

39T-09502 / L. Mottram

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SUBDIVISION SPECIAL PROVISIONS APPLICANT: SIFTON PROPERTIES LIMITED VICTORIA ON THE RIVER – PHASE 2 FILE: 39T-09502 MEETING ON JULY 20, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited for the subdivision of land over Part of Lot 9, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated north of Commissioners Road East, between Jackson Road and Hamilton Road:

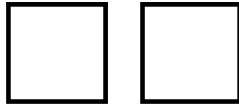
- (a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the Victoria on the River Subdivision (39T-09502) Phase 2, attached as Schedule “A”, **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues attached as Schedule “B”;
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Schedule “C”; and
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

BACKGROUND

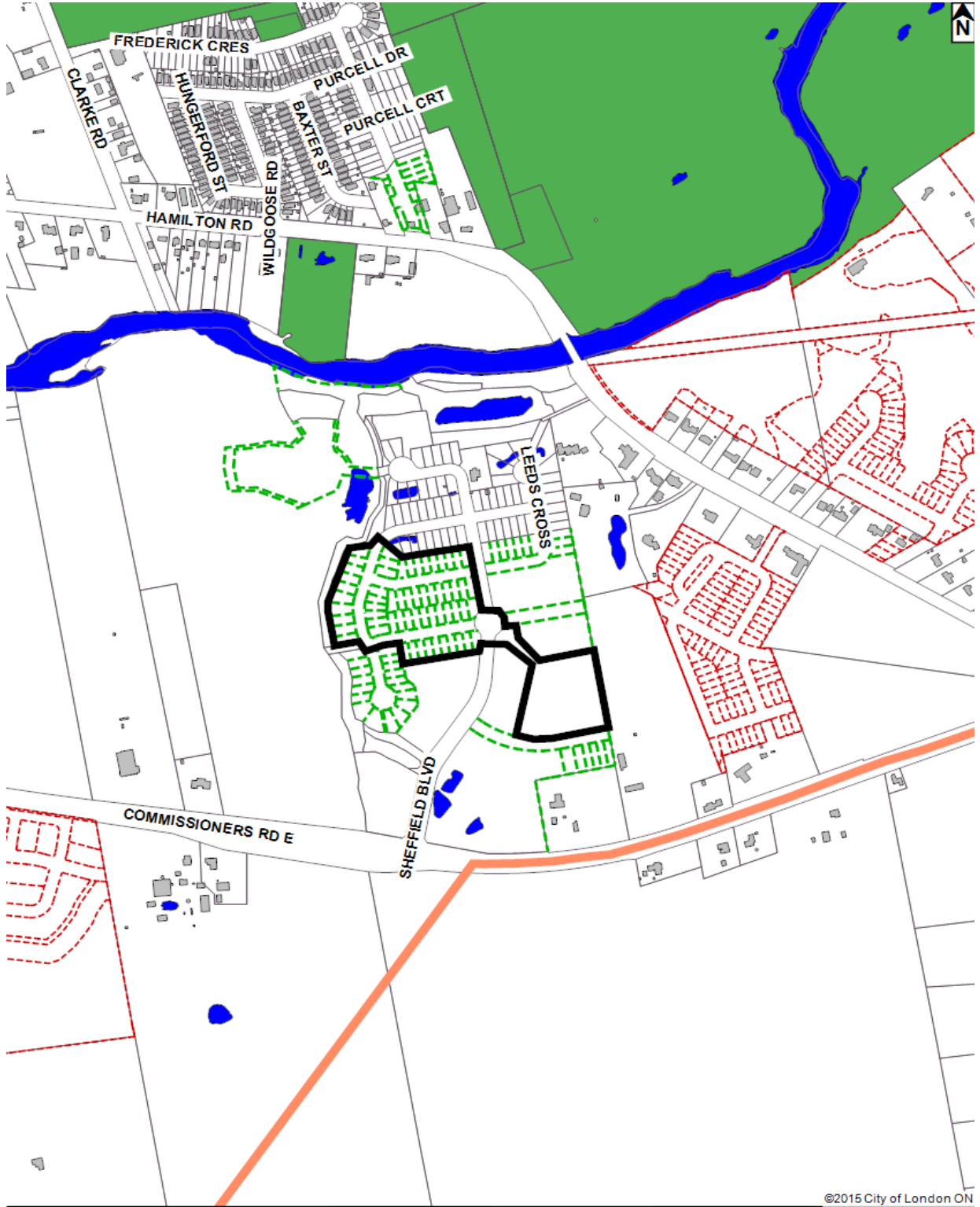
This application for Draft Plan Approval for “Victoria on the River” subdivision was accepted on July 31, 2009. A revised plan was submitted on September 23, 2010 and the statutory public meeting was held on March 28, 2011. Council adopted the corresponding Official Plan Amendment on April 4, 2011 and it came into effect on May 10th as there were no appeals. The plan was Draft Approved on January 19, 2012, subject to conditions and red line revisions.

