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File: 39T-15502/Z-8477
Planner: Michael Pease

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: BANMAN DEVELOPMENTS (WEST) INC. 2095 CORONATION DRIVE & 955 GAINSBOROUGH ROAD PUBLIC PARTICIPATION MEETING ON NOVEMBER 2, 2015

RECOMMENDATION

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the application of Banman Developments (West) Inc. relating to the properties located at 2065 Coronation Drive and 955 Gainsborough Road:

- (a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application by Banman Developments (West) Inc. for draft plan of subdivision relating to the property located at 2065 Coronation Drive and 955 Gainsborough Road;
- (b) The Approval Authority be advised that Council **SUPPORTS** issuing draft approval of the proposed plan of residential subdivision, as submitted by Banman Developments (West) Inc. (File No. 39T-15502, prepared by Whitney Engineering Inc., certified by David Bianchi, OLS, Holstead and Redmond Ltd., as redline revised) which shows 60 single detached lots and one (1) park block served by two (2) new local streets, and Coronation Drive (secondary collector), **SUBJECT TO** the conditions contained in the attached Appendix "C";
- (c) the proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on November 10, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Community Facility (CF1/CF3) Zone which permits uses such as places of worship and schools, and from a Residential R5 Special Provision (R5-5(2)) Zone which permits cluster townhouse dwellings and cluster stacked townhouse dwellings **TO** a Residential R1 Special Provision (R1-3(4)) Zone, to permit single detached dwellings with a minimum lot frontage of 10.0 metres, a minimum lot area of 300m², with special provisions to permit interior side yard depths of 1.2 metres, front yard and exterior side yard setbacks of 3 metres (local street)/4.5 metres (secondary collectors) for the main dwelling, and front yard and exterior side yard setback of 6 metres for garages; and to an Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest; and
- (d) the applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information as attached in Appendix "A".

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<p style="text-align: center;">PREVIOUS REPORTS PERTINENT TO THIS MATTER</p>

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

May 2003 – Z-6358 – Report to Planning Committee and public meeting pertaining to a Zoning By-law amendment at 955 Gainsborough Road and 2095 Coronation Drive.

December 2012 - Z-8076 – Report to Planning and Environment Committee and public meeting pertaining to a Zoning By-law amendment at 2095 Coronation Drive.

