any open space areas. 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.*
- *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.*
- *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: *The recommended secondary plan, red-line revisions, and conditions of draft approval have captured the above requirements (Conditions #13 to #21).*

Environmental and Ecological Planning Advisory Committee (EEPAC)

The following summarizes recommendations from EEPAC with respect to the Environmental Impact Study:

Theme #1 - Stormwater Management and Water Balance

Recommendations:

1. The groundwater recharge for the entire site be reviewed through a field assessment by qualified independent reviewer.
2. No construction should take place in the existing Warbler Woods catchment, so that the headwaters of the ESA are not substantially impacted.
3. Use the divide along the ridge to define the boundary for development.
4. The flows from SWMF be monitored to ensure the calculated flows from the EA for Tributary C are not impacting on the cold water refuge.

Theme #2 – Butterfly Habitat and Native Planting of Buffers

Recommendations:

5. The approved native plantings of buffers and butterfly habitat be monitored (see page 42 of the EIS) at the proponent’s cost for 5 years from the date of the first housing unit being built. Sufficient security should be held back so a source of funding is available for any new plantings that may be required. The monitoring program must include clear outcome measures and details as to who conducts the monitoring. The City should do site visits to confirm outcomes. It should be a condition of approval (see EIS page 43).
6. The native plantings for the butterfly habitat must include the species list above for the regionally rare Tawney Skipper.

Theme #3 – Enhancement Areas, Buffer Management Zones, Boundary Delineation and Tree Retention

Recommendations:

7. EEPAC does not support the proposed constructed wetland. The existing vernal pools should be protected. Their locations appear on the UTRCA web site (map for Warbler Woods ESA)
8. EEPAC notes no clear ecological benefit is given in the EIS for including an open space corridor between the Significant Woodland and the ESA and recommends the

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requirement be dropped. In compensation for this loss, an additional buffer to the Hickory Woods and plantings in Buffer Management Zone 2 (Figure 5) be required instead.

9. The buffer for the Hickory Woods Significant Woodland should be 10 m wider as this is a rare to uncommon community in Ontario.
10. No trees for retention or buffer should be in backyards.
11. The ESA boundary be staked so that the boundary can be clearly recorded and agreed to by the City.
12. The City Ecologist and the consultant stake the buffer and then prepare an overlay of the lot pattern to exclude the buffer from backyards.
13. A requirement of development approval be the preparation of a Trail Management Plan by the proponent using the City Trail Standards.
14. As stated on page 40 of the EIS, a Buffer Management Plan be prepared as a condition of development approval. The plan must include warranty, frequency of monitoring, a hold back for a source of funds if work is not done as planned, as well as the scope of work required.
15. Enhancement measures must be outlined in the landscape plan. The Plan must include who does what, the expected outcomes and time lines, and a hold back of security to ensure that what is promised is carried out and functional after 5 years.

Theme #4 – Trail Management

Recommendations:

16. A holding provision or condition of approval be included so that a trail system, using the City's Trail Standards, can be put in place for the entire subject property.
17. The proposed Park Block 97 be relocated so that it does not abut the ESA at a steep section.
18. Multi-use pathways (called trails on page 15 of the EIS) must not be permitted in the ESA, particularly given the lack of, and no immediate plans for, a Conservation Master Plan or the use of the Trail Standards to define Management Zones for this ESA.

Theme #5 – Construction Impacts and Site Alteration

Recommendations:

19. Site grading must not occur within the buffer.
20. EEPAC supports the sediment control and other measures included in the EIS. Topsoil removal must not occur nor should soluble fertilizer be applied (directly or in mixtures) within the ESA catchment area. EEPAC also recommends implementation of the Clean Equipment Protocol at the site <http://www.opwg.ca/index.php/equipment-protocol>.
21. EEPAC does not support the creation of a new wetland community. The site alteration is significant and the benefits doubtful.
22. A qualified ecologist be on site with the authority to stop work if there are any construction impacts (including the failure of silt fencing) on the natural heritage features and functions.
23. As per the Natural Heritage Reference manual, the MNR be consulted.
24. A detailed Construction Mitigation Plan (p. 42 of EIS) must be included in the contract drawings for site development. Measures included must be to the satisfaction of City Ecologist.

Theme #6 – Direct and Indirect Impacts from Development

Recommendations:

25. Full cut off lighting be required for all outside lighting.
26. A condition of draft approval be the inclusion of a review of bird friendly guidelines in the urban design approval process for the high rise buildings. Bonusing should be considered by the City if bird friendly designs are incorporated.
27. The boundary between the buffer/ESA be fenced with no gates and signed with the following: "Sensitive plants grow by the inch and die by the foot. Please do not enter this environmentally significant area here."
28. Snow storage for the medium density block be designed so that melting salt contaminated snow does not drain to the Hickory Woods Significant Woodland.
29. All new residents (homeowners and renters) received the required developer created Homeowner Manual. The Manual must include information on why fences have no gates and why the homeowner should not gate the fence; that any pools not drain to the buffer or the ESA or woodland, that lawn chemicals with nitrates are harmful to the

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natural environment; a species list of recommended and plants to avoid, and why lighting is limited or full cut off.

30. The developer agree to send the City's "Living with Natural Areas" booklet to all new owners abutting the buffer 3 to 6 months after new owners have moved in.
31. The City should require all street lighting to be full cut off lighting (not just shielded)
32. The dbh values of trees being removed be calculated and plantings be required in the buffer or ESA of appropriate species that replace the dbh lost within 10 years. Alternatively, the trees having a diameter of 10 centimetres or greater shall be replaced, on the same site, at rate of one replacement tree for every 10 centimetres of tree diameter that is removed. Replacement trees shall be no less than 5 cm in size. For example, four trees of at least 5 cm in diameter will be replaced for a 45 centimeter diameter tree that is removed.

Staff response:

#1 The Riverbend South Secondary Plan Natural Heritage Study and Environmental Impact Study have been reviewed by City staff. Staff's concerns with respect to the identification and delineation of the ESA boundary and associated environmental buffers have been addressed. Reduction in groundwater infiltration was one of the potential long term impacts identified in the EIS. The impact assessment indicates the amount of impervious surface created (from the land use plan and road network) will not result in significant reduction of groundwater infiltration. It is noted that an evaluation of potential low impact development stormwater management alternatives was included in the Riverbend South Stormwater Management Study.

#2 The EIS has been revised to incorporate meadow enhancement for butterfly habitat within all buffer areas, including the Significant Hickory Woodland and isolated woodland, as well as the green space corridor link. The EIS environmental management plan identifies enhancement areas for plantings of species suitable for Monarch and Tawny Edged Skipper. Revisions have also been incorporated into the EIS in response to Environmental and Parks Planning recommendations that monitoring be carried out for a minimum of 3 years post construction by the developer. Monitoring reports need to be included on a yearly basis and specific goals and objectives need to be identified for outcomes that will require action if they are not being met.

#3 With respect to the green space corridor connection between Hickory Woods and Warbler Woods ESA, it is noted in the EIS that the green space linkage is primarily an open space area that provides a trail connection between trails along and the within Warbler Woods and the Hickory Woods. It further acknowledges that the linkage will have ecological benefits; however, these will be limited by any requirements for a road crossing from the Warbler Woods Walk subdivision and the subject lands. Staff had previously reviewed options of a cul-de-sac versus a through street at this location and concluded that the through street option with unique design standards to minimize the impact on the natural heritage features and functions was the preferred option. The comments from Environmental and Parks Planning staff highlight the need for denser planting arrangements over standard tree and shrub planting plans in this area that will promote vegetation connectivity. The road crossing should also incorporate design elements that provide fewer barriers to wildlife movement between the habitats. Additional text has been added to the EIS recommendation as follows: "To promote connectivity, this area should be planted at a higher density than the buffer areas. The road that crosses the green space corridor should incorporate design elements to encourage wildlife movement (i.e. narrow road, reduced curbs and curb shape). Also animal crossing signs should be installed within this area." With respect to the proposed wetland creation, the stated goal in the EIS is to provide additional amphibian habitat. This feature is not part of the Phase 1 subdivision but would be constructed as part of a future subdivision phase. A detailed implementation plan showing how the wetland will function, including a target wetland water balance, can be required as a condition of draft plan approval as part of that future phase.

#4. Response received from Environmental and Parks Planning staff indicated that all pathways are to be located outside of ecological buffers. A pedestrian connection is proposed through Open Space Block 97 and to the rear of the Lots 1-8 to provide a link with the existing multi-use trail east of the Warbler Woods Walk subdivision. It is noted in the secondary plan (Section 20.6.4.2) that multi-use trails will not be permitted in the buffer areas of the Warbler Woods ESA south of this connection. The trail will continue to the south via a linear park built into the subdivision design (Block 98). As part of the Design Studies submission the applicant is to provide a conceptual park plan delineating the alignment of the multi-use pathways through

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all blocks, and a concept plan will be required for the trail connection and plantings through Block 100 at the rear of Lots 1 to 8 (D.P. Conditions 13 & 14).

#5. Grading and sediment control measures are addressed by conditions of draft approval (D.P. Conditions 18 & 19). Open space and buffer areas are not to be disturbed by grading activities. 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. Parks planning staff review all grading plans and sediment and erosion control measures prior to acceptance of the subdivision servicing and engineering drawings. Policies have been included in the proposed secondary plan to address requirements for enhancement measures, construction mitigation plans, and an environmental monitoring program as part of the Environmental Management Plan outlined in the Riverbend South Secondary Plan EIS. All recommendations of the EIS, including preparation and implementation of an environmental monitoring program, have been captured by the draft plan conditions (D.P. Condition 21).

#6. As a condition of draft approval, the subdivider will be required to construct a 1.5m high chain link fence 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 (D.P. Condition 16). An education package which explains the stewardship of natural areas, the value of existing tree cover, and the protection and utilization of the natural grading and drainage pattern shall be prepared and delivered to all homeowners (D.P. Condition 17). The City's standard subdivision condition requires the Owner to install street lighting on all streets and walkways to the satisfaction of the City Engineer. Consideration of opportunities to incorporate innovative or alternative forms of outdoor lighting for streets and parking lots, such as full cut-off lighting, and standards of public safety can be reviewed as part of the detailed engineering drawing review process.

The ecological consultants for Sifton Properties Limited (AECOM Canada Ltd.) have provided a written response to the EEPAC comments/concerns regarding the Riverbend South Secondary Plan Environmental Impact Study. A copy of that letter is attached to this report.

Ministry of Natural Resources and Forestry (MNRF)

The Ministry of Natural Resources and Forestry (MNRF) received the attached Notice of Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments. MNRF understands that Sifton Properties Limited is proposing an adoption of a secondary plan for the Riverbend South community planning area, consideration of draft plan of subdivision on a portion of these lands, and consideration of proposed changes to land use designations and zoning within the City of London.

Species at Risk

The Species at Risk in Ontario (SARO) List (<http://www.ontario.ca/environment-and-energy/species-risk-ontario-list>) is Ontario Regulation 230/08 issued under the *Endangered Species Act, 2007* (ESA). The ESA came into force on June 30, 2008, and provides both species protection (section 9) and habitat protection (section 10) to species listed as endangered or threatened on the SARO List.

MNRF completed an initial species at risk (SAR) screening of the subject lands identified in the attached notice of application. There are known occurrences of SAR within the wooded area that extends within the subject lands, including:

- American Chestnut – endangered with general habitat protection
- Eastern Flowering Dogwood – endangered with regulated habitat
- Butternut – endangered with general habitat protection
- Yellow-breasted Chat – endangered with general habitat protection (historical)
- Cerulean Warbler – threatened with general habitat protection (historical)
- Northern Long-eared Bat – endangered with general habitat protection (historical)

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There are known occurrences of SAR within the general area with the potential to occur on the subject lands, including:

- American Badger – endangered with regulated habitat
- Eastern Hog-nosed Snake – threatened with general habitat protection
- Bobolink – threatened with general habitat protection
- Eastern Meadowlark – threatened with general habitat protection

Please note that this is an initial screening for SAR and the absence of an element occurrence does not indicate the absence of species. The province has not been surveyed comprehensively for the presence or absence of SAR, and MNRF data relies on observers to report sightings of SAR. Field assessments by a qualified professional may be necessary if there is a high likelihood for SAR species and/or habitat to occur within the project footprint.

It is important to note that changes may occur in both species and habitat protection which could affect whether proposed projects may have adverse effects on SAR. The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate new species for listing and/or re-evaluate species already on the SARO List. As a result, species designations may change, which could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change if a species-specific habitat regulation comes into effect.

If an activity or project will result in adverse effects to endangered or threatened species and/or their habitat, additional action would need to be taken in order to remain in compliance with the ESA 2007. Additional action could be applying for an authorization under section 17(2)c of the ESA 2007, or completing an online registry for an ESA 2007 regulation, if the project is eligible.

Please be advised that applying for an authorization does not guarantee approval and the process can take several months. Please visit MNR's website to determine whether a project may be eligible for the online registry process (<http://www.ontario.ca/environment-and-energy/natural-resources-approvals>). Questions about the registry process should be directed to MNR's Registry and Approval Services Centre at 1-855-613-4256 or at mnr.rasc@ontario.ca.

Policy 2.1.7 of the Provincial Policy Statement, 2014 (PPS)

Policy 2.1.7 of the PPS states that development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial (*Endangered Species Act, 2007*) and federal requirements. It is not clear that habitat of endangered species and threatened species has been considered as part of this application and therefore, it is unclear to MNRF whether this proposal is consistent with the PPS.

MNRF requests clarification on whether habitat of endangered species and threatened species has been considered as part of this application. We request that any habitat assessment that was completed as part of this application is provided to MNRF for review. Please note: the habitat assessment should address the SAR occurrences listed above.

Significant Woodland and Significant Wildlife Habitat

Policy 2.1.5 of the PPS states that development and site alteration shall not be permitted in significant woodlands and significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function. It is unclear whether the significant woodland (also known as Warbler Woods ESA) located within and to the east of the subject lands have been considered. It is also unclear whether significant wildlife habitat was assessed within and adjacent to the subject lands.

MNRF requests clarification on how significant woodlands and significant wildlife habitat have been considered within and adjacent to the subject lands and how it has been demonstrated that there will be not negative impacts to these natural features and their ecological function.

Please note: we understand that a Natural Heritage Study and an Environmental Impact Study were available at a link provided below; however, MNRF was unable to access and review the

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documents provided within the link.

Staff response: *The link to the background reports/studies available to the public on the City of London website were forwarded to the MNRF, including the Natural Heritage Study, Species at Risk and Significant Woodland/Significant Wildlife Habitat assessment, and the Environmental Impact Study. No further response has been received.*

Upper Thames River Conservation Authority (UTRCA)

CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, most of the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the Conservation Authorities Act. The regulation limit is comprised of a flood hazard associated with an unnamed tributary. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

There is also a remnant valley slope on the site which is classified as a geotechnical constraint. Section 15.7.2 of the City of London’s Official Plan stipulates that remnant valley slopes should be assessed through the community planning process and appropriate measures which may include the preparation of a geotechnical study and/or other supporting technical studies to address the constraint and the natural vegetation associated with these features.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

Policy which is applicable to the subject lands includes:

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. The Authority also does not support the fragmentation of hazard lands through lot creation which is consistent with the Provincial Policy (PPS) and is intended to limit the number of owners of hazardous land and thereby reduce the risk of unregulated development etc.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, floodplain planning approach (one zone vs. two zones), and uses that may be allowed in the flood plain subject to satisfying UTRCA permit requirements.

3.3.3.1 Significant Woodlands Policies

The UTRCA does not permit new development and site alteration in woodlands considered to be significant. Furthermore, new development and site alteration is not permitted on adjacent lands to significant woodlands unless an EIS has been completed to the satisfaction of the UTRCA.

The woodland feature that is located immediately to the north of this proposed development has been identified as being significant. The Natural Heritage Reference Manual (March 18, 2010) recommends that adjacent lands are those lands within 120 metres of significant woodlands given that development and land uses within 120 metres of natural heritage features have a reasonable probability of affecting the ecological functions of woodlands.

Environmental Impact Study

The UTRCA’s comments are based on a review of the December 11, 2013 Riverbend South Secondary Plan Natural Heritage Study (NHS) and the July 25, 2014 Environmental Impact Study (EIS) Reports by AECOM, as well as the comments from the September 6, 2011 UTRCA letter that remain outstanding.

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BUFFERS

1. To protect woodland integrity (Task 5 of the NHS), including the Monarch Butterfly (Special Concern), Wood Thrush (Threatened), and Eastern Wood - Pewee (Special Concern), we strongly recommend maintaining the entire CUP3-2 community along the western edge of the ESA for the following reasons:

- a. The NHS recognizes that there are several subdivisions along the eastern boundary of the ESA that have encroached into Warbler Woods ESA. Therefore, to fully protect the ESA and its species from additional encroachment, a larger buffer is required than that proposed in the NHS and EIS.
- b. Appendix H1 (NHS) recognizes that the ESA is valuable for bird species but is a “fast-disappearing type of mature, mixed woods that needs protection”.
- c. Seepage areas can be Significant Wildlife Habitat. Show the locations of seepage areas along the ESA boundary on the western side. A larger buffer is needed to protect these areas.
- d. Eastern Wood – Pewee occurs throughout the ESA and along the western edge. A larger edge habitat, such as the CUP3-2 community will help protect this species
- e. The recommendations for row 5.2 in Table 4-3 (EIS) were applied to the residential development on the western side of the ESA and this did not lead to a low or no net negative effect. Therefore, we do not agree that green waste deposition in natural areas will be mitigated by the recommended buffers, fencing and landowner manual.