Further revisions to the Draft Plan, including technical amendments required as a result of the final design of the stormwater management pond and outlets, were considered at a public participation meeting on September 10, 2013 and a revised Draft Approval was granted on December 10, 2013 for the plan of subdivision consisting of 152 single family lots as well as several blocks for medium and low density residential development, stormwater management and open space uses, and one commercial block.

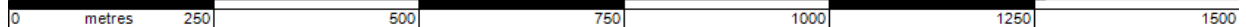
Phase 1, which consisted of 59 single detached residential lots, one multi-family block and several park/open space blocks, was registered as Plan 33M-672 on July 31st, 2014. This agreement relates to Phase 2 of the subdivision, which consists of 60 single detached residential lots and one park block (Block 61). The development area is zoned Holding Residential R1 (h*h-100*R1-4), which permits single detached lots; and the park block is zoned Open Space (OS1). The “h” and “h-100 holding provisions address requirements for the subdivision agreement, road access and water servicing.



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LOCATION MAP






Subject Site: **1603 Hamilton Rd**
 Applicant: **Sifton Properties Limited**
 File Number: **39T-09502 (Phase 2)**
 Planner: **Larry Mottram**
 Created By: **Terry Grawey**

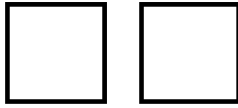
Date: **2015-06-25**
 Scale: **1:7500**

Corporation of the City of London
 Prepared By: Development and Compliance Services