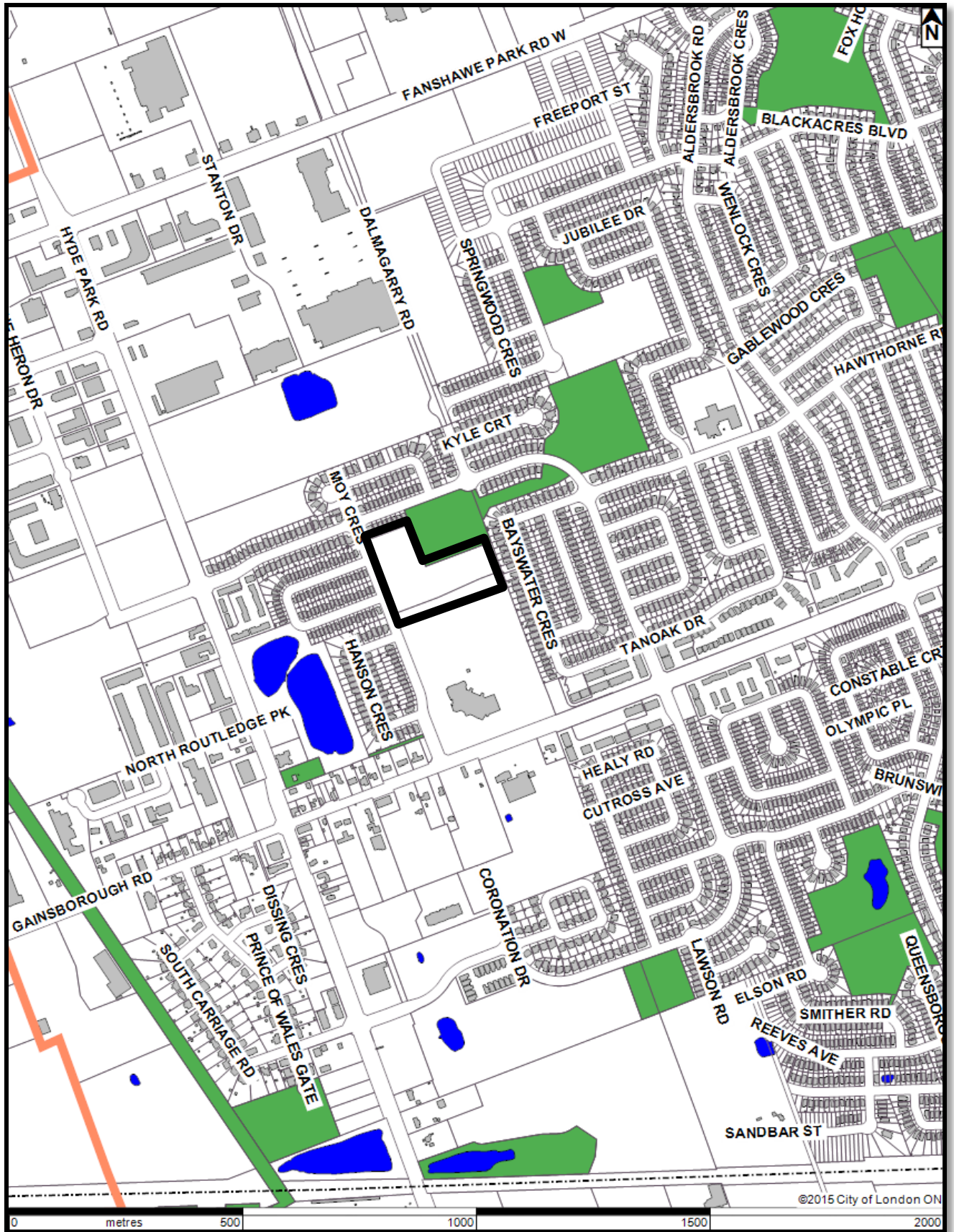
February 2013 - SP12-033184 – Public site plan meeting at Planning and Environment Committee pertaining to a site plan for 101 townhouse units.

July 2013 - H-8159 – Report to Planning and Environment Committee pertaining to the removal of holding provisions to permit development on the lands.

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LOCATION MAP



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PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposal is to permit the development of a subdivision with 60 single detached lots, and one (1) park block, all served by Coronation Drive (a secondary collector road), and 2 new local streets.

RATIONALE

1. The proposed draft plan is consistent with the Provincial Policy Statement which encourages appropriate residential intensification.
2. The proposed Draft Plan of Subdivision and Zoning By-law Amendment provide for a form of residential infill that is consistent with the Low Density Residential policies of the Official Plan and compatible with the surrounding residential development.
3. The recommended Zoning By-law amendments will permit single detached dwellings that are compatible with existing single detached dwellings in the area and will recognize the proposed park.
4. The proposed development has access to existing municipal services.