2. Please consider protecting (with buffers) the isolated woodland feature located west of the Hickory Woods Significant Woodland. A review of Appendix M (Woodland Evaluation Score Sheet) indicates that the woodland patch meets at least 4 medium criteria (not 2) as it is indirectly connected to the Hickory Woods by active agriculture or pasture (Criterion 1.2b) and contains a mid-aged community (Criterion 2.1a). Please discuss why these criteria were ranked as “low”. Also, recognizing that patches that meet 5 medium criteria or one high criterion are significant, please provide the rank (high, medium or low) for Criterion 4.1 b and the data used to determine a medium (not high) rank for Criterion 4.1d.

PLANTATION

3. In Table 3-1 (NHS), it is unclear why the plantation does not meet boundary delineation Guideline 8b since the plantation would provide a buffer to protect the ESA from the residential land use. As discussed in point 1 above, residential land use causes more disturbance to a woodland in terms of encroachment than the current agricultural land use. Note that the “mantle” that the ESA developed was for the adjacent agricultural land use, not the proposed change to residential land use.

4. Please explain the NHS statement “the evaluation of a plantation as a Significant Woodland is not consistent with the City of London’s Official plan policy, section 15.4.5 which defines woodlands as areas occupied by trees”. Why is a “plantation” not “an area occupied by trees”?

5. Please define the term a “natural woodland”. According to the NHRM (2005), “plantations are recognized as investments made with the objective of forest restoration and can be considered to be woodlands” (pp 72).

CORRIDOR & TRAILS

6. The corridor width and length must be justified. Note, to facilitate species movement, corridors must be a minimum of 50 – 100m wide (How Much Habitat is Enough 2nd edition). Was topography considered when placing the corridor?

7. Corridors cannot be bisected by roads. All functions of a corridor are negated by the placement of a road crossing from the Warbler Woods Walk subdivision and the present subject lands.

8. The placement of the trail must consider potential hazard trees. These dead / dying trees are important to wildlife yet hazardous to humans if they fall on a trail. Therefore, we encourage the planting of meadows or thickets in the corridor location, and avoidance of trees when locating trails in established woodlands.

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9. Include informal trail development in Table 4-3 (EIS)

ADDITIONAL REQUESTED INFORMATION

10. Please show the boundary of the Significant Provincial ANSI (Byron Woods). Figure 1 of the NHS shows the boundary on the legend, but not on the map. Has the boundary of the ANSI also changed? If so, has OMNR approved of this change?

11. Figure 1 (NHS) should include the boundary of the unevaluated isolated woodlot located south of Oxford and east of Westdel Bourne Roads.

12. Figure 2 (NHS) should also include Tributary “C”, the Dingman Creek Fen Wetland and Complex ESA, and the Delaware Easy Woodland ESA.

13. Figure 4 (NHS) shows an FOD 3-1 on the southern edge of the Hickory Woods Significant Woodland, yet page 24 (NHS) and table 2-1 (EIS) classify this as a FOD 8-1. Please clarify.

14. Please describe vegetation communities CUW1, CUM1-1a and CUM1-1b in the NHS and the EIS.

15. The EIS (Section 3.1) states that the proposed land use plan has low density residential uses, yet these are not identified in Figure 3 (EIS). Please show where these low density residential uses are located.

16. Please label the extension of Riverbend Road on Figure 3 (EIS).

17. Please quantify the distance that edge effects are occurring on the western side of the ESA as mentioned in Section 4.1 (EIS).

18. Please quantify the portion of the study area surface area that will become impervious as a result of the proposed development as mentioned in Section 4.3.1.2 (EIS). Will any of the groundwater recharge area shown on Figure 2 (NHS) be affected? More detail is needed than what is described in Table 4-3, row 4.1 (EIS).

19. Other residential housing related impacts that must be discussed in Section 4.3.4 (EIS) and mitigated include pools and litter.

20. Provide more information in the text of the report about the establishment of a new wetland community that is identified in Tables 4-1 and 4-3 (EIS). How will this wetland be maintained?

21. Include the partial removal of FOD 2 community in Table 4-3 (EIS).

22. Provide an analysis of Significant Wildlife Habitat that follows the Ecoregion 7E Criterion Schedule that provides a list of criteria under four main types (seasonal concentration areas of animals, rare vegetation communities or specialized habitat for wildlife, habitat for species of conservation concern and animal movement corridors).

23. Based on Table 2.1 (NHS), there are no vegetation surveys in the summer (June – July) and only one in the spring (May). Rather 7 out of 10 vegetation surveys were conducted from August – December, with 3 occurring once each month from March – May. Please provide rationale for the absence of summer floral surveys, and the bias that fall to winter vegetation surveys may have.

24. Describe the past tree removal that has occurred on site, including part of the white pine plantation cleared in 2012, as well as the area of removed vegetation shown in Figure 4 (NHS). When did the removal shown in Figure 4 (NHS) occur, and were there any permits required for either of the removals? Note that the area of removal encompasses the entire unevaluated vegetation patch delineated in Figure 1 and identified in Schedule B-1 as a potential ESA.

In conclusion, the UTRCA does not agree with the removal of the plantation community immediately west of the ESA, or of the evaluation of the isolated woodland located west of Hickory Woods Significant Woodland.

DRINKING WATER SOURCE PROTECTION

The Thames-Sydenham Source Protection Region has prepared Assessment Reports that identify vulnerable areas associated with drinking water systems; assess the level of vulnerability in these areas; and identify activities within those vulnerable areas which pose threats to the drinking water systems, and assess the risk due to those threats. The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead

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Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject lands are located in a Significant Groundwater Recharge Area that has Highly Vulnerable Aquifers (HVA).

AREA OF VULNERABILITY	VULNERABILITY SCORE	THREATS & CIRCUMSTANCES
Highly Vulnerable Aquifer (HVA)	4	No Threats
	6	Moderate & Low Threats
Significant Groundwater Recharge Area (SGRA)	6	Moderate & Low Threats

NOTE: At this time, certain activities on this property may be considered Moderate or Low threats to drinking water.

RECOMMENDATION

Given the UTRCA's outstanding concerns regarding the EIS, we recommend that this application be deferred to provide the applicant with an opportunity to address our concerns.

Staff response: *The ecological consultants for Sifton Properties Limited (AECOM Canada Ltd.) provided a written response to the UTRCA's comments/concerns regarding the Riverbend South Secondary Plan Environmental Impact Study. A copy of that letter is attached to this report.*

PUBLIC COMMENTS

PUBLIC LIAISON:	On October 1, 2014 a Notice of Application for approval of draft plan of subdivision, Official Plan and zoning by-law amendments was sent to 289 surrounding property owners. Notice was published in "The Londoner" on October 9, 2014.	4 replies received.
<p>Nature of Liaison: Adoption of a secondary plan for the Riverbend South community planning area, consideration of draft plan of subdivision on a portion of these lands, and consideration of proposed changes to land use designations and zoning (see "Requested Action" page 5).</p>		
<p>Responses: Development Services received three written responses and one telephone call. The main comments and concerns are summarized as follows:</p> <ul style="list-style-type: none"> • Increased traffic on Westdel Bourne and resulting impacts to existing residential properties on the west side of Westdel Bourne, including increased noise, lighting, ingress and egress to driveways, speeding, and safety concerns. • Street 'J' intersection with Westdel Bourne would cause issues for headlights glaring in our north side windows; therefore, additional fencing and screening is requested. How does the City plan to control traffic at this entrance? • As a courtesy to the residential area, no additional street lighting should be planned, speeds should be set to those similar in residential areas (speed bumps), and a noise by-law should be implemented on the use of heavier traffic vehicles between certain hours. • There are things in the design concept which we like such as walking paths along Westdel Bourne, planting of trees along the path, and the design of a proposed berm (east side). 		

ANALYSIS

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Riverbend South Secondary Plan

The study area for the secondary plan comprises approximately 60 hectares of lands generally bounded by Oxford Street West and the existing Warbler Woods Walk subdivision to the north, Westdel Bourne to the west, Warbler Woods ESA to the east, and the City’s Urban Growth Boundary to the south. Sifton Properties Limited owns or has authorization to act on behalf of the owner for the majority of lands included in the secondary plan area.

These lands came into the City of London from the Town of Westminster at the time of annexation in 1993. This area was not part of the Riverbend Community Plan which was completed not long after a new Official Plan was adopted for all the annexed areas. Its focus was primarily the large area within the “thumb” formed by the Thames River on the north side of the Oxford Street extension, and some lands on the south side, including the Warbler Woods Walk subdivision. The Riverbend Community Plan also identified a portion of lands fronting the south side of Oxford Street West, east of Westdel Bourne for future commercial uses. The remaining pocket of land within the City’s Urban Growth boundary to the south was designated as Urban Reserve – Community Growth and intended for a future area planning study.

The policies of Section 2.6.9 and Section 19.2.1 of the City of London Official Plan provides for the preparation of secondary plans as a basis for Official Plan land use designations and policies to be adopted by City Council, and will be used as a guideline for the review of subdivision and development applications. Among the matters addressed are land use mix and compatibility, road alignments, municipal services, public and private utilities, residential densities, road access points, location of parks and community facilities, location of pedestrian and bicycle routes, preservation of natural heritage features, protection of archaeological resources, and urban design guidelines.

Sifton Properties Limited as the lead developer/landowner initiated the secondary planning process and retained a team of consultants to prepare the background studies. The studies have been prepared in consultation with the City of London, the Province, school boards and other public agencies, boards, and commissions. Public input was also sought and considered in the process, particularly in the development of a community vision, the development of land use and transportation alternatives, and a final preferred land use plan. A compilation of the preferred land use plan and final reports and background studies is available for public viewing on the City of London’s website and at the Byron Branch - London Public Library. The list of component background studies includes the following:

Final Proposal Report – Riverbend South Secondary Plan & Phase 1 Subdivision - prepared by Sifton Properties Limited, August 2014

Riverbend South Archaeological Assessment (Stage 3), prepared by Archaeologix, July 2008

Riverbend South Stage 4 Archaeological Assessment (Location 3), prepared by Golder Associates, February 2009

Riverbend South Secondary Plan Natural Heritage Study, prepared by AECOM, November 2013

Riverbend South Secondary Plan Environmental Impact Study, prepared by AECOM, February 2015

Riverbend South Phase 1 Sanitary Servicing Study (Final Report), prepared by Stantec, March 2010 and updated July 2014

Riverbend South Water Servicing Report, prepared by Stantec, July 2014

Riverbend South Stormwater Management Study, prepared by Stantec, July 2014

Riverbend South Area/Subdivision Transportation Study, prepared by IBI Group, (Phase 1 Report) July 2008, (Final Report) March 2010

Riverbend South Traffic Impact Study, prepared by Paradigm Transportation Solutions Ltd., July 2014

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Riberbend South Parks and Open Space Master Plan, prepared by GSP Group, March 2010

Riverbend South – Slope Stability Assessment, prepared by Golder Associates, June 2008

The recommended Riverbend South Secondary Plan appended to this report includes the Preferred Land Use Plan and subdivision concept, illustrating the overall intentions for the Riverbend South planning area. The text and schedules of this secondary plan are to become part of Section 20 of the City of London Official Plan pending Council-adoption.

The secondary plan has been submitted in conjunction with the Official Plan Amendment application in order to implement the proposed Preferred Land Use Plan and associated designations and policies. The proposed Phase 1 subdivision draft plan and zoning by-law amendment applications have been submitted concurrently as well, and are intended to implement and be consistent with the Riverbend South Secondary Plan.

The following presents a synopsis of the secondary plan, including excerpts from the Final Proposal Report for the Riverbend South Secondary Plan and Phase 1 Subdivision submitted by Sifton Properties Limited, as well as the various background studies.

Study Area Existing Conditions

The study area consists of five properties municipally known as:

- 1854 Oxford Street West
- 1826 Oxford Street West
- Easterly portion - Commissioners Road West S/S Concession B, Part Lot 49
- 1478 Westdel Bourne
- 1420 Westdel Bourne

Sifton Properties Limited is the owner of four of the properties and is authorized to act on behalf of the owner (Wagners) at 1478 Westdel Bourne. The property at 1420 Westdel Bourne was also recently acquired by Sifton Properties from Old Oak. The Phase 1 draft plan of subdivision only applies to portions owned by Sifton.

Existing land uses consist primarily of open space/greenfield areas, crop production, a former orchard, and two residential dwellings. The eastern limit of the site contains a portion of the Warbler Woods Environmentally Significant Area (ESA) and a pine plantation. The western portion of the Hickory Woods significant woodland is also located towards the north central/northeast quadrant of the study area. Both the ESA and significant woodland offer amenity and access to green space for future residents. These features must be retained and require appropriate protection.

The site is characterized by rolling topography that generally slopes down to the northwest from the southeast. Elevations range from approximately 263 metres (asl) in the northwest corner to 301 metres (asl) in the southeast corner. The rolling topography offers excellent views in various directions and provides an interesting and unique setting. The ability to retain rolling topography also poses somewhat of a constraint due to engineering standards for road profiles and overland flow routes.

The area is bounded by two arterial roads offering good access and future public transit routing options. There is a high pressure natural gas pipeline within an easement along the east side of Westdel Bourne. Due to setback restrictions on the placement of buildings and certain types of uses, the secondary plan proposes to utilize the pipeline easement and incorporate a green corridor for potential walking or cycling trails, enhanced landscaping, and additional buffer/separation distance between new development and existing residential dwellings on the west side of Westdel Bourne.

Natural Heritage Study and EIS

As part of the overall secondary plan process, a Natural Heritage Study and Environmental Impact Study were completed for the subject lands in accordance with the City of London's

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Official Plan Environmental policies. A Natural Heritage Strategy was developed and used to provide a framework for evaluating the land use concepts and selection of a preferred land use plan. The Environmental Impact Study assesses the potential impacts anticipated as a result of the proposed subdivision and provides an Environmental Management Plan with specific recommendations aimed to protect the natural heritage features and functions identified in the Natural Heritage Study.

Field investigations were carried out including terrestrial vegetation assessments on unevaluated woodland patches and other vegetation units found within the study area. There are two known Natural Heritage Features within proximity to the study area; the Warbler Woods Environmentally Significant Area (ESA) and the significant Woodland Patch No. 07041 also known as Hickory Woods. Each of the significant features were delineated using the City of London's "Guideline Documents for Environmentally Significant Areas Identification, Evaluation and Boundary Delineation" (1997). As part of the application of these guidelines, the pine plantation adjacent to Warbler Woods ESA was not included in the boundary of the ESA according to Guideline 5 – Satellite Woodlands, and Guideline 8 – Plantations. The plantation was further assessed based on application of Significant Wildlife Habitat criteria, as outlined in the City of London's Official Plan policies and as outlined in the Ministry of Natural Resources' Significant Wildlife Habitat Technical Guide (2000).

Significant plant/bird species found within the study area include the Federally recognized American Chestnut. One individual was observed along the western edge of Significant Woodland Patch No. 07041 (Hickory Woods). A Pignut Hickory was also observed at this location and is considered a Provincially vulnerable species. Conservation Priority bird species found within the study area include ruby-throated hummingbird, red-bellied woodpecker, purple martin, northern rough-winged swallow, bank swallow, scarlet tanager, eastern towhee, savannah sparrow, swamp sparrow, bobolink, and eastern meadowlark.

Key elements of the Natural Heritage Strategy framework included the identification of natural areas to be protected, recommendations on preliminary ecological buffers, identification of opportunities for a corridor connection between natural areas, and recommendations for tree preservation. AECOM's report makes mention of the following noteworthy study outcomes and components of the Natural Heritage Strategy that were carried forward into the EIS:

1. **Warbler Woods ESA Boundary Delineation:** The boundary of the Warbler Woods ESA was refined and revised to include additional lands beyond the previously delineated ESA boundary as shown on Schedule B-1 of the City of London's Official Plan.
2. **Hickory Woods Significant Woodland Boundary Delineation:** The boundary for Hickory Woods Significant Woodland was amended to include treed areas to the west and south of the lands previously designated as a Significant Woodland on Schedule B-1 of the City of London's Official Plan.
3. **Tree Preservation Area:** A treed patch situated on a knoll in the northwest portion of the study area was recommended for tree preservation and protection within any proposed plan. *(Note - The isolated "woodland" will be preserved as part of a parkland block in the draft plan (Block 94). The drip line was recently surveyed and the EIS has been updated to include a recommended 10 metre buffer).*
4. **Buffer Recommendations:** Preliminary recommendations for ecological buffers were provided to establish a development limit that will enable the preparation of land use plans for the study area.
5. **Open Space Corridor:** In accordance with the Terms of Reference for the Natural Heritage Study, a recommended corridor connection was identified to provide an open space linkage between the Warbler Woods ESA and the Hickory Woods Significant Woodland.