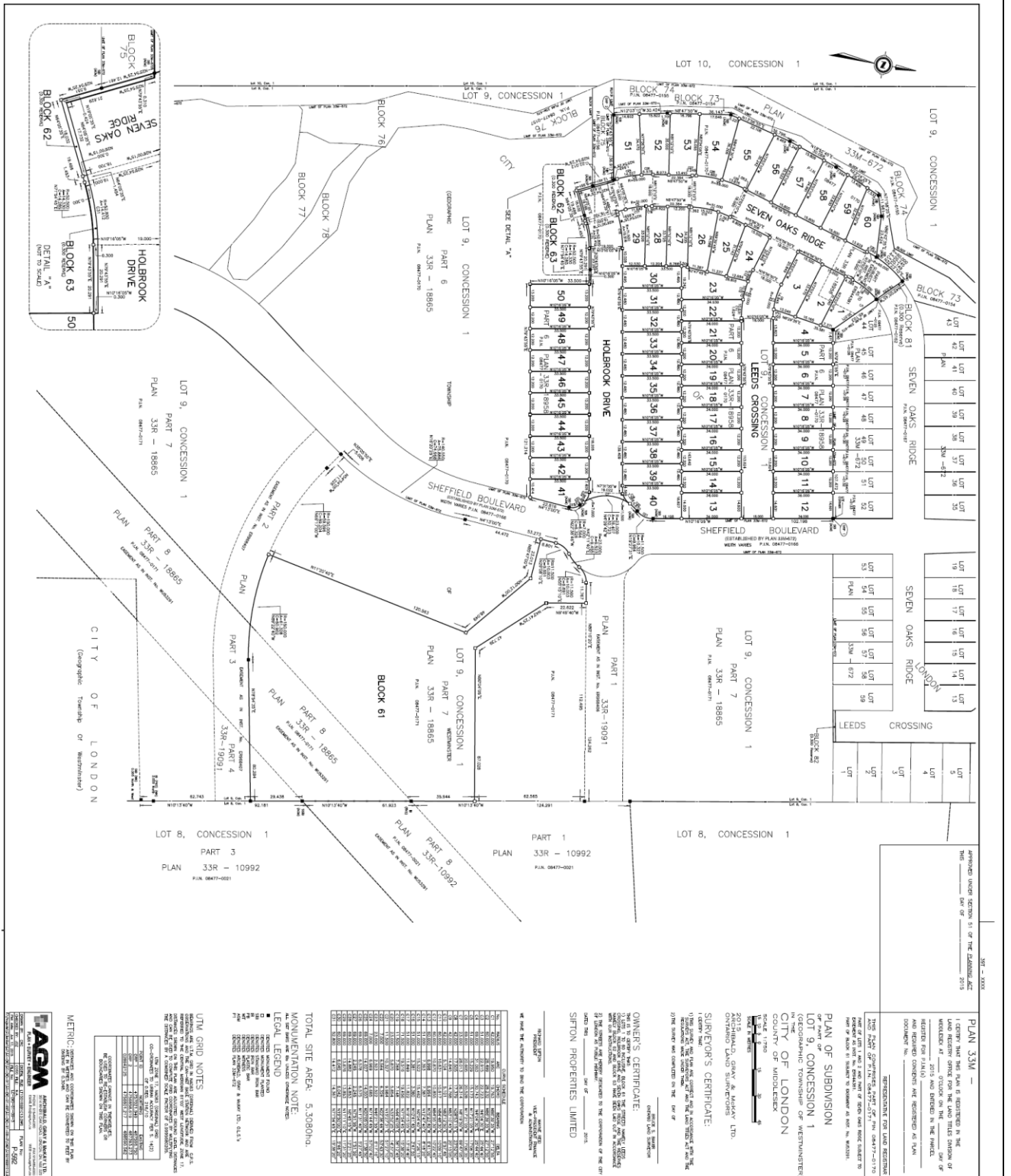
LEGEND

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



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VICTORIA-ON-THE-RIVER (39T-09502)
PHASE 2 – FINAL PLAN



APPROVED UNDER SECTION 51 OF THE PLANNING ACT
 THIS PLAN WAS APPROVED BY THE BOARD OF COUNCIL ON 15 OCTOBER 2015

PLAN 33M -
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLE DIVISION OF WESTERN AUSTRALIA AND THAT THE PLAN IS VALID AND EFFECTIVE FROM THE DATE OF REGISTRATION IN THE REGISTER AND REMAINS VALID UNLESS REVOKED OR SET ASIDE BY A COURT OF LAW.

REGISTRATION REFERENCE FOR LAND REGISTRY: **PLAN 33M-18865**
 DATE OF REGISTRATION: 15 OCTOBER 2015

PLAN OF SUBDIVISION
LOT 9, CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
 CITY OF LONDON
 COUNTY OF MIDDLESEX

SCALE 1:1000

2015, SHAW, GRAY & SHAW LTD.
 DRAFTSMAN
 LAND SURVEYORS

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PLAN AND THE SUBDIVISION THEREIN COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REGULATIONS AND CONDITIONS THEREOF AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PLAN AND THE SUBDIVISION THEREIN COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REGULATIONS AND CONDITIONS THEREOF AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIFTON PROPERTIES LIMITED

UTM GRID NOTES

THE UTM GRID IS SHOWN ON THIS PLAN FOR REFERENCE ONLY. THE UTM GRID IS NOT A PART OF THIS PLAN AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE UTM GRID IS PROVIDED FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY PURPOSE OTHER THAN AS A REFERENCE.

LEGAL LEGEND

- 1. SHOWN AS A DOTTED LINE
- 2. SHOWN AS A DASHED LINE
- 3. SHOWN AS A SOLID LINE
- 4. SHOWN AS A SOLID LINE WITH DOTTED DASHES
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TOTAL SITE AREA: 5.3090ha.

NON-MENTIONED NOTE:
 ALL OTHER RIGHTS AND INTERESTS ARE RESERVED.

AGM ARCHITECTURAL GROUP & LAND SURVEYORS
 2015, SHAW, GRAY & SHAW LTD.
 DRAFTSMAN
 LAND SURVEYORS

METRIC METRIC UNITS ARE USED THROUGHOUT THIS PLAN.