BACKGROUND

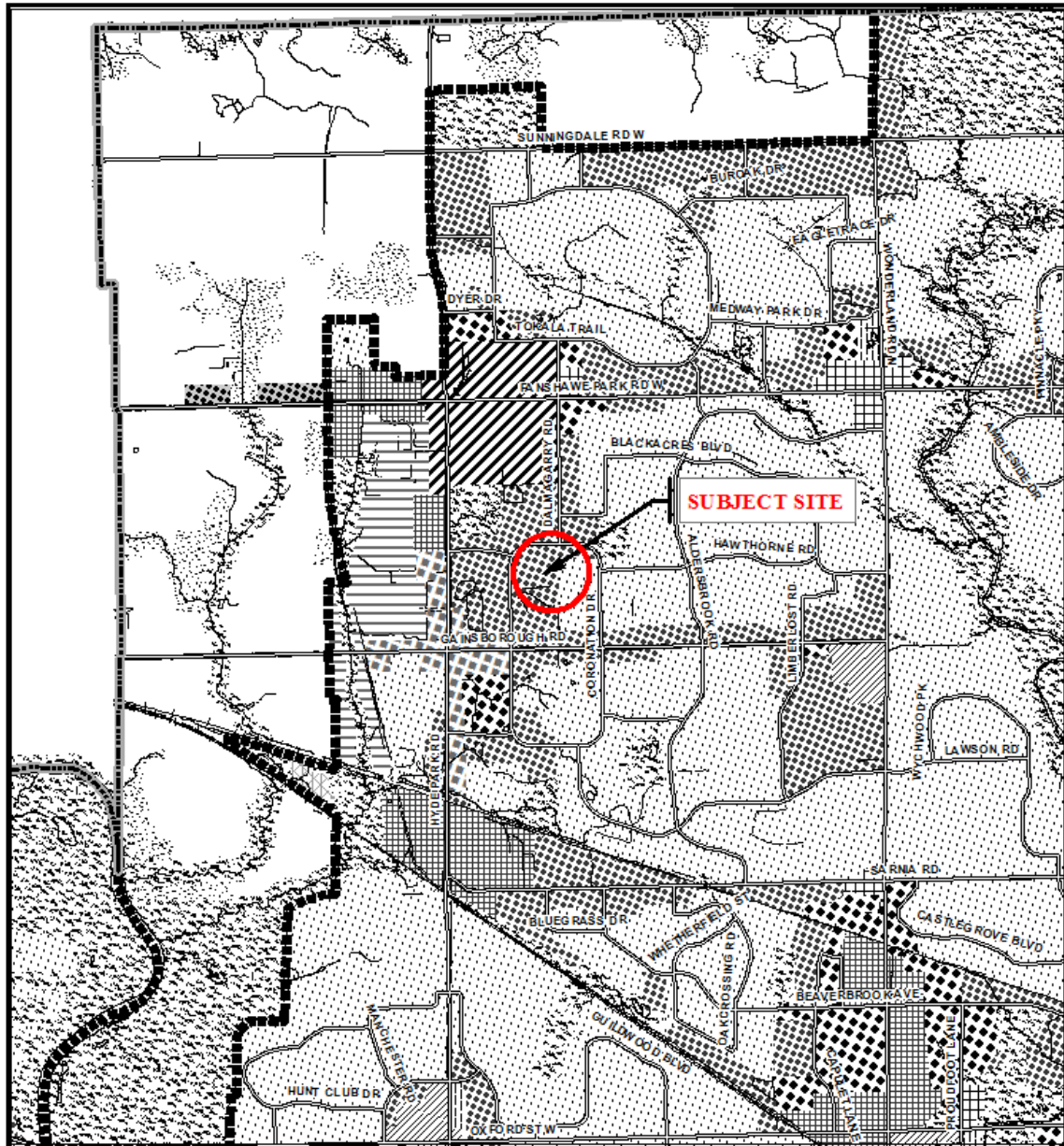
Date Application Accepted: March 17, 2015	Agent: Kyle McIntosh, Whitney Engineering Inc.
REQUESTED ACTION: Application for a Draft Plan of Subdivision & Zoning By-law amendment to permit the development of a 60 lot residential subdivision and park block.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 220 m • Depth – 249.6 m • Area – 3.98 hectares

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – single detached residential • South – community facility (West Park Baptist Church) • East – single detached residential • West – single detached residential

OFFICIAL PLAN DESIGNATION: (refer to map on page 4)
<ul style="list-style-type: none"> • Multi-Family, Medium Density Residential
EXISTING ZONING: (refer to map on page 5)
Community Facility (CF1/CF3) Zone; and Residential R5 Special Provision (R5-5(2))