Following completion of the Natural Heritage Study, the proposed land use options were evaluated based on adherence to the Natural Heritage Strategy and minimization of potential impacts. Once a preferred land use option was selected, an assessment of potential impacts was conducted as part of the Environmental Impact Study. The impact assessment took into consideration existing (agricultural impacts), potential short-term, and potential long-term

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impacts. Based on their assessment, the consultants concluded that the net environmental impacts of the proposed plan and its EMP will be positive. This conclusion is based on the following as outlined in AECOM's report:

1. The significant natural heritage features and functions identified for the subject lands are recommended for protection from development.
2. The proposed land use plan is based on the protection of the natural heritage features and functions by means of restricting the development envelope to areas outside of natural heritage features.
3. Buffer areas have been included to mitigate the effects of adjacent land use where residential lots are proposed next to natural heritage features.
4. Recommendations for mitigating servicing related impacts for storm water management and streets have been included in the land use plan and engineering plans for the proposed land use plan.
5. Compensation areas have been included to off-set the loss of cultural meadow and treed areas.
6. The construction mitigation recommendations will more than adequately avoid and prevent construction related impacts during build-out of the proposed land use plan.
7. Additional recommendations for Homeowner Manual and stewardship programs will serve to increase awareness and assist in the protection and maintenance of the natural heritage system within the subject lands and area.

The final component of the EIS was the preparation of an Environmental Management Plan to provide recommendations for the protection and management of natural heritage features and functions of the Warbler Woods Environmentally Significant Area (ESA) and Hickory Woods Significant Woodland. The EMP is comprised of the following components:

- Identified Environmental Protection Areas where development is not permitted;
- Buffer Zone Establishment and Management Recommendations designed to protect identified features and their functions on lands adjacent to the development area;
- Green Space Corridor recommendations;
- Enhancement Measures for the restoration of ecological features and functions in areas of opportunity;
- Construction Mitigation and Monitoring Recommendations to prevent and mitigate potential impacts resulting from the construction phase of the project;
- Environmental Monitoring Recommendations to track the success of the implementation of this Environmental Management Plan.

The recommendations of the Natural Heritage Study, the Environmental Impact Study (updated February 9, 2015), and the Environmental Management Plan, including the management components outlined above have been incorporated into the policies of the proposed Secondary Plan (Section 20.6.4.1). Specific component areas and management zones are illustrated on the map on the following page excerpted from the EIS, as well as an overlay of the proposed land use plan and the natural heritage features delineation.

The Natural Heritage Study has been accepted by Environmental and Parks Planning staff, with the exception of the evaluation of the 0.8 hectare isolated woodland patch. While there was disagreement as to the status of the treed patch, the end result is that it is being protected within an Open Space designation as part of a parkland block. The response from the City's Environmental and Parks Planning staff to the recent Notice of Application provided the following comments with respect to the submitted Environmental Impact Study (EIS):

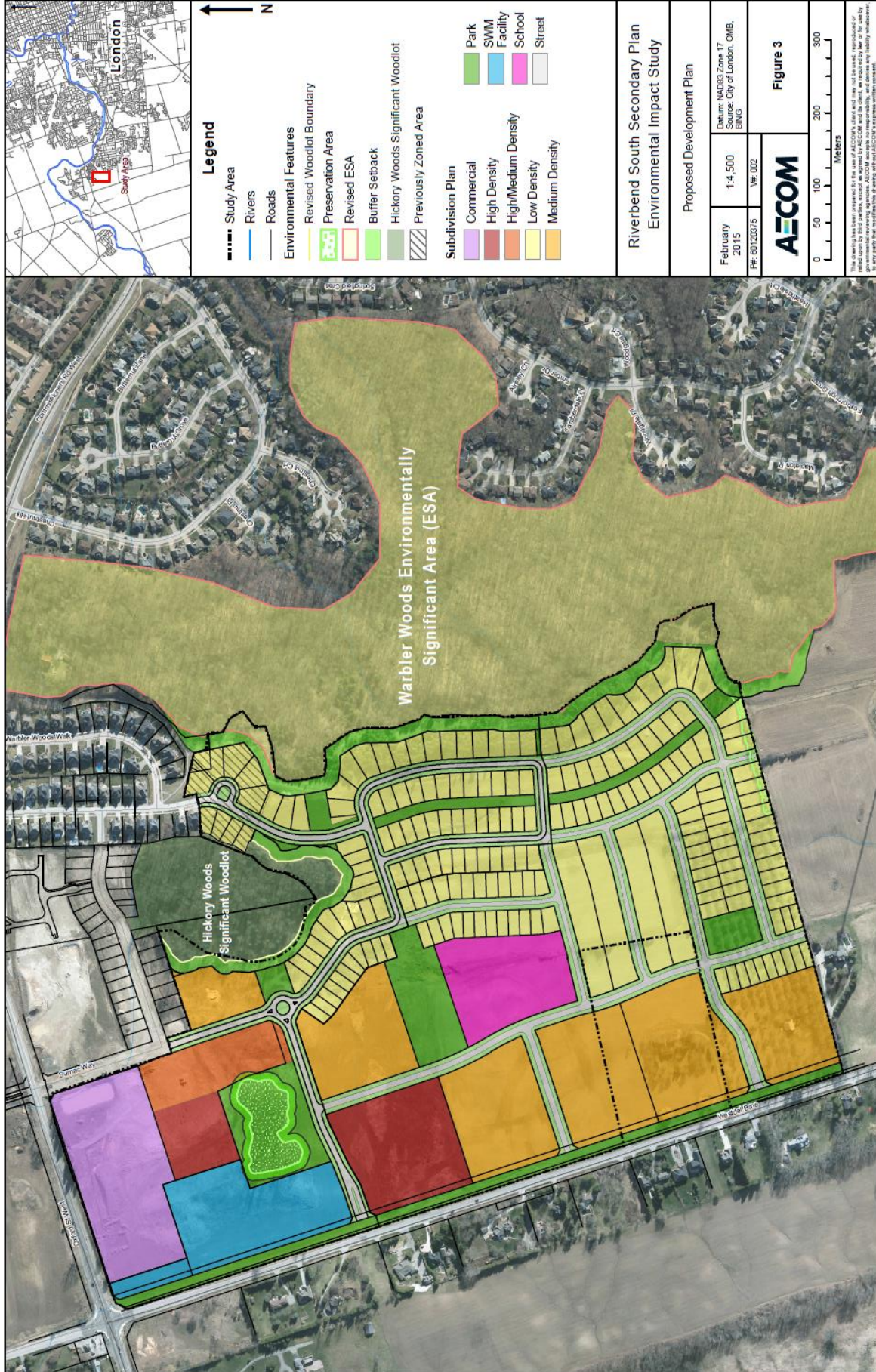
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“From our review, we find that the EIS Report has in general fulfilled the OP policies, Environmental Management Guidelines, and the scoping meeting and was well presented. There are a few items that we believe still need to be addressed. Once these remaining issues have been addressed, the EIS can be supported by Environmental and Parks Planning. Detailed comments are presented below on specific sections of the EIS Report. Please indicate how you have addressed the comments in either memo or table format when the EIS is re-submitted for review.”

In a letter dated February 9, 2015, the ecological consultants for Sifton Properties Limited (AECOM Canada Ltd.) provided a written response to each of the technical comments from Environmental and Parks Planning staff, and have re-submitted an updated EIS incorporating the City’s comments. AECOM’s response letters to Parks Planning and their response to EEPAC and the UTRCA comments are appended to this report. The recommended conditions of draft plan approval also appended include as a condition that in conjunction with the Design Studies submission, and through the review and acceptance of detailed engineering drawings and the subdivision agreement, the Owner shall implement the recommendations of the Riverbend South Secondary Plan Environmental Impact Study prepared by AECOM Canada Ltd. dated February 9, 2015, as revised or amended by subsequent addendums, to the satisfaction of the City.

Archaeological/Built Heritage

An archeological investigation was undertaken for the RiverBend South Secondary Plan on the Sifton and Wagner lands by Archaeologix Inc. (now Golder Associates). The study resulted in the identification of eleven archaeological sites, including eight pre-contact Aboriginal sites and three 19th century Euro-Canadian sites. Of these, two pre-contact Aboriginal sites and the three Euro-Canadian sites were recommended for further Stage 3 assessment. This additional work was conducted for all sites in 2008, resulting in a recommendation for Stage 4 assessment of one pre-contact Aboriginal site and two of the Euro-Canadian sites.

Of these sites, Stage 4 assessment has been completed for one location in the northwest area of the site, and the second site located on the Sifton property is intended to remain undisturbed within a multi-family block and park / natural heritage area. If not, further Stage 3/4 assessment would be required prior to disturbance of this part of the block. The remaining site is located on property owned by the Wagner’s and will be mitigated prior to development occurring on the site.

As a condition of draft plan approval, it is recommended that a confirmation letter be provided that the Ministry of Tourism, Culture and Sport has reviewed and accepted the Archaeological Assessment (Stage 3) report prepared by Archaeologix Inc. dated July 2008, and Stage 4 Archaeological Assessment report prepared by Golder Associates dated February 2009, into the Ontario Public Register. The City also has the ability to apply a holding (h-18) provisions to the zoning of lots and blocks in future phases to ensure a complete assessment and mitigation of archaeological resources is carried out.

Preferred Land Use Plan

The Preferred Land Use Plan submitted with this application has been prepared based on the findings and recommendations of the various technical background studies, public consultation sessions, discussions with City staff and adjacent landowners, and Sifton’s intentions for their specific properties.

The Preferred Land Use Plan is included as Schedule 2 to the proposed Riverbend South Secondary Plan appended to this report, and is more fully described in the Community Structure Plan (Section 20.6.2) and Land Use Designations (Section 20.6.3). The plan consists of low density, medium density and high density residential uses to accommodate a full range of single family, cluster, townhouse and apartment dwellings. Low density uses are primarily located in the easterly portions of the plan, in close proximity to the Warbler Woods ESA and Hickory

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Woods. Medium and high density uses are located adjacent to the arterial and proposed collector road system, to provide access to future public transit routes, with density oriented and gradually increasing towards Oxford Street.

School and park blocks are centrally located within the community to facilitate active transportation within the neighbourhood, as well as convenient access to the collector road system for students from outside of the neighbourhood. A commercial block, already designated, is located at the northwest corner adjacent to Oxford Street and Westdel Bourne.

The land use plan also provides for an extensive parks and open space system consisting of smaller, neighbourhood parks, the retention of an existing woodlot, two significant natural heritage areas (Hickory Woods and the Warbler Woods ESA), a multi-use trail system and stormwater management facilities connected by streets and green corridors. The land use plan identifies a potential landscaped multi-use trail along Westdel Bourne to provide visual screening, amenity and active transportation opportunities.

All land uses will be served by the extension of Riverbend Road (currently classified as a secondary collector), a proposed secondary collector road network and a number of connected internal local streets, which are shown on the Preferred Land Use Plan. The land use and subdivision plan concept are intended to provide an opportunity for the development of a highly connected, pedestrian oriented community that provides a wide range of housing from single family, townhouses and cluster housing to high rise apartment dwellings, as well as a range of commercial uses. The commercial component provides a potential opportunity to include a mix of smaller-scale, neighbourhood retail with a “mainstreet” orientation along the continuation of Riverbend Road as well as larger format retail along the arterial roadways.

It is proposed that local streets in the subdivision have a 19 m right of way with collector roads having a 20 metre right of way, to help slow down traffic, provide a more intimate streetscape, and consider the City’s placemaking guidelines. Two local street stubs are shown at the south boundary of the draft plan, to provide future access to the lands currently outside of the Urban Growth Boundary. The following provides a breakdown of the land use allocation based on the preferred land use plan as presented in the Final Proposal Report for the Riverbend South Secondary Plan and Phase 1 Subdivision.

Land Use Summary

Land Use	Area (ha)	Percent of Land
Low Density Residential	19.0	32.27%
Medium Density Residential	11.62	19.74%
High Density Residential	3.24	5.50%
Commercial	3.28	5.57%
Neighbourhood Parks, Trails, and Walkways	4.4	7.47%
Open Space & Environmental Buffer	7.25	12.31%
Roads and Road Widening	10.09	17.14%
TOTAL	58.88	100.00%

Housing and population projections for the overall area as presented in the Final Proposal Report are summarized in the table below.

Housing & Population Projections

Land Use	Area (ha)	Average Density	# of Lots/ Units	ppu	Estimated Population
Single family	19.00	16.5*	314	3.1	972
Medium Density MF	11.62	55	639	2.3	1469
High Density MF	3.25	175	568	1.7	965
TOTAL	33.86		1,520		3,407

* Estimated net density excluding roads

The land use and housing projections indicate an appropriate mix of low, medium and high density residential housing will be provided in keeping with the City’s Official Plan and Provincial housing targets. The policies pertaining to affordable housing are met by the provision of a number of medium and high density multi-family blocks, which are anticipated to be constructed

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as townhouses and apartments. As shown in the Housing and Population Projections table above, it is possible that well over 25% of the dwelling units to be constructed in Riverbend South have the potential to be in forms other than single detached dwellings. It is anticipated that there will be a range of dwelling types, prices and tenures that address the affordable housing needs and criteria of the City.

Schools and Community Facilities

A public elementary school site is proposed in Riverbend South, based on discussions and written correspondence with public and separate school boards. The school has been centrally located to create a community activity node and focal point, and to facilitate active transportation. It is also located adjacent to two streets to enhance bus and car drop-off. The site is also adjacent to a neighbourhood park block to minimize the site area requirements for the school and enhance opportunities for shared facilities such as sports fields. It is assumed that students will be accommodated at other schools where capacity exists until such time as the school is constructed. A separate elementary school is not anticipated for the area as a new school (St. Nicholas) has recently opened on the north side of Shore Road to serve the Riverbend area.

It is anticipated that other community facilities, such as libraries, community centres, police and fire services will not be necessary within the Riverbend South planning area, as an existing library and relatively new fire station are both located in Byron. Should a community centre be considered for the Riverbend area, it is most likely that it would be constructed in the District Park that is located in the Riverbend Community to the north or within the Riverbend Village development, as has been discussed during preliminary planning for that area. Both of these locations would be convenient to Riverbend South, with good accessibility by vehicle, cycling, walking and potentially public transit.

Land Use Compatibility

During public consultation sessions held for the secondary plan component of Riverbend South, some concerns were voiced by residents on the west side of Westdel Bourne with respect to potential medium and high density residential development across from them. As a result of these concerns, Sifton made modifications to the preferred plan that was presented in May 2009, with additional modifications subsequent to the April 2014 public meeting.

These have resulted in a reduction of the number and extent of high density blocks to two locations, one being immediately adjacent to the proposed commercial development, north of the treed park block, and the second at the southeast corner of Westdel Bourne and Street 'A' which is an intersection of arterial and collector roads. Medium density residential is now proposed along the majority of Westdel Bourne with low density residential immediately adjacent to the current Urban Growth Boundary.

The reduction in land area for proposed high density designations is from 9.748 ha in 2009 to 3.24 ha on the current plan. Medium and high density designations are appropriate along Westdel Bourne at the intersection with Street 'A' and along or in close proximity to Riverbend Road as they comply with Official Plan policies by being located along higher order streets for future public transit accessibility, and are in closest proximity to the commercial uses proposed for RiverBend South. In addition, they are immediately adjacent or in close proximity to the large proposed park where an existing hill and woodlot is being retained.

This park will not only provide a significant amenity and passive recreation area for residents, but will also help shield and/or provide a backdrop to higher density development. Sensitive site and building design will also promote compatibility between existing uses and future, higher-intensity development. Urban design principles and policies proposed in the Secondary Plan as well as more detailed urban design guidelines and/or design review at a later stage of the approvals process (i.e. – site plan stage) will also provide direction for compatible development.

In addition, the proposed landscaped corridor along Westdel Bourne will provide a substantial visual screen and green edge to medium and higher density development. It should also be

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noted that the majority of existing residences on the west side of Westdel Bourne are generally set well back from the street and most have substantial trees and vegetation along their frontage which blocks or screens views of the east side of Westdel Bourne.

Sanitary Servicing

Flows from the RiverBend South area will be intercepted by three separate sewer extensions as outlined below.

The lands with the highest elevations along the eastern portion of the site consisting of approximately 7.4 ha have been designed to discharge to an existing sanitary sewer on Warbler Woods Walk. This sewer was designed as part of the Warbler Woods West subdivision and the depth and capacity of this existing sewer has been designed to accommodate this area. This sewer discharges to a trunk sewer on Oxford Street which, in turn, discharges to the Oxford Pollution Control Plant. Flow from this area is not tributary to the Riverbend Pumping Station.

The central and south-eastern portion of the site, consisting of approximately 15.7 ha, is proposed to discharge to a proposed sewer on Riverbend Road. This sewer was previously constructed to the intersection of Shore Road and Riverbend Road and is currently being extended south along the proposed Riverbend Road alignment to the subject site. Detailed design of this sewer extension has been completed by Stantec as part of the detailed design for the Warbler Woods West Phase 2 Subdivision which is located to the south-east of the corner of Riverbend Road and Oxford Street. This existing sewer discharges to the Riverbend Pumping Station to be pumped to the trunk sewer on Oxford Street and discharging to the Oxford Pollution Control Plant.