UTM GRID NOTES

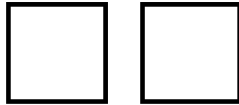
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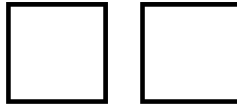


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The only anticipated reimbursement from the City is an identified capital expense claim of \$310,000 for the neighbourhood/urban park amenities in Block 61. Grading, servicing and seeding of the park block is required to be undertaken by the Owner at no cost to the City.

This report has been prepared in consultation with the City’s Solicitors Office and the proposed special provisions have been reviewed by the Owner.

PREPARED & RECOMMENDED BY:	CONCURRED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
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



Schedule "A"

SPECIAL PROVISIONS

5. STANDARD OF WORK

Insert **Lot numbers** into last paragraph of Section 5.7:

5.7 The Owner shall register against the title of Lots which incorporate rear yard catchbasins, which includes **Lots 18, 19, 20, 21, 22, 23, 24, 31, 35, 48 and 49** in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the Agreement of Purchase and Sale or Lease for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

Add the following new Special Provision in Section 5.:

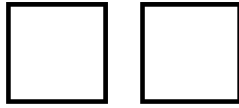
5.21 The Owner shall register against the title of Lots which incorporate **private rear yard catchbasin leads** which includes Lots 18, 21, 23 and 49 in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the Agreement of Purchase and Sale or Lease for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the **storm private drain connections** located in the setback areas. This protects these private drain connections from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

25.1 STANDARD REQUIREMENTS

Delete Subsection 25.1 (h) as there are no walkways in this plan.

Add the following new Special Provisions:

- (j) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall complete the following, to the satisfaction of the City, at no cost to the City:
 - i) Have his geotechnical engineer investigate and identify areas of the extent of existing organic fill and deleterious fill materials, on lots, blocks and streets in this plan;
 - ii) Have his geotechnical engineer make recommendations on the proper removal and disposal of the said fill materials;
 - iii) Remove and dispose of the said fill materials under the supervision of his geotechnical engineer, in accordance with the recommendations of the geotechnical engineer and in compliance with provincial regulations;



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- iv) Replace the removed fill materials with suitable engineered fill, under the supervision of his geotechnical engineer and as recommended by his geotechnical engineer; and
- v) Have his geotechnical engineer certify that the said fill materials have been properly removed and disposed of, and replaced with suitable engineered fill.
- (k) Prior to final approval, the Owner's professional geotechnical engineer shall provide confirmation that the existing geotechnical report is adequate to address all geotechnical issues, including erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all geotechnical recommendations with respect to slope stability, to the satisfaction of the City and the UTRCA.
- (l) If the subdivision is developed in stages, prior to the issuance of any Certificates of Conditional Approval, the Owner shall submit an additional servicing drawing to be reviewed and accepted by the City Engineer that identifies all adequate temporary measures as needed, such as easements, catchbasins, erosion and sediment control measures, grading and any other associated works to address the phasing of this plan, all as required by and to the satisfaction of the City Engineer. This additional servicing drawing shall be appended to the accepted servicing drawings for the full subdivision.
- (m) 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.
- (n) Prior to the issuance of any Certificate of Conditional Approval in this Plan, all temporary measures constructed as part of Victoria Ridge Phase 1 subdivision, Plan 33M-672, shall be removed by the Owner when no longer required and all affected areas restored, to the satisfaction of the city, at no cost to the City.
- (o) Prior to assumption of this subdivision in whole or in part by the City, and as a condition of such assumption, the Owner shall pay to the City Treasurer the following amounts as set out or as calculated by the City, or portions thereof as the City may from time to time determine:
 - (i) Removal of temporary emergency access road works on Sheffield Drive and all associated restoration costs
 - (ii) Conversion of pressure reducing valve to a check valve and the connection to the City's SCADA system

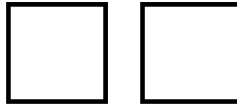
25.2 CLAIMS

Delete Subsection 25.2 in its entirety as there are no eligible water, wastewater, stormwater or transportation-related claims in this plan of subdivision.