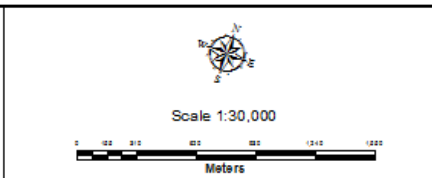
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Legend	
Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street 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
Office/Residential	Urban Growth Boundary

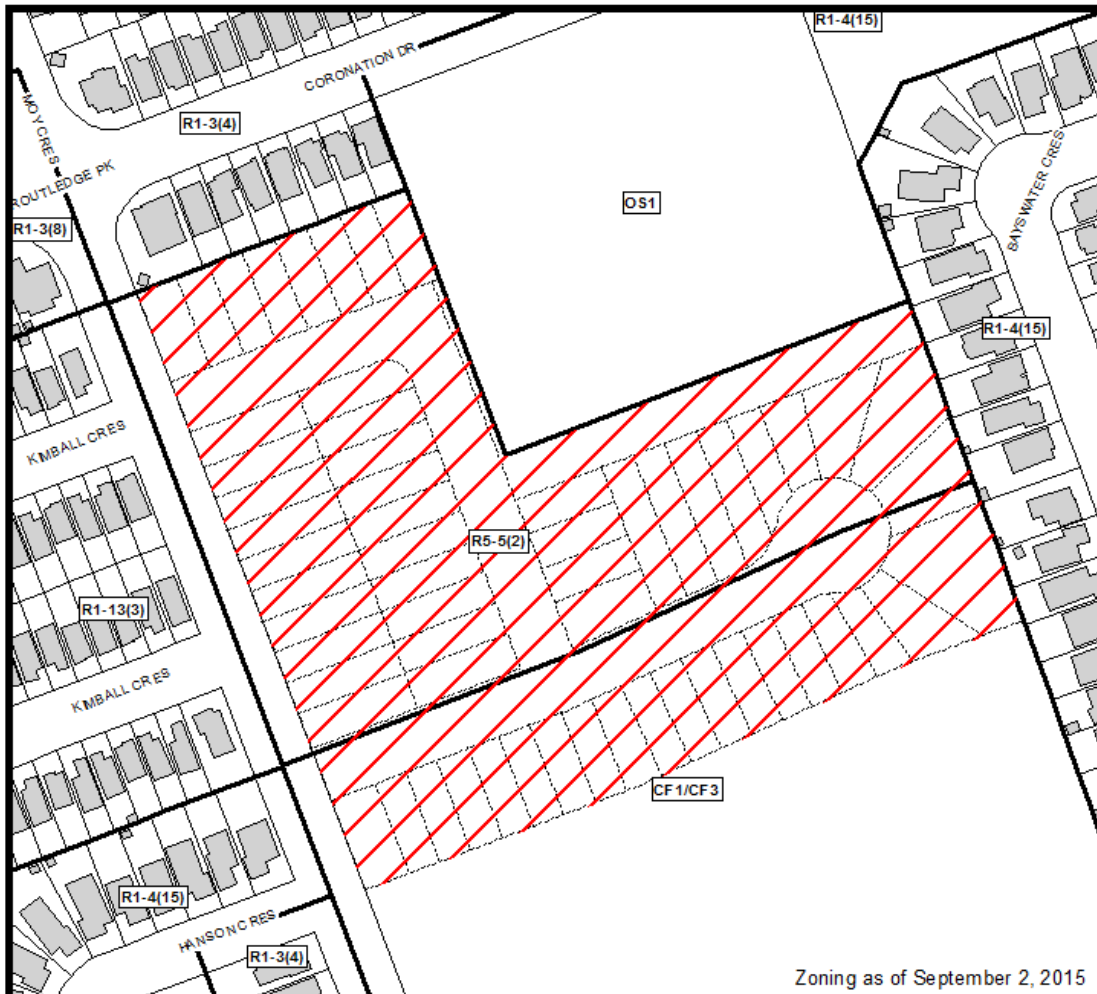
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LAND USE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-15502
PLANNER: MP
TECHNICIAN: JTS
DATE: October 15, 2015

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

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

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



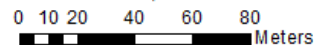
FILE NO:

39T-15502 MP

MAP PREPARED:

October 15, 2015 JTS

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

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PLANNING HISTORY

The subject lands were located within the former London Township and annexed to the City of London in 1993.