The largest portion of the site consisting of 33.5 ha along the west side of the site is considered to be too low to discharge to the proposed sewer on Riverbend Road. It has been proposed instead that a sub-trunk sewer be extended from the Riverbend Road sewer through future development lands owned by Sifton bounded by Shore Road, Riverbend Road, Oxford Street and Westdel Bourne. The exact alignment of this sewer would be set to complement the development plans for this area but would go around the higher ground at the intersection of Riverbend Road and Oxford Street. A portion of this area will require a sanitary sewer to be constructed within the Westdel Bourne right-of-way to provide an outlet. This sewer would also serve to provide a municipal sewer connection to existing development on the west side of Westdel Bourne.

During the formal circulation of the secondary plan and subdivision application, comments received from the City’s Wastewater and Drainage Engineering Division expressed concern regarding the proposed routing of a sanitary sewer through the SWM facilities in the Phase 1 subdivision and adjacent to the infiltration channel to be located north of Oxford Street West. Further assessment to confirm the viability of this proposal was required. The Sanitary Servicing Study has been revised to delete reference to an exact alignment for the extension of this sewer, and added flexibility for determining the most appropriate route at the time of design studies submission.

No upgrades to the Riverbend Pumping Station or the Oxford Pollution Control Plant are considered necessary as a result of this draft plan.

Water Servicing

Elevations in the Riverbend South Area fall between a low of 263m and a high of 301m. It is generally accepted that the elevation of 273m is the highest elevation that the low-level or gravity feed system within the City will reach. Above this elevation boosted, or high-level pressure is required. The areas that fall between 263m and 273m are relatively small and confined to the area around the intersection of Westdel Bourne and Oxford Street. To avoid excessive pressures, it was suggested that the commercial block along Oxford Street be serviced from the low level system on Westdel Bourne and the remainder of the site would be serviced from the high level system.

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The extension of the high level watermain across the majority of the Westdel Bourne frontage was recently completed by the City of London. At present, Sifton Properties Limited is constructing the watermain on Sumac Way and Riverbend Road within the Warbler Woods West Phase 2 subdivision which is being serviced by the high level system on Westdel Bourne. The watermain is being extended from the intersection of Sumac Way and Riverbend Road to Westdel Bourne via the future Riverbend Road and Street A alignments. This connection is considered temporary until the right-of-way is in place over the watermain and the proper location within the right-of-way verified. The entire Riverbend South development, excluding the commercial area, is designated to be serviced from the high level system supplied by the Wickerson Water Pumping Station.

During the formal circulation of the secondary plan and subdivision application, comments received from the City's Water Engineering Division indicated that the Wickerson Pumping Station had not yet been upgraded. The design of the works is currently underway with anticipated completion in 2016. A holding provision in the zoning is recommended and will not be deleted until such time as the Wickerson Water Pumping Station upgrades to service development are completed and operational. An addendum letter to the Water Servicing Report was prepared and submitted by Stantec to reflect the current status of the Wickerson Pumping Station, and analysis and modeling of water pressure to identify areas which can be serviced immediately and which will require completion of the pumping station prior to construction.

The existing Warbler Woods West subdivision has been completed with connection to the low-level water system and provision of jet pumps in the individual homes. With the current construction of the Warbler Woods West Phase 2 subdivision, the high-level water service is being brought to the area and ultimately, the plan is to convert these homes over to the high-level system.

Stormwater Management

The stormwater drainage and management strategy for the subject lands will primarily be consistent with the recommendations of the Tributary C Municipal Class Environmental Assessment but will also take into consideration the drainage strategies from previously approved developments.

The Tributary C EA, undertaken by the City of London and finalized in the later part of 2013, provides the preferred alternative for the stormwater management solution for the entire Riverbend South lands including identification of the location of the stormwater management facilities. As a result of this study, there is a stormwater management facility (SWMF F and part of SWMF G) located within the subject lands. The detailed design of these facilities is being undertaken by the City of London. A coordinated approach between the design of these facilities within the subject lands and the design of the Riverbend South subdivision should be undertaken to ensure a functional system.

Previously approved subdivisions to the north of Oxford Street, specifically RiverBend Meadows Phase 1 (33M-481), RiverBend Mews (33M-510), and RiverBend Meadows Phase 2 (33M-549) and Warbler Woods West Phase 2 (33M-638) have also been used as reference in developing the proposed strategy where applicable.

Based on the recommendations and preferred alternative of the Tributary C EA, much of the Riverbend South Subdivision requires the construction of the downstream SWM system in order to provide the necessary controls for the subject lands. The City of London has engaged a consultant to carry out the functional design of this system and that the construction of this system, scheduled for 2016 construction, will provide the necessary outlet for the Riverbend South subdivision. All other downstream infrastructure required to service the remainder of the subject lands has been constructed and the necessary outlets are available. These works include:

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- The storm sewer, flow splitting chamber and overland flow route constructed as part of the Warbler Woods West Phase 2 subdivision;
- The storm sewer and overland flow route through the Riverbend Mews Subdivision;
- The Riverbend Mews SWM facility located within the Riverbend Mews Subdivision (33M-510);
- The storm sewer and overland flow route constructed as part of the Warbler Woods West subdivision.

As noted above, the site is largely to be serviced by the SWM system identified as the preferred alternative through the Tributary C EA. This system is currently in the functional design stage with the City of London. This SWM system is required to provide the necessary outlet for the majority of the Riverbend South Subdivision. The remaining part of the subject lands (Phase 1) will drain to either the 900mm storm sewer currently terminating on Riverbend Road just south of Sumac Way or the 375mm storm sewer currently terminating at the south limit of Warbler Woods Walk. Major event overland flow from small areas of the subject lands will discharge to both these locations as well in accordance with the Tributary C EA.

During the formal circulation of the secondary plan and subdivision application, comments received from the City's Stormwater Unit indicated concern regarding the proposed routing of servicing infrastructure through the SWM facilities in the Phase 1 subdivision. Similar to the sanitary servicing, maps and wording of relevant infrastructure and implementation polices in the Secondary Plan have also been revised to provide additional flexibility regarding the ultimate routing of services to be confirmed through the design studies and detailed design for each draft approval stage.

Transportation

Paradigm Transportation Solutions Ltd. was retained by Sifton Properties Ltd. to update and complete a Traffic Impact Study (TIS) for the RiverBend South Secondary/Subdivision Plan. The Traffic Impact Study considers the impacts of future development in the Study Area on the arterial road system and further defines the internal collector road system requirements. A base year of 2014 and an eleven year horizon (Year 2025) were selected as it is anticipated that the development will be built and occupied by this time. This study incorporates the traffic forecasts and roadway improvements presented in the *Riverbend Village Traffic Impact Study* (Paradigm, July 2014) to account for other developments near the study area on the north side of Oxford Street West.

Vehicular access to the site will be provided directly from Oxford Street and Westdel Bourne. Access on Oxford Street is proposed to be via a signalized intersection at Riverbend Road. Westdel Bourne will provide access via three access points (Street A, Street K and Street J) which will connect to Riverbend Road and a new secondary collector (Street B).

The subject development is expected to generate approximately 1,020, 1,230 and 1,212 new vehicle trips during the weekday AM, weekday PM and Saturday peak hours, respectively.

Functional Classification of Internal Roads

Riverbend Road between Street A and Oxford Street should be classified as a "Primary Collector". The remainder of Riverbend Road can be classified as a "Secondary Collector" roadway. Street B, located between the multi-family blocks and the school site should also be classified as a Secondary Collector. Streets A, K and J from Westdel Bourne to Street B should also be classified as Secondary collectors due to projected traffic volumes or the fact that they are connected to Westdel Bourne, as it is an arterial road. All remaining internal roadways should be classified as local streets.

Traffic Calming

Potential traffic calming measures for the collector and local road system were identified (see Riverbend South Secondary Plan Schedule 4: Proposed Street Hierarchy and Traffic Calming Plan). These include potential roundabouts / traffic circles, raised crosswalks, curb extensions and entrance features. These measures will assist in reducing operating speeds for the motorists

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entering the community from the adjacent higher speed arterial roads. Placing these traffic calming measures at regular intervals and where key pedestrian and cycling activity is likely to occur (e.g. – adjacent to parks, school and multi-use trail connections) will also reduce internal speeds and promote safety for those walking and cycling in the community.

Future Transit Routes

The provision of transit service to the Riverbend South community will enable future transit-oriented development, facilitate travel to and from the surrounding area and improve the overall transit system by providing mobility options. Transit service could involve buses traveling on the collector street network from Oxford Street and Westdel Bourne. At least two bus stops on both sides of the site frontage area on Oxford Street are recommended for future transit routes. Additional bus stops could also be accommodated along the Westdel Bourne site frontage, if transit routes are extended to this roadway, at/near the intersections of Westdel Bourne with Streets A, K and J.

In addition, transit service is encouraged to locate on Riverbend Road and Street B to provide access to the multi-family blocks and the proposed public school. This would allow the walking distance to future transit locations to be less than 400 metres from any point in the subdivision and would provide convenient access to the commercial area, internal parks and open spaces and all areas of the community.

Arterial Roadway Improvements

Under future background traffic conditions, improvements are required on Oxford Street at the Kains Road/Commissioners Road, Westdel Bourne and Riverbend Road intersections including traffic signals at the intersection of Riverbend Road and Oxford Street. To maintain conventional signalized intersections, the following lane configurations are recommended to accommodate total future traffic conditions:

Oxford Street and Kains Road/Commissioners Road

Eastbound	Westbound	Northbound	Southbound
Left-turn lane	Left-turn lane	Left-turn lane	Left-turn lane
Two through lanes	Two through lanes	Shared through/ right-turn lane	Shared through/ right-turn lane
Channelized free flow right-turn lane	Right turn lane		

Oxford Street and Westdel Bourne

Eastbound	Westbound	Northbound	Southbound
Left-turn lane	Left-turn lane	Left-turn lane	Left-turn lane
Two through lanes	Two through lanes	One through lane	Shared through /right-turn lane
Right-turn lane	Right-turn lane	Right-turn lane	

Oxford Street and Riverbend Road

Eastbound	Westbound	Northbound	Southbound
Left-turn lane	Left-turn lane	Left-turn lane	Left-turn lane
Two through lanes	Two through lanes	Shared through/ right-turn lane	Shared through/ right-turn lane
Right-turn lane	Right-turn lane		

A right-in/right-out/left-in access on Oxford Street is proposed for the commercial centre development (Block 93) located at the northwest corner of the subject site. This will also require a median break in the centre median on Oxford Street. The Transportation Division comments indicated this access must be positioned in a location that will permit enough left turn storage for turn lanes on Oxford Street West at both Westdel Bourne and Riverbend Road. Any access to Westdel Bourne for this block will also be problematic due to the close proximity to Oxford Street West and the needs for the storm water management channel. The Transportation Division recommended a holding provision be applied to the commercial Block 93 until the

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access location is determined satisfactory to the City Engineer. A holding (h-11) provision for access is recommended and shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.

Transportation Division also commented that the vertical profile along Westdel Bourne is insufficient to provide safe sight lines for motorists travelling westbound on Street 'A' or westbound on Street 'J' as they approach Westdel Bourne. There are two options that can be explored that will resolve this issue; Westdel Bourne can be reconstructed to provide safe sight lines or Street 'A' and Street 'J' can be relocated to where safe sight lines can be accommodated without changing the vertical profile of Westdel Bourne.

Additional information consisting of engineering plans and profile drawings have been prepared by Sifton's consultant and provided to Transportation Division staff regarding the profile and sight lines on Westdel Bourne, with a resulting change to the location of Street J on the overall land use concept shifting it further to the north. These changes have been incorporated into the Schedules and proposed Official Plan Amendments of the recommended Secondary Plan document appended to this report.

Bicycle and Pedestrian Considerations

One of the key design features of the RiverBend South Secondary Plan and Preferred Land Use Plan is the extensive pedestrian and cycling network throughout the community, intended to facilitate a very active, healthy community for all residents. This network includes sidewalks, multi-use paths, linear park corridors and passive trails. A schematic plan of the overall pedestrian and cycling network and key elements is included as Schedule 3 to the Riverbend South Secondary Plan. The following is a summary of the primary features of the system.

Sidewalks will be required on all public streets within the proposed development. External sidewalks, along Westdel Bourne and Oxford Street, are also anticipated. There is an existing sidewalk along the west side of Warbler Woods Walk to the north and an extension of the sidewalk will be required to the south.

There is also an existing multi-use trail on the east side of the Warbler Woods West subdivision, between rear yards and the Warbler Woods ESA. A continuation of this trail system is proposed within a short section of the buffer between the existing trail terminus and the extension of Warbler Woods Walk. At this point, the proposed multi-use trail will become a unique landscaped feature within a 15 metre wide corridor located between rear lots. The 15 metre width will allow for some winding of the trail as well as space for trees and other landscaping. This will provide a unique north-south cycling and pedestrian corridor and linear park and provide a park-like backdrop for many homes in Riverbend South.

A landscaped sidewalk / trail corridor is also proposed along the east side of Westdel Bourne within the right-of-way. Preliminary cross-sections of the ultimate ROW requirements indicate that if the existing western edge of pavement remains where it is on Westdel Bourne, a 12.7 metre corridor would be available for the trail/sidewalk and associated landscaping on the eastern side. This, combined with sidewalks and connections to the internal street system will create an extensive perimeter pedestrian and cycling system with excellent internal linkages and connectivity through the primarily grid oriented street system.

Additional features that facilitate the pedestrian and cycling network proposed for the RiverBend South community include:

- traffic calming features along Street B and other internal streets, as identified in the Traffic Impact Study;
- pedestrian and/or multi-use trails within the park blocks in the Preferred Land Use Plan;
- a multi-use trail connection within the north boulevard of Street A between Westdel Bourne and the roundabout at RiverBend Road/Street A to create a linkage from the stormwater management pond to Hickory Woods;
- narrower streets to promote lower traffic speeds.

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These features would enhance pedestrian and cyclist safety as well as provide additional placemaking opportunities for Riverbend South. It is also intended that a high standard of urban design and landscaping will be implemented throughout the development, including street trees, potential mainstreet commercial and well defined pedestrian corridors through the entire community to enhance pedestrian and cycling comfort and safety.

In summary, the proposed development can be accommodated with the proposed road network improvements. The implementation of public transit service and appropriate pedestrian and cycling facilities and traffic calming measures will further contribute to the viability of an active transportation network and support the transportation policy directions of the City of London's Official Plan by accommodating new development in a manner that is consistent with sustainable development and travel demand management. Given the mix of uses including low, medium and high density residential, schools, parks and open space and commercial combined with the proposed neighbourhood walking and cycling network, it is reasonable to expect that residents will be encouraged to leave their cars at home for non-work trips during the weekdays and weekends.

Parks Planning

Parks and open spaces are defining elements of the Riverbend South Secondary Plan, with a range of opportunities provided in the Preferred Land Use Plan. These include the following:

Warbler Woods ESA – The entire eastern limits of the future draft plan are bordered by the Warbler Woods ESA and buffer area. Passive recreation and amenity is offered by this extensive natural area. Cycling and walking opportunities also exist with a section of the multi-use trail along the northern portion of the ESA and non-paved, existing walking trails located along the upper ridge and into the ESA. The remnant lands beyond the buffer are not included in the Phase 1 draft plan. Siftons have indicated that they expect the Warbler Woods ESA lands will be acquired by the City of London for public ownership in accordance with the City's open space acquisition by-laws, and wish to pursue further discussions with the City.

Hickory Woods – The significant woodlot already existing on the adjacent lands to the east, acquired by the City as part of the Warbler Woods Walk subdivision, is being extended to incorporate remaining areas of the woodland within the draft plan. A 30 m wide corridor, to be naturalized, between the eastern side of Hickory Woods and the Warbler Woods ESA is also part of the overall parks and open space system to provide linkages for pedestrians and wildlife. The extension of Hickory Woods has been included in the Phase 1 draft plan.

Isolated Woodland – A wooded area of approximately 0.8 hectares in size (2 acres), in the northwest quadrant of the plan, is being retained within a 1.6 hectare park block in Phase 1 of the subdivision. This woodland will offer passive recreation opportunities as well as excellent views from the top of the hill as it is one of the higher points on the site. Linkages from the woodland park are proposed to connect it to the commercial area as well as to the park fronting on Hickory Woods and the stormwater management pond. Opportunities for renaturalization of the buffer around the existing trees also exist to enhance and enlarge the wooded area as recommended in the Environmental Management Plan.

North Parkette - This parkette, also included in the Phase 1 draft plan, provides a visual terminus and view to Hickory Woods from Street A as well as full frontage and views from Riverbend Road. It will also allow for a pedestrian and potential cycling linkage from the isolated woodland park to Hickory Woods, and ultimately through to the Warbler Woods ESA via the corridor connection east of Hickory Woods. It is anticipated that this parkette will provide a visual focal point / structure of some type along with relatively passive amenity space for local residents, a children's play area and landscaping that provides a transition from the parkette to the significant woodlot.

South Parkette – The south parkette is 0.37 ha (0.9 acre) in size. It provides a visual terminus and gateway to the south collector street connection (Street J) from Westdel Bourne and also provides a pedestrian connection between Streets B and I. As such, it creates another focal

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point along the main community spine as well as a view terminus for Street J. This parkette is proposed to contain a 'vita parcours' fitness course to encourage active living in the community. It will be included in future phases of the subdivision.