25.4 CONTAMINATION

Remove Section 25.4 and replace with the following:

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



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

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

25.7 STORM WATER MANAGEMENT

Insert the **following** items to the General Provisions:

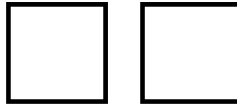
- (a) The Owner shall have its Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works, in compliance with the drawings accepted by the City Engineer, and according to the recommendations and requirements of the following, all to the satisfaction of the City Engineer:
 - i) The SWM criteria and environmental targets for the **South Thames Subwatershed Study** and any addendums/amendments;
 - ii) The accepted **Old Victoria Area Plan Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009) and any addendums/amendments;**
 - iii) **The approved Functional Stormwater Management Plan for the Regional Old Victoria SWM Facility # 2 (Delcan/Parsons);**
 - iv) **The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;**
 - v) The approved **Functional Storm/Drainage and SWM Servicing Functional Report and plans** for the subject lands.
 - vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - vii) The City of London Design Specifications and Requirements Manual, as revised;
 - viii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

25.8 SANITARY AND STORM SEWERS

Remove (b) and replace with the following:

- (b) Sewage treatment capacity at the Pottersburg Pollution Control Plant is available for this Plan as of May, 2015 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before September, 2016.

In the event that this Plan and this Agreement are not registered before September, 2016, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City Engineer and in the event of such forfeiture, the Owner shall apply to the City to have sewage treatment capacity allocated to this Plan, if such capacity is available at that time.



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The Owner acknowledges that sewage treatment capacity at the Pottersburg Pollution Control Plant must be allocated for this Plan prior to the Owner's application for building permits in this Plan.

Insert the following items to (c):

- (c) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the South Thames Subwatershed, and connect them to the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan, the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan and the existing 600 mm storm sewer on Seven Oaks Ridge. The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

Remove (j) as this subsection is not required.

Add the following new Special Provisions:

- (o) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's existing sanitary sewage system being the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan, the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan and the 200 mm diameter sanitary sewer on Seven Oaks Ridge. The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

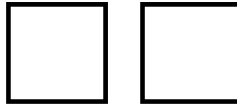
25.9 WATER SERVICING

Remove (c) and replace with the following:

- (c) The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's existing water supply system, being the 250 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Holbrook Drive in this plan, the 200 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Leeds Crossing in this plan and the 200 mm diameter watermain on Seven Oaks Ridge, to the specifications of the City Engineer.

Add the following new Special Provisions:

- (h) The Owner shall provide looping of the water main system, as required by and to the satisfaction of the City Engineer, which may include the elimination of the Pressure Reducing Valve.
- (i) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the water servicing report to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.
- (j) The Owner shall install a Pressure Reducing Valve (PRV) at a location satisfactory to the City on the section of 300 mm watermain installed in Plan 33M-672 on Sheffield Boulevard between Commissioners Road and Seven Oaks Ridge and shall complete the connections of the existing watermain on Sheffield Boulevard at approximately 154 metres north of Commissioners Road and at approximately 10 metres south of Seven Oaks Ridge, all to the specifications and satisfaction of the City Engineer, at no cost to the City.



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- (k) The Owner shall commission the 250 mm (10") diameter watermain on Sheffield Boulevard in Phase 1, Plan 33M-672, to the specifications and satisfaction of the City Engineer.
- (l) The Owner shall install and commission the Pressure Reducing Valve on Sheffield Boulevard in Phase 1, Plan 33M-672, to the specifications and satisfaction of the City Engineer.
- (m) Prior to assumption of any part of this subdivision, the Owner shall, at no cost to the City:
 - i) construct a looped watermain connection such that the City's watermain looping specifications are met without the use of the Pressure Reducing Valve on Sheffield Boulevard and convert the said Pressure Reducing Valve to a check valve, all to the specifications and satisfaction of the City Engineer; OR
 - ii) complete all work necessary to connect the Pressure Reducing Valve on Sheffield Boulevard to the City's SCADA system, to the specifications and satisfaction of the City Engineer.
- (n) Prior to removing the watermain caps on Sheffield Boulevard and bringing this section of watermain into operation, the Owner shall install the PRV and associated chamber, confirm water quality requirements (eg. swabbing, pressure testing, etc.), all to the satisfaction of the City Engineer, at no cost to the City.