A Community Plan process was initiated in 1998 for the Hyde Park Planning Area. In 2001 the plan was approved, and the subject lands were designated Multi-Family, Medium Density Residential.

In February 2004 a consent was granted to sever 2095 Coronation Drive from 955 Gainsborough Road. Concurrent to the severance process a Zoning By-law amendment to permit a place of worship on 2095 Coronation Drive and 955 Gainsborough Road was approved by City Council. At that time the applicant (West Park Baptist Church) indicated that they may not require all of lands at 2095 Coronation Drive and 955 Gainsborough Road for the institutional use. As such, low density residential zoning was applied to the northern portion of the lands (being 2095 Coronation Drive) to permit a Residential R1 (R1-13) zone, in addition to the CF Zones.

In December 2012, City Council approved a zoning change at 2095 Coronation Drive from a Community Facility and Residential R1 (CF1/CF3/R1-13) Zone to a Holding Residential R5 Special Provision (h*h-5*R5-5(2)) Zone to permit townhouses. The holding provisions required that the applicant conduct a public participation site plan meeting, and enter into a development agreement prior to development. In February 2013, a public site plan meeting was conducted before Planning and Environment Committee, with a subsequent resolution in March 2013 from City Council supporting the approval of the site plan for 102 townhouse units. In July 2013, City Council approved the removal of the holding provisions for the subject lands to permit the proposed development. The approved site plan was not constructed and in March 2015 the applicant has since applied for a plan of subdivision for the site to permit 60 single detached dwellings.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Appropriate conditions have been included in Appendix "C" to support the following comments.

Servicing Related Comments

Sanitary

- Construct a new 200mm sanitary sewer along Street "A" which connects to the existing 300mm sanitary sewer along Street "B" and 200mm sanitary sewer at the north leg of Kimball Crescent.
- Register on title and include in any purchase and sale agreements the establishment of easements for the purpose of sanitary sewers, over Lots 41 and 42.

Stormwater

- Extend an appropriately sized storm sewer from the existing 1585x2945 HE storm sewer along Coronation Drive to service lots 10-17.
- Construct a new storm sewer along Street "A" to the existing 450mm storm sewer on Coronation Drive at the north leg of Kimball Crescent and to the 1585x2495 HE storm sewer on Street "B".
- Reconstruct the existing private storm water management facility on 955 Gainsborough Road to facilitate the creation of Lots 41 & 42.
- Register on title and include in any purchase and sale agreements, the establishment of easements for the purpose of storm servicing, over Lots 41, 42, and 60.

Water

- Construct watermains to serve the plan and connect them to the existing 300mm watermain along Coronation Drive.

Transportation

- Street "A" and "B" to have a maximum road allowance of 19 metres.

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- Sidewalks are required on the north and east boulevard of Street “A”, and the north boulevard of Street “B” between Coronation Drive and Street “A”
- Street lighting will be installed within the subdivision
- Reconstruction of Coronation Drive from Street “A” to Street “B”, including boulevard improvements, and surface/sub-surface works.
- Construction traffic shall utilize Gainsborough Road via Coronation Drive.

Planning Division - Parks Planning

- Parkland dedication shall be provided as proposed in the draft plan.
- Fencing shall be installed along the perimeter of the parkland block.
- Grading and seeding of the parking is required in accordance with city standards.

Union Gas

- Easements required as necessary.