Multi-Use Trail – A continuation of the existing multi-use trail is proposed along the Warbler Woods ESA in the northerly part of the subdivision, and then within a wide, landscaped corridor between lots and connecting linkages through the remainder of the subdivision until it terminates (at the present time) at the southerly property limit. This approach to the multi-use trail system is intended to minimize impacts and disturbance to the ESA and buffer area and create a unique north-south linear park feature through a large section of the community. A portion of it is within the Phase 1 draft plan, with extensions to be in future phases.

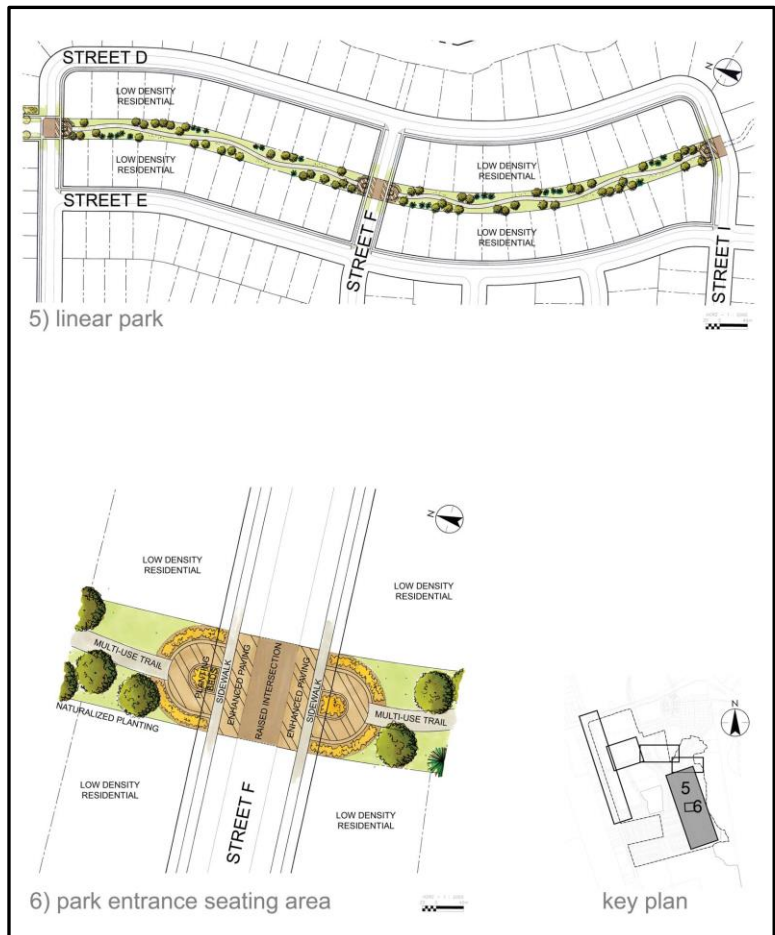
Central Neighbourhood Park Adjacent to School Site – A 1.22 hectare (3 acre) park is proposed immediately north of the school block. It minimizes the school block size to be acquired by the School Board and also creates a large central green space that will be suitable for pedestrian connections between the westerly and easterly portions of the subdivision, improving pedestrian and neighbourhood connectivity. It is also of sufficient size when combined with the school block to incorporate some smaller sports fields. This park will be in future subdivision phases.

Trail Corridor on Westdel Bourne – Although not identified as a park block on the subdivision plan, it is proposed that a landscaped trail corridor be constructed within the eastern right-of-way along Westdel Bourne, within the gas pipeline easement and setback area. Preliminary planning and design has indicated the potential for a 12.7 metre wide corridor / boulevard that would present an opportunity to develop a unique landscaped edge along Westdel Bourne to create a fully integrated perimeter pedestrian and cycling system as well as a green transition zone between existing and new development.

Parkland dedication requirements for the overall Riverbend South area will be 5% of the overall residential area or 1 hectare per 300 units, whichever is greater (or the equivalent cash in lieu) and 2% of the commercial area, in compliance with the City's Official Plan. Based on the overall land use concept and anticipated zoning, it is calculated that up to 5 hectares (or the equivalent cash in lieu) of parkland will be required. The land use concept provides a total of 4.4 hectares of parkland and multi-use trail areas, not including the proposed trail corridor along Westdel Bourne. Within Phase 1, 2.34 ha of parkland have been provided (this will increase somewhat as a result of recommended red-line revisions). Final determination of parkland dedication requirements / credits will be determined as applications for future subdivision phases and zoning by-law amendments for Riverbend South are submitted and negotiations take place regarding acquisition of the natural heritage features (i.e. – Hickory Woods extension, Warbler Woods ESA).

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Provincial Policy Statement 2014

The recommended secondary plan, corresponding Official Plan and zoning amendments, and red-line revised draft plan of subdivision are consistent with the PPS, as summarized as follows:

1. Building Strong Healthy Communities

The subject lands are located entirely within the City’s Urban Growth Boundary. The proposed development meets objectives of creating healthy, liveable, safe, and sustainable communities by promoting efficient and resilient development patterns, and accommodating an appropriate range and mix of low, medium, and high density residential, employment, recreational, parks, and open space uses to meet long-term needs. These lands are immediately adjacent to and partially surrounded by existing and proposed built-up areas to the north, east and west. Development will utilize full municipal services which are available at the property boundary. The proposed development will include the extension of an existing multi-use trail which promotes cycling and pedestrian movement. Additional trail linkages are proposed for the development to enhance active transportation opportunities. The proposed development includes several neighbourhood parks and parkettes, as well as natural areas that are publicly accessible (Warbler Woods ESA, Hickory Woods, retained woodlot). A public school and adjacent park is proposed at the heart of the community, to facilitate accessibility, connectivity and integration of services, transit and active transportation.

2. Wise Use and Management of Resources

A Natural Heritage Study and an Environmental Impact Study have been prepared as part of the secondary planning process, to identify and delineate significant natural features, recommend appropriate buffers and prepare an Environmental Management Plan that demonstrates no negative impact to the natural features or their ecological functions. Measures for protecting natural heritage features have been implemented in the preparation of this secondary plan and Phase 1 draft plan of subdivision, including development setbacks and mitigation measures, and specific measures to enhance significant natural heritage resources through re-naturalization and restoration/compensation programs. The proposed development will apply appropriate stormwater management practices to protect water resources by utilizing existing municipal SWM facilities, as well as incorporating components (storage and infiltration channel) of a new SWM facility system which has been approved in accordance with the Tributary ‘C’ Environmental Assessment. There are no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources. Stages 3 & 4 archaeological assessments were completed as part of the secondary planning process and appropriate mitigation measures have been implemented.

3. Protecting Public Health and Safety

The proposed development is outside of any natural hazards and there are no known human-made hazards.

Based on our review overall the proposed development is consistent with the 2014 Provincial Policy Statement.

Planning Act - Section 51(24)

Development Services Staff have reviewed the requirements under Section 2 of the Planning Act and regard has been given to matters of Provincial interest. The subject lands contain significant natural heritage features which have been assessed and the appropriate buffers and mitigation have been recommended through an Environmental Impact Study and incorporated through the redlined draft plan and conditions of draft approval. Development will be required to connect to existing and planned municipal sanitary, stormwater, and water services prior to development. Other municipal services such as roads and transportation infrastructure will be provided and constructed as conditions of draft plan approval. The proposed draft plan is

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located in a municipality which actively promotes waste recycling/recovery programs, and will be served by the Blue Box collection and have other municipal waste recycling facilities nearby. As part of the draft plan, a multi-use trail will contribute to a well-connected system of pedestrian and cycling paths to serve the community. This draft plan proposes a range of housing types from single detached dwellings to townhouses and apartments. There is adequate provision for schools including a public school site provided within the secondary plan. There is adequate provision of employment areas and distribution of educational, health, social, cultural and recreation facilities throughout the City and in close proximity to this site. The proposed draft plan supports public transit and promotes active transportation throughout the area and to the adjacent subdivisions. The proposed draft plan implements the land use policies in accordance with the City's Official Plan and the recommended Riverbend South Secondary Plan. The requirements of London Hydro, Union Gas, Bell, and the City of London to adequately provide utilities and services are normally addressed in the subdivision agreement.

Based on Development Services 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.

Recommended Red-Line Revisions - Phase 1 Draft Plan of Subdivision

The first phase as proposed by the applicant will consist of 90 single detached dwelling lots (Lots 1-90), 1 medium density residential block (Block 91), 1 medium-high density residential block (Block 92), 1 commercial block (Block 93), 5 park blocks (Blocks 94-98), 1 walkway block (Block 99), 2 open space blocks (Blocks 100-101). Public road access is provided by a secondary collector road connection to Westdel Bourne (Street A), the extension of Riverbend Road and Warbler Woods Walk, and 3 new local streets (Streets B, C, D & E). The layout of this draft plan phase is generally consistent with the proposed Riverbend South Secondary Plan. There is good integration with the existing residential neighbourhood to the north with the continuation of Warbler Woods Walk and Riverbend Road, provision for continuation of the existing multi-use trail, and preservation of the remaining portion of Hickory Woods Significant Woodland. A 15 metre wide open space buffer around Hickory Woods and an 18 - 28 metre buffer adjacent the western boundary of the Warbler Woods ESA have been incorporated into the draft plan as Open Space blocks, as recommended by the Environmental Impact Study.

Based on the comments received during the circulation of the draft plan, a number of red-line revisions to the proposed subdivision plan are recommended, as follows:

- Adjust limits of the Draft Plan to include future SWM Facilities identified in the Tributary 'C' Municipal Class EA, and road widening blocks abutting Westdel Bourne and Oxford Street West. The draft plan submitted showed the Future SWM Facilities (SWM 'F' and SWM 'G') outside the boundaries of the draft plan. These facilities should be included within this phase and identified as blocks within a plan of subdivision to be conveyed to the City. The boundary should also be adjusted to include the future road widening along Westdel Bourne and Oxford Street West.
- Provide 0.3 metre reserves along Westdel Bourne and Oxford Street West.
- Delete median shown on Street 'A'.
- Revise road widths of Street 'C', Street 'D', and Street 'E' from 18.0 metre to 19.0 metre right-of-ways.
- Revise road width of Street 'B' from 18.0 metre to a 20.0 metre right-of-way.
- Adjust limits of Park Block 94 to incorporate buffer from isolated woodland in accordance with EIS recommendations to ensure a 10 metre buffer around the woodland patch.
- Identify all daylighting triangle blocks as required in accordance with the conditions of Draft Plan approval.
- Identify 30.0 metre taper on Riverbend Road.
- Extend the frontage of Park Block 94 to provide for multi-use pathway connection to the park block on the east side of Riverbend Road.
- Increase the frontage of Park Block 97 on Street 'C' to minimum 15.0 metres to provide safe and visible access to the pathway system.

Recommended Red-Line Revisions



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**DRAFT PLAN OF SUBDIVISION
WARBLER WOODS @ RIVERBEND**

PART OF LOTS 49, 50 AND 51
CONCESSION 5B (WESTMINSTER)
IN THE CITY OF LONDON
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION
51(17) OF THE PLANNING ACT

- A: AS SHOWN ON BORET AND KEY PLAN
- B: AS SHOWN ON LAYOUT AND SCHEDULE
- C: AS SHOWN ON LAYOUT AND SCHEDULE
- D: AS SHOWN ON BORET PLAN
- E: AS SHOWN ON BORET PLAN
- F: AS SHOWN ON BORET PLAN
- G: AS SHOWN ON BORET PLAN
- H: AS SHOWN ON BORET PLAN
- I: AS SHOWN ON BORET PLAN
- J: AS SHOWN ON BORET PLAN
- K: MUNICIPAL SANITARY AND STORM
- L: AS SHOWN ON BORET PLAN

SCHEDULE OF LAND USE

(S. No.)	(S. No.)
1-40	6245
41	0758
42	2257
43	2338
44-48	0221
49	0689
50-103	3255
104-151	21799
TOTAL	

OWNER'S AUTHORIZATION
I, the undersigned, being the duly authorized representative of the Corporation
do hereby authorize the Corporation to file this Plan of Subdivision with the
City of London and to take the necessary steps to have the same registered.

Richard Steiner
President
SFTON PROPERTIES LIMITED
Date: May 29, 2014

Richard Steiner
President
SFTON PROPERTIES LIMITED
Date: May 29, 2014

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed Professional Engineer
in the Province of Ontario, do hereby certify that the above Plan of Subdivision
is in accordance with the provisions of the Planning Act and that the
relationship to the adjacent lands are accurately and correctly shown.

Richard Steiner
Professional Engineer
SFTON PROPERTIES LIMITED
Date: May 29, 2014

Client/Project
SFTON PROPERTIES LIMITED
WARBLER WOODS @ RIVERBEND
London, ON Canada

RECEIVED BY
39T-14505
DRAFT PLAN OF SUBDIVISION
PHASE 1
Scale: 1:1,500
Project No.: 1614-0007
Drawing No.: Sheet

1 of 1
0



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 2011, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 2011.

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File: 39T-14505/OZ-8426
Planner: L. Mottram

Recommended Zoning

The application for draft plan approval was accompanied by a concurrent application request to amend the zoning by-law. The following summarizes the recommended zones to be applied to lots and blocks within the draft plan:

Lots 1 – 90 – The Residential R1-5 Zone permits single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 415 square metres. The R1-5 zone variation is appropriate and consistent with the existing zoning and lot pattern on Warbler Woods Walk and Sumac Way.

Block 91 - The Residential (R5-6/R6-5) Zone permits townhouses and stacked townhouses up to a maximum density of 50 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres. The zoning permits a range of dwelling types and a density and building height which are appropriate for the block, and conforms with the proposed secondary plan and the recommended Multi-family, Medium Density Residential designation.

Block 92 (easterly portion) - Residential (R5-7/R6-5/R7•D75•H18/R8-4) Zone to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizens apartment buildings, nursing homes, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 18 metres; and apartment buildings up to a maximum density of 75 units per hectare and maximum height of 13 metres. The zoning is consistent with the secondary plan and the recommended Multi-family, Medium Density Residential designation, and provides a transition to higher density residential development to the west and commercial development to the north.

Block 92 (westerly portion) - Residential Special Provision (R5-7/R6-5/R8-4()/R10-3()•H48) Zone to permit townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; apartment buildings up to a maximum density of 75 units per hectare and maximum height of 13 metres; and apartment buildings up to a maximum density of 250 units per hectare and maximum height of 48 metres. The commercial block to the north and the SWM facility to the west prevent the high density portion of this block from being directly located at the intersection of two arterial roads, or an arterial and a primary collector. While the location does not have direct frontage on the road network, it is within reasonable distance to support public transit, and generally meets the intent of the Official Plan criteria for allowing a higher density of development. A policy is included in the Riverbend South Secondary Plan to permit the higher density subject to meeting applicable site plan and urban design guidelines, to recognize its location immediately adjacent to commercial and open space uses.

A special provision is recommended to restrict the range of uses within the R8 and R10 zones to permit only apartment buildings. The standard range of uses which includes senior citizens apartment buildings, continuum-of-care facilities, and emergency care establishments are not recommended because this portion of the block lies within the 200 metre setback from the Union Gas high pressure gas pipeline along Westdel Bourne. In accordance TSSA guidelines for development in the vicinity of oil and gas pipelines, this setback applies to institutions where rapid evacuation may be difficult; including hospitals, nursing homes, penal institutions, and institutions for the physically and mentally handicapped.

Blocks 94, 95, 96, 97, 98 and Future SWM Facility - Open Space (OS1) Zone to permit such uses as public parks, conservation lands, golf courses, and recreational buildings associated with conservation lands and public parks. This is the standard OS zone applied to public open

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Planner: L. Mottram

space lands, including public parks and stormwater management ponds.

Blocks 100 and 101 - Open Space (OS5) Zone to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots. This zone is appropriate for the Warbler Woods ESA buffer and the Hickory Woods Significant Woodland and its buffer.

Block 93 - Community Shopping Area Special Provision (CSA5()) Zone to permit a broad range of community-scale retail and service uses, such as restricted automotive uses, bake shops, clinics, commercial recreation establishments, convenience service establishments, financial institutions, home and auto supply stores, medical/dental offices, offices, personal establishments, restaurants, retail stores, service and repair establishments, supermarkets, taverns, and commercial schools; together with a special provision to allow uses in stand-alone buildings that do not form part of shopping centre, and to permit a minimum front yard and exterior side yard setback of 0.0 metres. These lands were previously designated as commercial in the Official Plan and the recommended zoning is appropriate and implements the Community Commercial Node designation. The requested special provision for uses in stand-alone buildings and reduced front and exterior side yard setbacks provides the site with additional flexibility to accommodate some larger format buildings as well as provide for a continuation of the main-street theme being proposed along Riverbend Road to the north to allow building positioning that is close to the street and pedestrian-oriented.