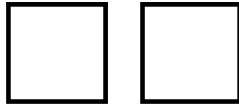
25.11 ROADWORKS

Add the **following** section to the General Provisions:

- (b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
 - (i) A fully serviced road connection where Seven Oaks Ridge in this plan joins with Seven Oaks Ridge in Plan 33M-672, including all underground services and related works;
 - (ii) A fully serviced road connection where Leeds Crossing in this plan joins with Sheffield Boulevard in Plan 33M-672, including all underground services and related works;
 - (iii) A fully serviced road connection where Holbrook Drive joins with Sheffield Boulevard in Plan 33M-672, including all underground services and related works;
 - (iv) Connection of the existing watermain on Sheffield Boulevard and installation of pressure reducing valves (PRV's) and chamber on Sheffield Boulevard, and all associated works, as per the accepted engineering drawings;
 - (v) Widening of Sheffield Boulevard in Plan 33M-672 to accommodate a temporary emergency access and any associated works, as shown on the accepted engineering drawings.

The Owner shall complete all work on the said street(s) in accordance with current City standards, procedures and policies, and restore the road(s), and ensure that adequate precautions are taken to maintain vehicular and pedestrian traffic and existing water and sewer services at all times during construction, except as approved otherwise by the City Engineer. The Owner shall provide full-time supervision by its Professional Engineer for all works to be constructed on **Seven Oaks Ridge and Sheffield Boulevard** in accordance with current City policies. Upon completion of these works, a Certificate of Completion of Works is to be supplied to the City, pursuant to the General Provisions and **Schedule 'G'** of this Agreement.

The Owner shall complete the works specified above on a schedule acceptable to the City or as otherwise specified herein. Where the Owner is required to close any



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City of London road section the Owner shall have available for submission to the City a Traffic Protection Plan acceptable to the City Engineer (or his/her designate), a schedule of construction for the proposed works on the above-noted street(s) and a detail of the proposed timing and duration of the said works in accordance with the Ministry of Labour and Ministry of Transportation requirements within the Ontario Traffic Manual Book 7. Further, the Owner shall obtain a Permit for Approved Works from the City prior to commencing any construction on City land or right-of-way.

Where required by the City Engineer, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area property owners in conformity with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this Plan of Subdivision. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP shall be submitted by the Owner at the time of submission of servicing drawings for this Plan of Subdivision, and shall become a requirement of the said drawings.

Remove (q) (iv) as this subsection is not required.

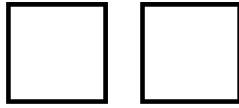
Add the following new Special Provisions:

- (r) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct the portion of Sheffield Boulevard from Commissioners Road to approximately 120 metres north of Commissioners Road in Plan 33M-672 to accommodate a temporary emergency access design. The construction work on Sheffield Boulevard shall include but not be limited to, the removal of the parking bay on both sides of Sheffield Boulevard, the pavement widening from 9.5 to 15.6 of the portion of Sheffield Boulevard from Commissioners Road to approximately 60 metres north of Commissioners Road, the construction of permanent pavement markings on both sides of the proposed temporary emergency access, curbs reconstruction, sidewalk ramp relocations, adjustment grading and drainage, street lightning, etc. as approved by the City Engineer and the accepted engineering drawings. This temporary emergency access is to be constructed and maintained by the Owner to the specifications and satisfaction of the City Engineer and at no cost to the City.

The Owner shall ensure the emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of sight lines, provision of channelization, adequacy of road geometries and structural design.

The Owner shall provide sufficient security for the future removal of this emergency access and all restoration costs associated with the removal once a second access for this subdivision is available.

- (s) The Owner shall apply permanent pavement markings on both sides of Sheffield Boulevard in Plan 33M-672 to demarcate the travelled portion of the road and the area used for the temporary access, to the satisfaction of the City Engineer, at no cost to the City.
- (t) The Owner shall reconstruct Sheffield Boulevard in Plan 33M-672 to remove the temporary emergency access and pavement marking and restore, including but not limited to, the boulevard, pathway, trees, street lights, parking bay, associated roadworks, etc., to the satisfaction of the City, when a second public access is provided to the subdivision at the direction and satisfaction of the City Engineer, at no cost to the City.
- (u) The Owner shall remove the temporary turning circle on Seven Oaks Ridge and adjacent lands, in Plan 33M-672 to the north of this Plan, and complete the construction of Seven Oaks Ridge in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.