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

Thames Valley District School Board

- The applicant shall inform all Purchasers of residential lots by including a condition in all Purchase and Sale and/or Lease Agreements stating that an Attendance Area Review was completed for the Emily Carr PS designation, and the subject property will be re-designated as Approved by the Board to the New Northwest PS when constructed. The construction of additional public school accommodation is dependent upon funding from the Ontario Ministry of Education.

Staff Note: Will be included as a condition within the subdivision agreement.

Bell

- No conditions/objections

Upper Thames River Conservation Authority

- No conditions/objections

HydroOne

- No conditions/objections

Canada Post

- The owner shall complete to the satisfaction of the Director of Engineering of the City of London and Canada Post:
 - a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i. that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii. that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
 - b) the owner further agrees to:
 - i. work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii. install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes
 - iii. identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

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- iv. determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

Staff Note: The proper placement and treatment for the installation of community mail-box will be determined at engineering drawing review.

PUBLIC COMMENTS

PUBLIC LIAISON:	On April 7, 2015, Notice of Application was sent to 81 property owners in the surrounding area. Notice of Application was also published in The Londoner on April 16, 2015.	5 replies received.
Nature of Liaison: The purpose and effect is to permit the development of a subdivision with 60 single detached lots, and one (1) park block, all served by Coronation Drive (a secondary collector road), and 2 new local streets.		
Responses:		
<ul style="list-style-type: none"> • Preferred form of development, in comparison to a previously proposed townhouse development. • Traffic and noise concerns • General interest in the development with no objection. • Request to ensure that stormwater is contained and will not impact abutting residential uses to the east. 		

ANALYSIS

Subject Site

The subject site is located on the east side of Coronation Drive, north of Gainsborough Road. The site is approximately 4 hectares in size, with 220 metres of frontage along Coronation Drive. The site is relatively flat and vacant. It is surrounded by single detached residential uses to the north, east and west, and a community facility (church) to the south.



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Provincial Policy Statement

The proposed use achieves objectives for efficient development and land use patterns, represents a form of intensification of a vacant parcel of land which is located within the City’s urban growth area, utilizes existing public services and infrastructure, supports the use of public transit, and maintains appropriate levels of public health and safety. These lands have not been identified as a component of the Natural Heritage System, nor are they designated Open Space. They are designated and intended over the long term for residential uses.

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

Planning Act - Section 51(24)

Planning staff have reviewed the requirements under section 2 of the Planning Act and regard has been given to matters of provincial interest. The subject lands are surrounded by development and there are no natural areas, features and functions affected within the immediate area. Municipal water is available to service this development. Municipal services are provided including sewage, water, garbage collection, roads and transportation infrastructure. The proposed draft plan is located in a municipality which actively promotes waste recycling/recovery programs, and will be served by “Blue Box” collection and other municipal waste recycling facilities. There is access to nearby parks and recreational facilities, fitness facilities, medical facilities, and emergency and protective services. There are elementary schools and various cultural/social facilities in the immediate area. This area is predominantly single family residential. The broader area contains a mix of low, medium and high density housing. There is adequate provision for a full range of housing. Employment areas are present throughout the City and in proximity to this site. There are no Development Charge claim associated with the worked required to service this development. The proposed draft plan implements the land use policies in accordance with the City’s Official Plan. The proposed draft plan supports nearby public transit and the layout supports existing and future pedestrian movement through the adjacent subdivisions.

The requirements of outside agencies and the City of London for the Owner to adequately provide utilities and services are addressed in the conditions of draft plan and carried forward to the subdivision agreement, as needed. Lands are being provided for public parkland and road.

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

Official Plan Policies

The subject lands are designated “Multi-Family, Medium Density Residential” on Schedule ‘A’ of the City’s Official Plan. This designation permits low to medium density forms of residential development, up to a density of 75 units per hectare. The designation permits the proposed use of the lands for single detached dwellings at an approximate density of 15 units per hectare.