Holding Provisions

It is recommended that the standard “h” holding provision be applied to zoning for all lots and blocks within the draft plan of subdivision which would permit development:

(h) - to ensure orderly development and adequate provision of municipal services, the “h” symbol shall not be deleted until the required security is provided and that the conditions of draft plan approval will ensure the execution of a subdivision agreement prior to development;

The following holding provision be applied to zoning for the commercial block (Block 93) in the draft plan to address transportation concerns with respect to vehicular access:

(h-11) – to ensure a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of City Council is entered into;

The following holding provision be applied to zoning for Lots 1 - 60 and Lots 84 - 90 in the draft plan to address water concerns that development of lots at the higher level elevations be held out until upgrades at the Wickerson Water Pumping Station are completed:

(h-___) – to ensure orderly development of land and adequate provision of municipal services, the h-__ symbol shall not be deleted until the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London;

--	--

CONCLUSION

The proposed Riverbend South Secondary Plan, Phase 1 draft plan of subdivision, Official Plan amendments, and zoning by-law amendments are consistent with the PPS, The Planning Act, and the City's Official Plan. The recommended redlined draft plan and conditions of draft approval will create a residential subdivision with good pedestrian accessibility and strong connections to natural heritage. The proposed plan represents good land use planning and is an appropriate form of development.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES	TERRY GRAWAY MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON
CONCURRED BY:	SUBMITTED BY:
JENNIE RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES & ENGINEERING LIAISON	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

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File: 39T-14505/OZ-8426
Planner: L. Mottram

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone

Fred Desando
1530 Westdel Bourne

- Request for clarification of the assessed land parcels shown within secondary plan area boundaries.

Written

Heather Bulckaert
1756 Birchwood Drive

- Inquiry as to the status of the subdivision plan.

J.H. (Jack) Zettel
55 Chestnut Hill

- Requests clarification of the area identified on the Preferred Land Use Plan as “Future SWM Facility”

Barry & Rita Neigel
1499 Westdel Bourne

- Concerns about increased traffic on Westdel Bourne and resulting impacts to existing residential properties on the west side of Westdel Bourne, including increased noise, lighting, ingress and egress to driveways, speeding, and safety concerns.
- Street ‘J’ intersection with Westdel Bourne would cause issues for headlights glaring in our north side windows; therefore, additional fencing and screening is requested. How does the City plan to control traffic at this entrance?
- As a courtesy to the residential area, no additional street lighting should be planned, speeds should be set to those similar in residential areas (speed bumps), and a noise by-law should be implemented on the use of heavier traffic vehicles between certain hours.
- There are things in the design concept which we like such as walking paths along Westdel Bourne, planting of trees along the path, and the design of a proposed berm (east side).
- Request to be notified of the decision respecting the proposed plan of subdivision, and request to be notified of adoption or refusal of the requested amendments to the Official Plan and zoning by-law.

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File: 39T-14505/OZ-8426
Planner: L. Mottram

Bibliography of Information and Materials
39T-14505 / OZ- 8426

Request for Approval:

- *City of London Subdivision Application Form, completed by Sifton Properties Ltd., August 29, 2014*
- *Draft Plan of Subdivision prepared by Stantec, July 29, 2014*
- *City of London Combined Official Plan and Zoning By-law Amendment Application Form, completed by Sifton Properties Ltd., August 29, 2014*

Reference Documents:

- *Ontario Ministry of Municipal Affairs and Housing. Planning Act, R.S.O. 1990, CHAPTER P.13, as amended.*
- *Ontario Ministry of Municipal Affairs and Housing. Provincial Policy Statement, April 30, 2014.*
- *City of London Official Plan, June 19, 1989, as amended*
- *City of London Zoning By-law No. Z.-1, May 21, 1991, as amended*
- *Revised Terms of Reference, Riverbend South Secondary Plan prepared by Sifton Properties Ltd., adopted by Municipal Council July 30, 2013.*
- *Final Proposal Report – Riverbend South Secondary Plan & Phase 1 Subdivision, prepared by Sifton Properties Ltd. in association with AECOM, Stantec Consulting, Golder Associates, and Paradigm, August 2014*
- *Riverbend South Secondary Plan – Natural Heritage Study, prepared by AECOM November 28, 2013*
- *Riverbend South Secondary Plan – Environmental Impact Study, prepared by AECOM July 25, 2014; updated February 2015*
- *Archaeological Assessment (Stage 3) Riverbend South, prepared by Archaeologix Inc. July 2008*
- *Stage 4 Archaeological Assessment Riverbend South, prepared by Golder Associates February 2009*
- *Sanitary Servicing Study Riverbend South Subdivision, prepared by Stantec July 2, 2014*
- *Water Servicing Report Riverbend South Subdivision, prepared by Stantec July 2, 2014*
- *Stormwater Management Study Riverbend South Subdivision, prepared by Stantec July 2, 2014*
- *Riverbend South Traffic Impact Study, prepared by Paradigm Transportation Solutions Ltd. July 2014*
- *Slope Stability Assessment Riverbend South Development, prepared by Golder Associates June 11, 2008*

All Correspondence: (City of London File No. 39T-14505 and File OZ-8426)

- *City of London - Proposal Review Meeting Summary, December 9, 2009*
- *City of London - Development Services. Various correspondence with Sifton Properties Ltd.*
- *City of London - Development Services Departmental and Agency responses to Notice of Application, Notice of Revised Draft Terms of Reference, and Notice of Submission of Background Studies and Preferred Land Use Plan.*
- *Public Responses. Various written and verbal correspondence with public in response to Notice of Application, Notice of Revised Draft Terms of Reference, and Notice of Submission of Background Studies and Preferred Land Use Plan.*

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File: 39T-14505/OZ-8426
Planner: L. Mottram

Appendix "A"
Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to lands located south of Oxford Street West and east of Westdel Bourne.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on March 31, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 31, 2015
Second Reading – March 31, 2015
Third Reading – March 31, 2015

Agenda Item #	Page #

File: 39T-14505/OZ-8426
Planner: L. Mottram

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add “Riverbend South Secondary Plan” to the List of Adopted Secondary Plans in Section 20.2 of the Official Plan for the City of London.
2. To add Section 20.____ – Riverbend South Secondary Plan to Chapter 20 – Secondary Plans of the Official Plan for the City of London.
3. To change the land use designations for the subject lands within the Riverbend South Planning Area on Schedule “A” – Land Use of the Official Plan **FROM** “Urban Reserve - Community Growth” and “Environmental Review” **TO** “Low Density Residential”, “Multi-family, Medium Density Residential”, “Multi-family, High Density Residential”, “Community Commercial Node”, and “Open Space”.
4. To change Schedule “B-1” – Natural Heritage Features of the Official Plan to delineate a portion of “Unevaluated Vegetation Patch” as “Significant Woodlands”, to delete the remaining portion of “Unevaluated Vegetation Patch”, and to revise the ESA boundaries on Schedule B-1.
5. To change Schedule “C” – Transportation Corridors of the Official Plan to add “Secondary Collector” roads, and change Riverbend Road south of Oxford Street West from “Secondary Collector” to “Primary Collector”.
6. To change Schedule “D” – Planning Areas of the Official Plan to add the naming and delineation of the Riverbend South Secondary Plan.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA, and the City’s Urban Growth Boundary, in the City of London.

C. BASIS OF THE AMENDMENT

The study area for the Riverbend South Secondary Plan comprises approximately 60 hectares of lands generally bounded by Oxford Street West and the existing Warbler Woods Walk subdivision on the north, Westdel Bourne to the west, Warbler Woods ESA to the east, and the City’s Urban Growth Boundary to the south.

These lands came into the City of London from the former Town of Westminster at the time of annexation in 1993. They were not included in the Riverbend Community Plan and represent a remnant pocket of land within the City’s Urban Growth boundary designated as Urban Reserve – Community Growth and intended for a future area planning study.

The policies of Section 2.6.9 and Section 19.2.1 of the City of London Official Plan provides for the preparation of secondary plans as a basis for Official Plan land use designations and policies to be adopted by City Council, and will be used as a guideline for the review of subdivision and development applications.

Sifton Properties Limited as the lead developer/landowner initiated the secondary planning process and prepared various component background studies, including a natural heritage

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File: 39T-14505/OZ-8426
Planner: L. Mottram

and environmental impact study, transportation impact study, archaeological assessment, water and sewer (stormwater and wastewater) servicing studies, and financial impact analysis. These studies have been prepared in consultation with the City of London, the Province, school boards and other public agencies, boards, and commissions. Public input was also sought and considered in the process, particularly in the development of a community vision, the development of land use and transportation alternatives, and a final preferred land use plan. At least four separate open house / public meetings were held for the community at different times as a preferred land use plan progressed.

The secondary plan sets out the vision and provides a policy framework for future development in the overall planning area. The goal of the Riverbend South Secondary Plan is to create an attractive, healthy community with a focus on activity, connectivity and diversity. Preservation and protection of natural features (Warbler Woods ESA and Hickory Woods Significant Woodland) is an important principle of the plan along with promoting compact urban form through the inclusion of a full range of uses. This includes low, medium and high density residential, parks, open space, commercial and elementary school uses within a highly connected street and active transportation network.

The recommended Official Plan Amendment for the Riverbend South Secondary Plan is considered by Municipal Council to represent good planning and is in the public interest. It is consistent with the 2014 Provincial Policy Statement; conforms to the policies of the City's Official Plan; is located within the urban growth boundary where full municipal services are already in place or planned; preserves significant natural heritage features; provides for an attractive, pedestrian-oriented and compatible development; and contributes to compact urban form through the proposed range and mix of uses.

D. THE AMENDMENT

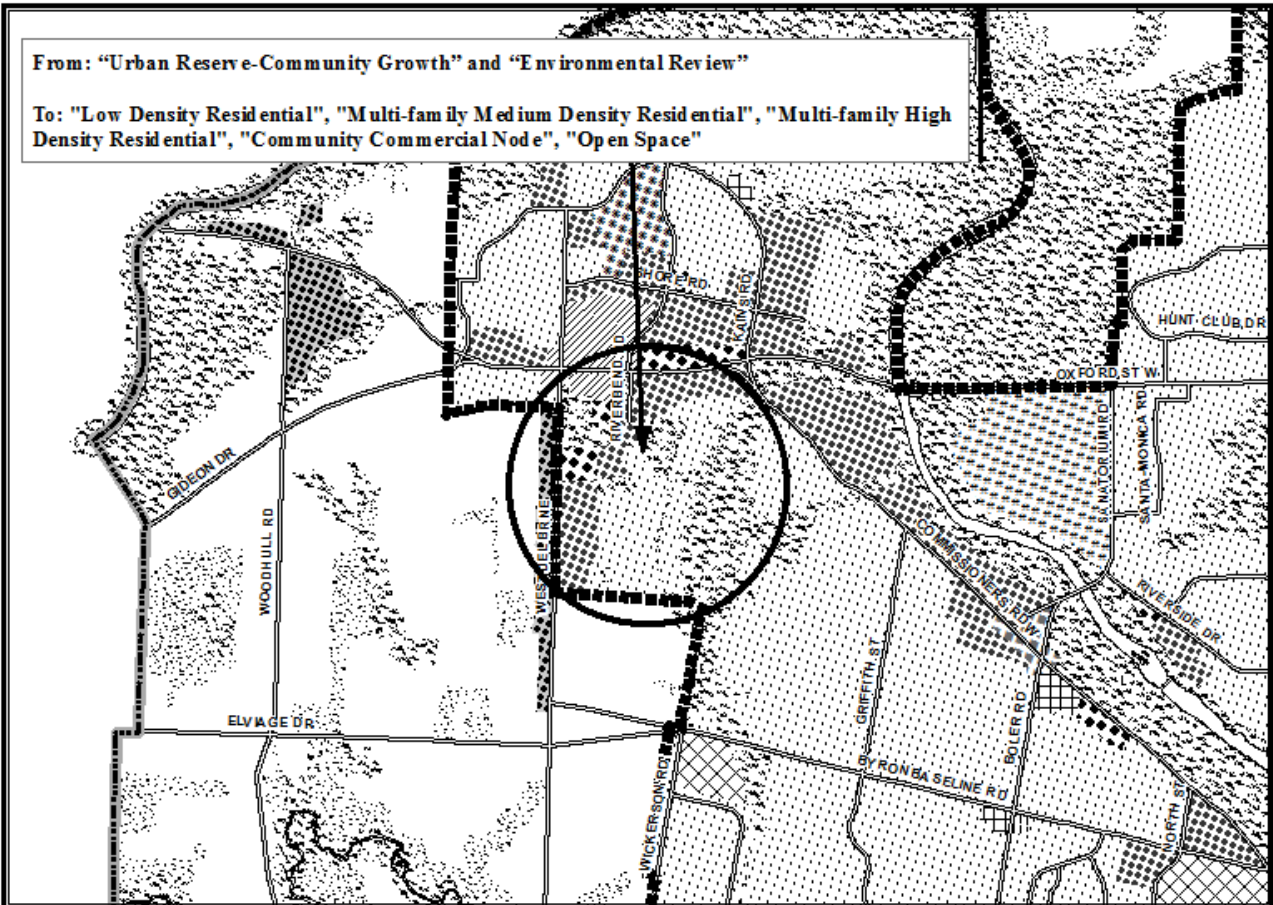
The Official Plan for the City of London is hereby amended as follows:

1. The following is added to Subsection 20.2 – List of Adopted Secondary Plans, of the Official Plan for the City of London:
 -) Riverbend South Secondary Plan
2. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20. Riverbend South Secondary Plan, as indicated on "Schedule 5" attached hereto.
3. Schedule "A", Land Use to the Official Plan for the City of London Planning Area is amended by designating those lands located south of Oxford Street West and east of Westdel Bourne in the City of London, as indicated on "Schedule 1" attached hereto, from Urban Reserve - Community Growth and Environmental Review to Low Density Residential, Multi-family, Medium Density Residential, Multi-family, High Density Residential, Community Commercial Node, and Open Space.
4. Schedule "B-1", Natural Heritage Features to the Official Plan for the City of London Planning Area is amended by delineating a portion of "Unevaluated Vegetation Patch" as "Significant Woodlands", deleting the remaining portion of "Unevaluated Vegetation Patch", and revising the ESA boundaries on Schedule B-1, as indicated on "Schedule 2" attached hereto.
5. Schedule "C", Transportation Corridors to the Official Plan for the City of London is amended by adding "Secondary Collector" roads, and changing Riverbend Road south of Oxford Street West from "Secondary Collector" to "Primary Collector", as indicated on "Schedule 3" attached hereto.
6. Schedule "D" – Planning Areas of the Official Plan for the City of London is amended by adding the naming and delineation of the Riverbend South Secondary Plan, as indicated on "Schedule 4" attached hereto.

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File: 39T-14505/OZ-8426
 Planner: L. Mottram

AMENDMENT NO:



Legend

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area | <ul style="list-style-type: none"> Office/Residential Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

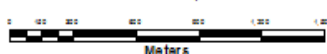
This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN
 AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 39T-14505 / OZ-8426

PLANNER: LM

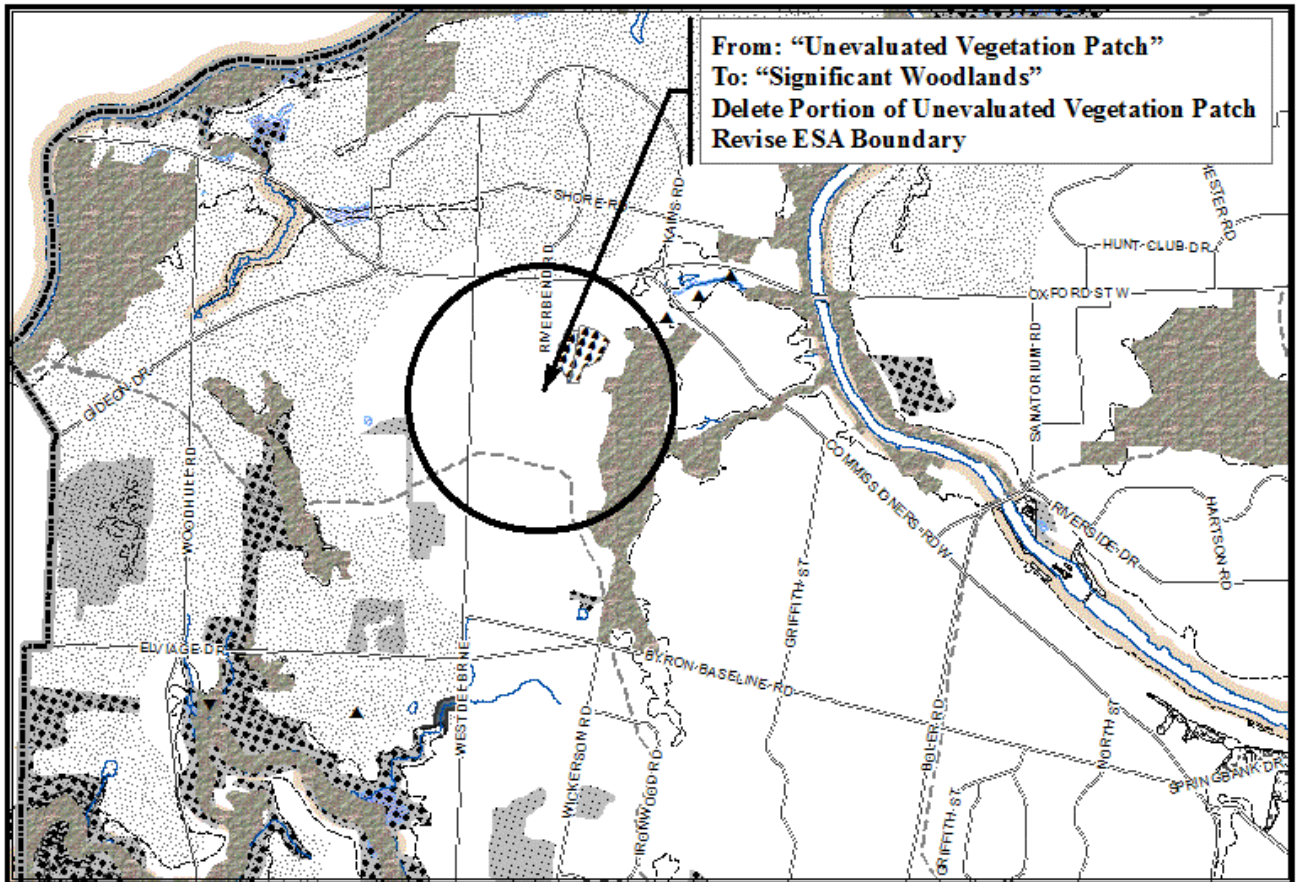
TECHNICIAN: JTS

DATE: March 11, 2015

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File: 39T-14505/OZ-8426
Planner: L. Mottram