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If funds have been provided to the City by the Owner of Plan 33M-672 for the removal of the temporary turning circle and the construction of this section of Seven Oaks Ridge 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 Seven Oaks Ridge in Plan 33M-672 is constructed as a fully serviced road by the Owner of Plan 33M-672, then the Owner shall be relieved of this obligation.

- (v) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Commissioners Road East via Sheffield Boulevard.

25.12 PARKS

Remove (a), (b), (c) and add the following Special Provisions:

- (a) Within two (2) years of registration of this Plan or otherwise approved by the City, the Owner shall grade, service and seed all Park Blocks and Open Space Blocks transferred to the City as part of the parkland dedication requirements, pursuant to current City Park development standards, to the satisfaction of the City, and at no cost to the City.

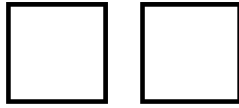
Within two (2) years of registration of this Plan, the Owner shall have its consultant provide a certificate that confirms the Block has been rough graded as per the approved plan, and receive City approval of rough grades prior to topsoil installation.

- (b) Within two (2) years of registration of this Plan or otherwise approved by the City, the Owner shall install a 1.5 metre chain link fence, without gates, along the property boundary of Block 61, in accordance with City Standard S.P.O. 4.8 to the satisfaction of the City, and at no cost to the City. Any alternative fencing arrangements shall be to the approval and the satisfaction of the City.

Within two (2) years of registration of this plan the owner shall have its consultant provide a certificate to the City that confirms the required fencing has been installed as per the approved plan.

- (c) The Owner shall not grade into any park or open space area. Where Lots abut lands zoned as open space, all grading of the developing Lots at the interface with the park or open space area are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the park or open space zones shall be to the satisfaction of the City.

- (d) Within two (2) years of registration of this Plan or otherwise approved by the City, the Owner shall install all required neighbourhood park amenities within Block 61, in accordance with the approved plans and to the satisfaction of the City. The Owner shall comply with the requirements per Claimable Works as per Schedule 8 of the Development Charges By-law, including the approval of a work plan and a public tender for the works. The maximum claim amount shall be \$310,000.



39T-09502 / L. Mottram

SCHEDULE "C"

This is Schedule "C" to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and **Sifton Properties Limited** to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- **Holbrook Drive shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62')**

- **Seven Oaks Ridge and Leeds Crossing shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60')**

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on one side of

- (i) Holbrook Drive – south boulevard**

- (ii) Seven Oaks Ridge – west boulevard**

Pedestrian Walkways

There are no pedestrian walkways in this Plan.



39T-09502 / L. Mottram

SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and **Sifton Properties Limited** to which it is attached and forms a part.

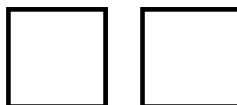
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

- 0.3 metre (one foot) reserves: **Blocks 62 and 63**
- Road Widening (Dedicated on face of plan): **NIL**
- Walkways: **NIL**
- 5% Parkland Dedication: **Block 61 (satisfies parkland dedication requirement for 33M-672 and future phases of 39T-09502)**
- Dedication of land for Parks in excess of 5%: **NIL**
- Stormwater Management: **NIL**

LANDS TO BE SET ASIDE FOR SCHOOL SITE: **NIL**

LANDS TO BE HELD IN TRUST BY THE CITY: **NIL**



39T-09502 / L. Mottram

SCHEDULE "E"

This is Schedule "E" to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and **Sifton Properties Limited** to which it is attached and forms a part.

The Owner shall supply the total value of security to the City is as follows:

CASH PORTION:	\$ 204,405
BALANCE PORTION:	\$1,839,649
TOTAL SECURITY REQUIRED	\$2,044,054

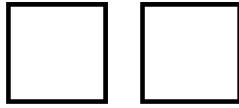
The Cash Portion shall be deposited with the City Treasurer prior to the execution of this agreement.

The Balance Portion shall be deposited with the City Treasurer prior to the City issuing any Certificate of Conditional Approval or the first building permit for any of the lots and blocks in this plan of subdivision.

The Owner shall supply the security to the City in accordance with the City's By-Law No. A-7146-255 and policy adopted by the City Council on July 27, 2014.

In accordance with Section 9 Initial Construction of Services and Building Permits of Part 1 – General Provisions, the City may limit the issuance of building permits until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.



39T-09502 / L. Mottram

SCHEDULE "F"

This is Schedule "F" to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and **Sifton Properties Limited** to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external easements as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all easements within this Plan to the City.

Multi-Purpose Easements:

There are no easements required in this plan.

Road Easements:

There are no easements required in this plan.



39T-09502 / L. Mottram

Schedule "B"

Related Estimated Costs and Revenues

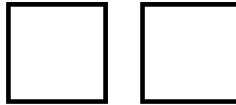
Estimated Costs – This Agreement	
Claims from Urban Works Reserve Fund	Nil
Claims for Developer Lead Construction	
Capital Expense – Neighbourhood Park/Urban Park (DC14-PR00018/DC14-PR00039)	\$310,000
Other	Nil
Total	\$310,000
Estimated Revenues - This Agreement (2015 rates)	
CSRF	\$1,548,240
UWRF	\$139,140
Total	\$1,687,380

1. Estimated Costs are based on approved budget amounts. Final claims will be determined based on actual costs in conjunction with the terms of the subdivision agreement and the applicable By-law.
2. Estimated Revenues are calculated using January 2015 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies) as well as "hard services" (stormwater, water, wastewater, transportation). The reader should use caution in comparing the Cost with the Revenue section.
3. The revenues and costs in the table above are not directly comparable. This phase of the subdivision, like other subdivisions in the area, relies on recently constructed roadwork and SWM facilities, the cost of which is not reported above. Other growth related costs (like wastewater treatment plant and road capacity expansion) incurred to serve this subdivision and surrounding areas are not reported above, though the revenue for those service components is included in the "Estimated Revenues – This Agreement" section above. As a result, the revenues and costs reported above are not directly comparable. The City employs an "urban area wide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
4. New requirements of developer constructed works were incorporated into the 2014 DC By-law. The new requirements generally involve greater application of City procurement practices to work completed under agreements under the Planning Act and greater documentation. All claimable works reported above will be required to conform to Schedule 8 of the Development Charges By-law, including work plan and tender requirements.

Reviewed By:

per

Peter Christiaans
Director, Development Finance



39T-09502 / L. Mottram

Schedule "C"
SOURCE OF FINANCING

Chair and Members
Planning and Environment Committee

#15110
July 8, 2015

RE: Victoria on the River Subdivision - Phase 2
File: 39T-09502
Capital Project PD1382-15 - 2015 New Neighbourhood Parks
Capital Project PD3019-15 - 2015 New Urban Parks
Sifton Properties Limited

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

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

	<u>Approved Budget</u>	<u>Committed to Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
<u>ESTIMATED EXPENDITURES</u>				
<u>PD1382-15 - 201 New Neighbourhood Parks</u>				
Consulting	\$60,000	\$0	\$0	\$60,000
Construction	200,000	0	110,000	90,000
	<u>260,000</u>	<u>0</u>	<u>110,000</u>	<u>150,000</u>
<u>PD3019-15 - 2015 New Urban Parks</u>				
Consulting	50,000			50,000
Construction	300,000	367,692	200,000	(267,692)
	<u>350,000</u>	<u>367,692</u>	<u>200,000</u>	<u>(217,692)</u>
NET ESTIMATED EXPENDITURES	<u>\$610,000</u>	<u>\$367,692</u>	<u>\$310,000</u>	<u>(\$67,692)</u>
<u>SOURCE OF FINANCING:</u>				
<u>PD1382-15 - 201 New Neighbourhood Parks</u>				
Capital Levy	\$60,200	\$0	\$25,469	\$34,731
Drawdown fr City Services R.F.-Parks & Rec. 1) Component (Development Charges)	199,800	0	84,531	115,269
	<u>260,000</u>	<u>0</u>	<u>110,000</u>	<u>150,000</u>
<u>PD3019-15 - 2015 New Urban Parks</u>				
Capital Levy	81,000	0	46,286	34,714
Drawdown fr City Services R.F.-Parks & Rec. 1) Component (Development Charges)	269,000	0	153,714	115,286
	<u>350,000</u>	<u>0</u>	<u>200,000</u>	<u>150,000</u>
TOTAL FINANCING	<u>\$610,000</u>	<u>\$0</u>	<u>\$310,000</u>	<u>\$300,000</u>

1) Development Charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

AD



Alan Dunbar
Manager of Financial Planning & Policy