AMENDMENT NO: _____



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
- NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

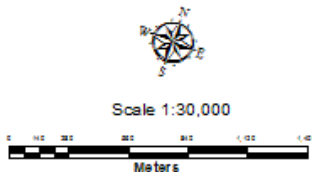
Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2
TO
OFFICIAL PLAN
AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services

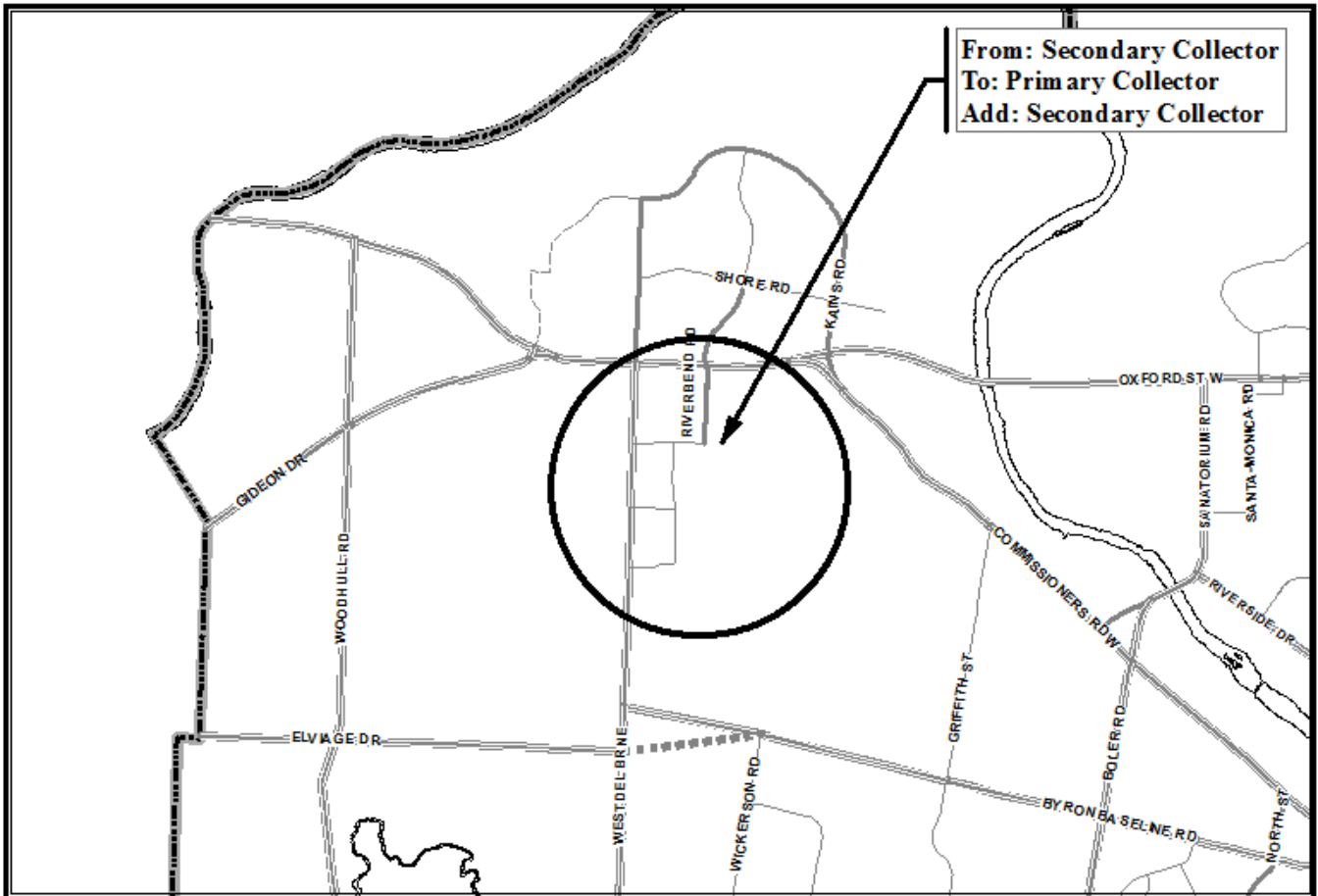


FILE NUMBER: 39T-14505 / OZ-8426
PLANNER: LM
TECHNICIAN: JTS
DATE: March 11, 2015

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File: 39T-14505/OZ-8426
 Planner: L. Mottram

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

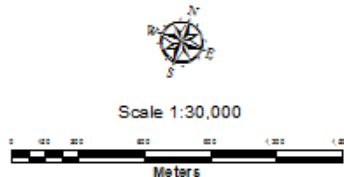
PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

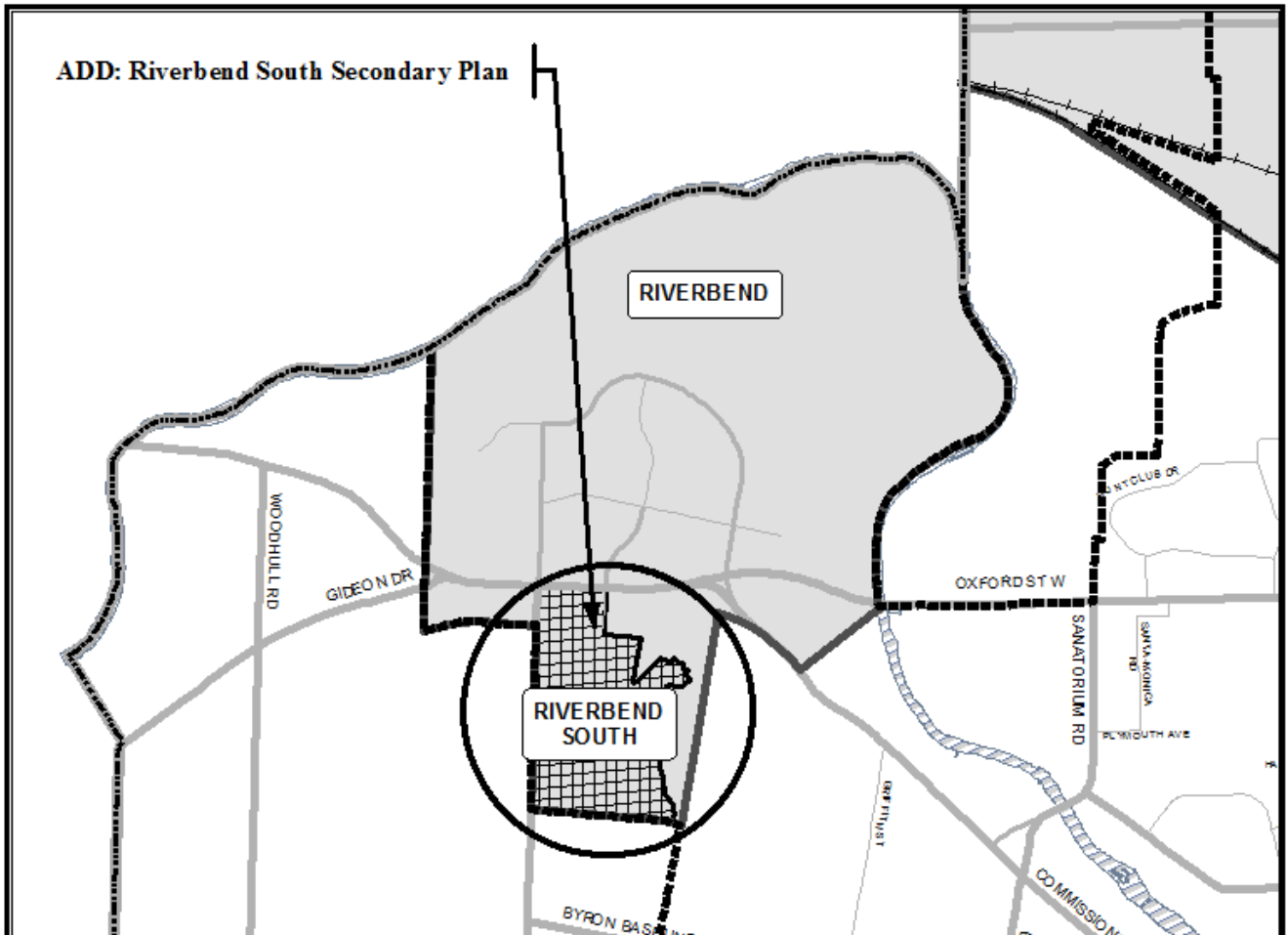


FILE NUMBER: 39T-14505 / OZ-8426
 PLANNER: LM
 TECHNICIAN: JTS
 DATE: March 11, 2015

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File: 39T-14505/OZ-8426
Planner: L. Mottram

AMENDMENT NO:



Legend

- Planning Areas
- Planning Area Name
- Secondary Plans
- Extensions to Existing Communities
- Urban Growth Boundary

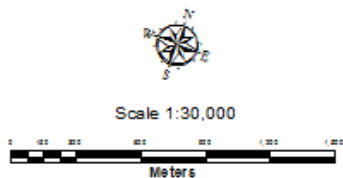
Base Map Features

- Streets (refer to Schedule C)
- Secondary Collectors
 - Primary Collectors
 - Arterials
 - Freeways/Expressways
 - Railways
 - Rivers/Streams

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

**SCHEDULE 4
TO
OFFICIAL PLAN
AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-14505 / OZ-8426
PLANNER: LM
TECHNICIAN: JTS
DATE: March 11, 2015

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File: 39T-14505/OZ-8426
Planner: L. Mottram

Schedule 5
Riverbend South Secondary Plan
(forming part of Appendix "A" - Official Plan Amendment)



Riverbend South
Secondary Plan_Febr

Agenda Item #	Page #

File: 39T-14505/OZ-8426
Planner: L. Mottram

Appendix “B”
Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located south of Oxford Street West and east of Westdel Bourne.

WHEREAS Sifton Properties Limited has applied to rezone an area of land generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA, and the City's Urban Growth Boundary, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands generally bounded by Oxford Street West, Westdel Bourne, Warbler Woods ESA, and the City's Urban Growth Boundary, to change the zoning of the subject lands from an Urban Reserve (UR3) Zone, a holding Urban Reserve (h-2•UR3) Zone, a holding Residential R1 (h•R1-5) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, and an Open Space (OS5) Zone to a Holding Residential R1 (h•R1-5) Zone, a Holding Residential R1 (h•h-__•R1-5) Zone, a Holding Residential R5/R6 (h•R5-6/R6-5) Zone, a Holding Residential R5/R6/R7/R8 (h•R5-7/R6-5/R7•D75•H18/R8-4) Zone, a Holding Residential R5/R6//R8/R10 Special Provision (h•R5-7/R6-5/R8-4()/R10-3()•H48) Zone, an Open Space (OS1) Zone, an Open Space (OS5) Zone, and a Holding Community Shopping Area Special Provision (h•h-11•CSA5()) Zone.

- 1) Section 3.8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provision:
2)____) h-()

Purpose: To ensure the orderly development of land and adequate provision of municipal services, the holding provision shall not be deleted until such time as the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses

- 2) Section 12.4 of the Residential R8 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

12.4 d) ____ R8-4()

- (a) Permitted Uses
 - i) Apartment Buildings

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File: 39T-14505/OZ-8426
Planner: L. Mottram

- 3) Section 14.4 of the Residential R10 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
- 14.4 c) ___ R10-3()
- (a) Permitted Uses
 - i) Apartment Buildings
- 4) Section 22.4 of the Community Shopping Area CSA Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
- 22.4 e) ___ CSA5()
- (a) Regulations
 - i) Front & Exterior
Side Yard Depth (Minimum): 0.0 metres
 - ii) Permitted uses may be in stand-alone buildings that do not form part of a shopping centre.

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(21) 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 subsection.

PASSED in Open Council on March 31, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - March 31, 2015.
Second Reading - March 31, 2015
Third Reading - March 31, 2015

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returned to the Owner without detailed review by the City.

Planning

11. The Owner shall provide a confirmation letter that the Ministry of Tourism, Culture and Sport has reviewed and accepted the Archaeological Assessment (Stage 3) report prepared by Archaeologix Inc. dated July 2008, and Stage 4 Archaeological Assessment report prepared by Golder Associates dated February 2009, into the Ontario Public Register, to the satisfaction of the City.
12. The Owner shall submit confirmation that they have complied with any requirements of Union Gas Limited with regards to buffers/setbacks from the high pressure gas pipeline easement over lands located along the east side of Westdel Bourne, to the satisfaction of the City. The Owner shall not excavate, drill, install, erect, or permit to be excavated, drilled, installed or erected in, on, over or through the said lands any pit, well foundation, pavement, building or other structure or installation without first obtaining prior written approval from Union Gas Limited.

Environmental & Parks Planning

13. In conjunction with the Design Studies submission, the Owner shall provide a conceptual park plan delineating the alignment of the multi-use pathways through all blocks, to the satisfaction of the Manager of Environmental and Parks Planning.
14. In conjunction with the Design Studies submission, the Owner shall provide a conceptual buffer planting plan, including the proposed green corridor trail alignment through Block 97 and Block 100, consistent the recommendations of the Riverbend South Secondary Plan Environmental Impact Study, to the satisfaction of the Manager of Environmental and Parks Planning
15. In conjunction with the Design Studies submission, the Owner shall provide a conceptual design, including cross sections, illustrating the road crossing between:
 - Block 96 and Block 97, wildlife corridor;
 - Block 97 and Block 98, pathway crossing
 - Block 98 and Future Pathway Block to the south, pathway crossing
 - Block 94 and Block 95, round-about crossing
16. 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.
17. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural areas, 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.
18. The Owner shall not grade into any open space areas. 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.
19. 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 woodlots.

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20. In conjunction with the Design Studies submission, the owner shall 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. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.
21. In conjunction with the Design Studies submission, and through the review and acceptance of detailed engineering drawings and the subdivision agreement, the Owner shall implement the recommendations of the Riverbend South Secondary Plan Environmental Impact Study prepared by AECOM Canada Ltd. dated February 9, 2015, as revised or amended by subsequent addendums, to the satisfaction of the City.

Engineering – Sanitary

22. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
- i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing, including the areas external to this draft plan to be serviced, to the satisfaction of the City;
 - ii) Provide sufficient design information to confirm the viability of routing the sanitary sewer through and/or adjacent to the stormwater management and infiltration facilities, as proposed by the Riverbend South Secondary Plan and Sanitary Servicing Study. Further to this, the design information is to include a suitable routing for the sanitary sewer along Westdel Bourne as proposed in the Sanitary Servicing Study to service future phases of Riverbend South subdivision, including the delineation of any associated easements, to the satisfaction of the City;
 - iii) Propose a suitable routing plan for the sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary sewer;
 - iv) Provide a hydrogeological report that includes 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;
 - v) Provide a conceptual sanitary layout of the sanitary sewer crossing the commercial Block, external to this plan, and identify any required easements;
 - vi) Provide a conceptual design of the sanitary sewer crossing Oxford Street West; and,
 - vii) Demonstrate that servicing to any proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements.
23. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm (8") diameter sanitary sewer located on Warbler Woods Walk, the 200 mm (8") diameter sanitary sewer located on Riverbend Road at Sumac Way and the 300 mm (12") diameter sanitary trunk sewer located on a temporary easement on future Riverbend Road to the north, approximately 210 metres south of Shore Road. Connection to the latter outlet will require the construction of sewers over lands which are external

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- to this plan. The Owner shall be required to obtain easements over these external lands for the downstream sewer;
- ii) Construct a sanitary sewer stub to the west limit of the plan, at Westdel Bourne, to serve existing and future phases, including the construction of the sanitary sewer crossing Oxford Street West, to the satisfaction of the City;
 - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance or the temporary easement on future Riverbend Road to the north, to the satisfaction of the City;
 - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the 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; and
 - v) 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.
24. 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.
 - 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.
25. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Wastewater Treatment 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.

Engineering – Storm and Stormwater Management (SWM)

26. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- 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;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;

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- iii) Verify that the proposed sanitary trunk sewers proposed to traverse the SWM Facility Blocks will not have any negative impacts on the configuration of the SWM Facilities, all to the satisfaction of the City Engineer and the Ministry of Environment;
 - iv) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the proposed Stormwater Management Facility to be built by the City;
 - v) Providing a geotechnical report to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction of the City and Upper Thames River Conservation Authority for the final setback;
 - vi) Developing 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 on 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.
27. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Downstream Thames Subwatershed Study and any addendums/amendments;
 - ii) The final accepted Municipal Class Environmental Assessment (EA) Study Storm/Drainage and Stormwater Management, Transportation and Sanitary Trunk Servicing Works for Tributary 'C', Downstream Thames Subwatershed and any addendums/amendments;
 - iii) The approved Functional Stormwater Management Plan/Report for Tributary 'C' Study Area and any other applicable Storm/Drainage and SWM Servicing Functional Report(s) for the subject lands or any updated Functional Stormwater Management Plan;
 - iv) The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 1, 2012. The stormwater requirements for Permanent Private Stormwater Systems for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;
 - v) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and

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- viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
28. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Downstream Thames Subwatershed, and outlet them to the proposed SWM Facility 'F' and 'G' within the Tributary 'C' Functional design area (to be constructed by the City), the existing Mews SWM Facility and the existing Warbler Woods SWM Facility via the internal storm sewer servicing for this plan of subdivision and the existing external storm sewer outlets on the temporary easement on future Riverbend Road (Plan 33M-638) and Warbler Woods Walk (Plan 33M-482);
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Grade and drain the west boundary of Blocks 93 and 94 to blend in with the abutting SWM Facility on Block _____ red-lined in this Plan, at no cost to the City;
 - 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 the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - vi) Address forthwith any deficiencies of the stormwater works.
29. All temporary erosion and sediment control measures, including sediment ponds installed within the proposed draft plan of subdivision shall be decommissioned and/or removed when warranted, all to the satisfaction of the City Engineer, at no cost to the City.
30. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works (proposed Regional Tributary 'C' SWM Facilities 'G', 'A' and 'F', built by the City of London) to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii) The SWM Facility, to be built by the City, to serve this plan must be constructed and operational;
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
 - iv) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.
31. The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.
32. Prior to the issuance of any Certificate of Conditional Approval for this plan, or as otherwise determined by the City Engineer, the Owner shall ensure that the splitter chamber located on Riverbend Road on the south side of Oxford Street West within the registered Plan 33M-638 and all associated outlet systems to the proposed SWM Facilities shall be constructed by the Owner and be deemed functional and operational as per the Storm/Drainage and Stormwater Management, Transportation and Sanitary Trunk Servicing Works for Tributary 'C', Downstream Thames Subwatershed Municipal Class EA and the accepted Functional Design Report currently being prepared by Matrix Solutions, all to the satisfaction of the City Engineer, and at no cost to the City. Should the splitter chamber not be constructed on Riverbend Road as part of Plan 33M-638, the

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Owner shall make arrangements with the owner of Plan 33M-638 to construct this splitter chamber, to the satisfaction of the City Engineer, at no cost to the City.

33. Lands tributary to the 50 year splitter chamber located on Riverbend Road within this plan of subdivision shall be held out of development until such time that the 50 year splitter chamber and associated outlet system is constructed and operational, all to the satisfaction of the City Engineer.
34. The Owner shall dedicate sufficient lands to the City to enable to completion of the proposed SWM facility and all related servicing in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process.
35. The Owner shall ensure that the land for the SWM Block(s) is sized in accordance with the final accepted Municipal Class Environmental Assessment (EA) Study Storm/Drainage and Stormwater Management, Transportation & Sanitary Trunk Servicing Works for Tributary 'C', Downstream Thames Subwatershed for the Tributary 'C' SWM Facilities "G' and 'F' and in accordance with the final accepted Functional SWM Report for the Tributary 'C' study area. The Owner shall also ensure the SWM Block(s) are located outside of any road widening requirements along Westdel Bourne Road and Oxford Street West.
36. The Owner's professional engineer shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
37. The Owner shall provide all adequate temporary or permanent municipal easements, if required, at no cost to the City, in relation to stormwater/drainage and SWM servicing works of the subject lands, all to the satisfaction of the City Engineer.
38. 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.
39. In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

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Engineering – Water

40. 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) Identify external water servicing requirements;
 - b) Confirm capacity requirements are met;
 - c) Identify need to the construction of external works;
 - d) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - e) Water system area plan(s)
 - f) Water network analysis/hydraulic calculations for subdivision report;
 - g) Phase 1 Construction Staging report;
 - h) Oversizing of watermain, if necessary and any cost sharing agreements.
 - i) Water quality
 - j) Identify location of valves and hydrants
- ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
 - a) valving to shut off future connections which will not be used in the near term; and/or
 - b) metered automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
 - c) make suitable arrangements with Water Operations for the maintenance of the system in the interim.

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

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 400 high level watermain on Westdel Bourne, the 250 mm high level watermain on Sumac Way and the 250 mm high level watermain on Warbler Woods Walk; and
- ii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units.

42. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.

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43. Prior to the installation of any water services to the Blocks, the Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision.
44. In the event that the temporary watermain installed as part of Plan 33M-638 is not in standard location in relation to proposed Street 'A', the Owner shall remove and cap to the main the temporary 300 mm watermain, at no cost to the City, to the satisfaction of the City Engineer, and the City will quit claim the easements which are no longer required, at no cost to the City.
45. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a report which shall confirm to the satisfaction of the City Engineer the following matters:
 - i) Hydraulic modelling to consider emergency scenario with high level system failure, outlining impacts to high lands being serviced from the low level water system and identify water pressure which is available in the water supply system under that scenario.
 - ii) Identify lot level controls necessary for homes affected under emergency scenarios. The intent would be to identify locations of lots which have this need and the need for backflow prevention or warning clauses, if necessary.
 - iii) Demonstrate independent water servicing for all lots and blocks
 - iv) Identify air relief requirements,
 - v) Identify locations of lots and blocks which will require pressure reducing valve in order to reduce pressure to 80 psi (under scenario of upgraded pumping station).

Engineering – Transportation

Roadworks

46. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots. Further to this, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.
47. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
48. The Owner shall align the right-of-way of Riverbend Road in this plan with Riverbend Road to the north of this plan, to the satisfaction of the City Engineer.
49. The Owner shall align the right-of-way of Warbler Woods Walk in this plan with Warbler Woods Walk to the north of this plan, to the satisfaction of the City Engineer.
50. The Owner shall taper Riverbend Road at the northerly limit of the subdivision from 21.5 metres to 20.0 metres over a distance of 30 metres measured from the back of Lot 1 property line, Plan 33M-638, to the satisfaction of the City Engineer.
51. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on any streets in the subdivision.

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The Owner shall limit any bulges in the curb lines on streets in this Plan to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.

52. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."
53. The Owner shall construct Riverbend Road and Street 'A' to secondary collector road standards on a right of way width of 20 metres as identified in the Riverbend South Secondary Plan and to the satisfaction of the City Engineer.
54. The Owner shall have it's professional engineer design the roadworks in accordance with the following road widths:
 - i) Riverbend Road, Street 'A', Street 'B' and Warbler Woods Walk have a minimum road pavement width (exluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
 - ii) Street 'C', Street 'D' and Street 'E' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').
 - iii) The Owner shall construct a gateway treatment on Street 'A', at the intersection of Westdel Bourne, with 11.0 metres of pavement and a right of way width of 25.5 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to a right of way width of 20.0 metres, to the satisfaction of the City Engineer. Any landscape gateway features shall be installed within a widening boulevard area.
55. The Owner shall ensure access to lots and blocks adjacent to gateway treatments will be restricted to rights-in and rights-out only.
56. In conjunction with the Design Studies submission, the Owner may be required to make a presentation to the Utilities Co-ordinating Committee for any works that are not in accordance with City standards, including but not limited to reduced boulevard widths, non-standard location of City services or other utilities, non-standard sidewalk, etc.

Sidewalks/Bikeways

57. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
 - i) Riverbend Road
 - ii) Street 'A'
58. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
 - i) Street 'B' – east boulevard
 - ii) Street 'C' – outside boulevard
 - iii) Warbler Woods Walk – west boulevard
 - iv) Street 'D' – west boulevard
 - v) Street 'E' – north boulevard
59. Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.

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Street and Walkway Lighting

- 60. The Owner shall install walkway lighting along the trail in Block 98, to the satisfaction of the City Engineer, at no cost to the City.
- 61. The Owner shall install street lighting on all streets and walkways in this plan and on adjacent streets where needed which match the style of street light poles and luminaires already existing or approved along the developed portion of the streets adjacent to this plan, all to the satisfaction of the City Engineer and at no cost to the City.

Boundary Road Works

- 62. In conjunction with Design Studies submission, the Owner shall update the Riverbend South Transportation Impact Study and, if needed, the Riverbend Village Traffic Impact Study to the satisfaction of the City Engineer.
- 63. In conjunction with the Design Studies submission, the Owner shall have it's professional consulting engineer submit design criteria for the left turn lane on Westdel Bourne at Street 'A' for review and acceptance by the City.
- 64. In conjunction with the Design Studies submission, the Owner shall verify the adequacy of the decision sight distance on Westdel Bourne at Street 'A'. If the sight lines are not adequate, this street is to be relocated and/or road work undertaken to establish adequate decision sight distance at this intersection, to the specifications of the City Engineer, at no cost to the City.

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct these works to the satisfaction of the City Engineer, at no cost to the City.

- 65. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a left turn lane on Westdel Bourne at Street 'A', to the satisfaction of the City Engineer.
- 66. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install street lights on Westdel Bourne at the intersection of Street 'A', to the satisfaction of the City, at no cost to the City.
- 67. The Owner shall be required to make minor boulevard improvements on Westdel Bourne and Oxford Street West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

Road Widening

- 68. The Owner shall be required to dedicate sufficient land to widen Oxford Street West to 18.0 metres from the centreline of the original road allowance.
- 69. The Owner shall be required to dedicate sufficient land to widen Westdel Bourne to 26.0 metres from the centreline of the original road allowance.
- 70. The Owner shall provide sufficient right-of-way widening to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersections of Oxford Street West and Westdel Bourne, at the intersection of Oxford Street West and Riverbend Road and at the intersection of Westdel Bourne and Street 'A' to accommodate 6.0 metre sight triangles in accordance with the Z-1 Zoning By-law, Section 4.24.
- 71. The Owner shall be required to dedicate 3.0 m x 3.0 m "daylighting triangles" at the intersection of 'collector' road streets in the Plan to satisfy requirements necessary for servicing bus transit routes, as specified by the City Engineer.

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Vehicular Access

- 72. The Owner shall restrict access to Oxford Street West and Wesdel Bourne from Block 93 by establishing 0.3 metre (1') reserve blocks to be transferred to the City along the entire frontage of Block 93, to the satisfaction of the City. All vehicular access is to be via the internal subdivision streets, or as otherwise determined through the site plan approval process and supporting traffic studies.

Traffic Calming

- 73. 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 along streets in this plan, including raised intersections, raised crosswalks, roundabout, parking bays, curb extensions and other measures, to the satisfaction of the City.
- 74. The Owner shall construct a raised intersection on Street 'A', opposite Block 94, at the future street, external to this plan, to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures at the intersection, to the satisfaction of the City Engineer.
- 75. The Owner shall construct a raised intersection on Street 'C' at Warbler Woods Walk, to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures at the intersection, to the satisfaction of the City Engineer.
- 76. The Owner shall construct a raised crosswalk on Street 'E', opposite Park Block 97, to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures at the intersection, to the satisfaction of the City Engineer.
- 77. The Owner shall construct a raised crosswalk on Warbler Woods Walk, opposite Park Block 97, to the satisfaction of the City Engineer, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Warbler Woods Walk, opposite Block 97, to the satisfaction of the City Engineer.
- 78. Prior to the issuance of any Certificate of Conditional Approval, or as otherwise directed by the City Engineer, the Owner shall construct a roundabout, including splitter islands, at the intersection of Riverbend Road and Street 'A'/Street 'B', to the satisfaction of the City Engineer, at no cost to the City.

Construction Access/Temporary/Second Access Roads

- 79. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Oxford Street West via Riverbend Road or other routes as designated by the City.
- 80. In accordance the Council Policy adopted on December 2, 2002 regarding construction access for new subdivisions, prior to any construction, the Owner shall erect a barricade, satisfactory to the City, at the following locations:
 - i) At the south limit of Warbler Woods Walk in Plan 33M-478

At the time of assumption of the subdivision or as otherwise directed by the City Engineer, the Owner shall remove the barricade, as necessary, and restore the road(s) to the specifications of the City, all at no cost to the City.

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The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.

81. Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision.
82. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City 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.
83. The Owner shall remove the temporary turning circle on Warbler Woods Walk and adjacent lands, in Plan 33M-478 to the north of this Plan, and complete the construction of Warbler Woods Walk in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

If funds have been provided to the City by the Owner of Plan 33M-478 for the removal of the temporary turning circle and the construction of this section of Warbler Woods Walk and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

In the event that Warbler Woods Walk in Plan 33M-478 is constructed as a fully serviced road by the Owner of Plan 33M-478, then the Owner shall be relieved of this obligation.

Engineering – Other

84. 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.
85. 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.
86. 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.
87. In conjunction with the Design Studies submission, the Owner shall provide to the City, for review and acceptance, a geotechnical report to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering and any other requirements as needed by the City.
88. In the event that replotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
89. 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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90. In conjunction with Design Studies submission, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on any street in this plan. It will be a requirement to 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 in a manner acceptable to the City.
91. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the approved servicing for any street townhouse units on any street in this plan, to the satisfaction of the City Engineer.
92. The Owner shall have the common property line of Oxford Street West and Westdel Bourne 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 Oxford Street West and Westdel Bourne are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

93. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

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

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

94. 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.

95. 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.

96. 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

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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 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.

97. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.
98. 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.
99. 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.
100. 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".
101. No construction or installations of any services (eg. clearing or servicing of land) involved with this Plan shall commence 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.).
102. 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.

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- 103. 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 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.
- 104. 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.
- 105. 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.
- 106. 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.
- 107. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
- 108. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 109. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands to the north (within Plan 39T-14503) to develop this plan to the satisfaction of the City Engineer, at no cost to the City.
- 110. Prior to the issuance of any Certificate of Conditional Approval, Lots 1 and 2 in this plan shall be combined with Blocks 32 and 33 in Plan 33M-478 to create developable lots and/or blocks, to the satisfaction of the City.
- 111. The Owner shall co-ordinate the work associated with this Plan of Subdivision with the City's proposed construction of the SWM Facility adjacent to the west boundary of this plan, to the satisfaction of the City, at no cost to the City.
- 112. Should the current or any future Owner come in with a revised development proposal for these lands, the applicant may be required to complete a design studies submission as per the File Manager process.

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Appendix "D"

Riverbend South - Draft Plan
File Number: 39T-14505
05 March 2015

Schedule "D"

Related Estimated Costs and Revenues

Estimated Costs – This Draft Plan	\$
<u>Developer Claims from CSRF⁽⁵⁾:</u>	
Storm sewer oversizing subsidy	\$0
Watermain oversizing subsidy	\$0
Sanitary sewer oversizing subsidy	\$29,200
Roadworks – internal widening	\$8,500
<u>Capital Expense incurred by City funded from CSRF:</u>	
Channelization of entrance to subdivision on Street "A"	\$240,000
Street Lighting	\$80,500
Sidewalks	\$32,200
Storm Water Management Facility – Tributary C – "F" ⁽²⁾	\$3,300,000
Total	\$3,690,400
Estimated Revenues - This Draft Plan (Aug 2014 rates)	
CSRF	\$9,359,048
UWRF	\$910,221
Total	\$10,269,269

1. All information in the estimated costs are based on approximations provided by the applicant. Final costs and construction responsibilities will be determined based on design studies yet to be completed and in conjunction with the terms of the subdivision agreement and the applicable By-law.
2. The Storm Water Management Facility is part of a network of ponds and infiltration facilities serving the Riverbend area. Two other facilities must be built (Tributary C facilities "G" and "A") at a cost estimated at \$5.1M before the facility mentioned above would become functional. These facilities also have DC revenue producing development that is in their watershed. The Storm Water Management Facility (SWMF) will be constructed by the City. According to current City policy, the developer will be reimbursed for land according to land values incorporated into the DC by-law (by-law in effect at the time of entering the subdivision agreement). Reimbursement for land will occur when 25% of building permits for drainage area of pond have been issued (in accordance with Council policy on Design and Construction of SWMF adopted in July, 2014).
3. Estimated Revenues were calculated by the proponent using August 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 are no comparative costs allocated for these services in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
4. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on roadwork and SWM facilities to be constructed in the area, 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 contributions 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.
5. The Developer is responsible, through their Consulting Engineer, to prepare and submit for City approval, a work plan for any claimable work (excluding works payable according to a specified oversizing subsidy based on pipe size) all as provided for in DC by CP1496-244, Schedule 8, or its successor by-laws.

Reviewed By:


Peter Christiaans
Director, Development Finance

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Compiled AECOM Response Letters

February 9, 2015 – Response to the comments from City of London Environment and Parks Planning

February 11, 2015 – Response to the comments from Upper Thames River Conservation Authority

March 9, 2015 – Response to the comments from City of London Ecological and Environmental Planning Advisory Committee (EEPAC)



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Response Letters.pdf