The subject lands are not affected by any features of the Natural Heritage System identified on Schedule ‘B’ of the Official Plan. Coronation Drive is classified as a Secondary Collector on Schedule ‘C’ of the Official Plan. Two new local streets are proposed to serve the subdivision, and will be constructed in accordance with the standards of the City of London.

The proposed project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.

Hyde Park Community Plan and Community and Urban Design Guidelines

The Hyde Park Community Plan was adopted by Council pursuant to Section 19.2.1. of the Official Plan as a guideline document for the review of planning and development applications, for the planning of public facilities and services, and as the basis for amendments to the Official Plan and Zoning By-law and guide for subdivisions within the Hyde Park Community. The goals

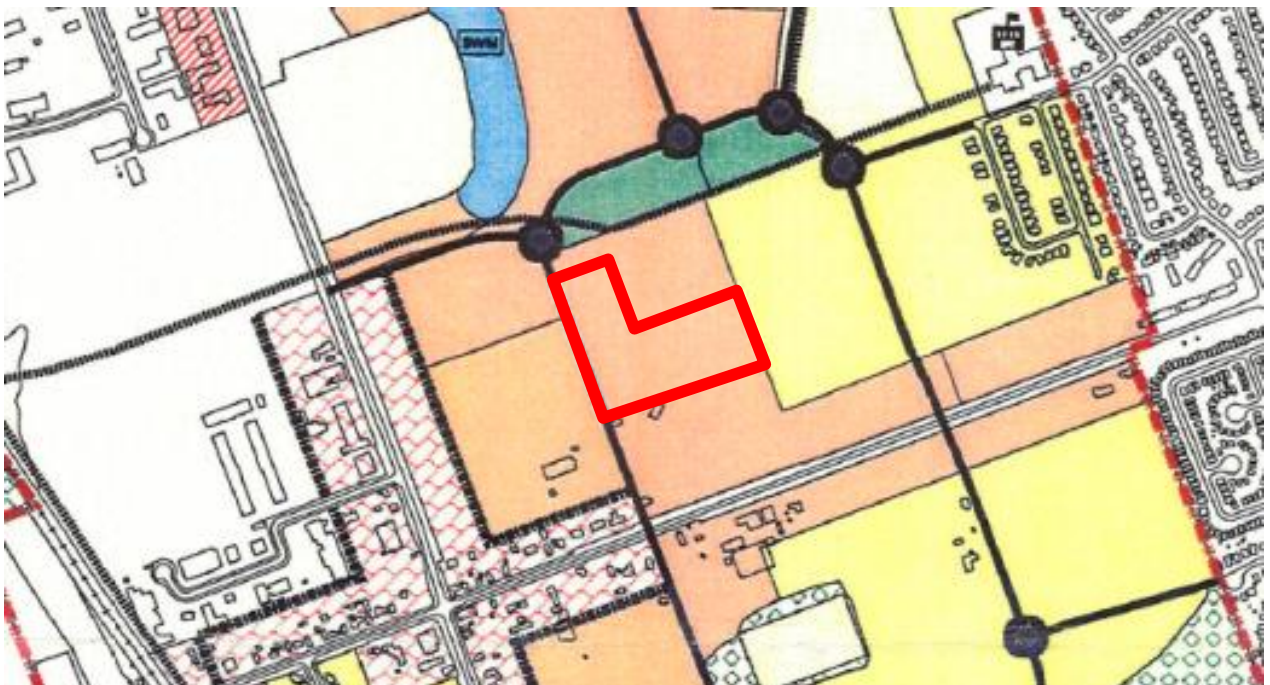
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for the Hyde Park Community Plan, which was adopted by Council in December 2000, are:

- to provide an appropriate mix of housing types and to allow for choice in housing.
- to provide the required community facilities (ie: parks, schools, passive recreational facilities, etc.) for future residents.
- to provide appropriate linkages with adjacent existing and planned communities.
- to promote compatibility with the existing developed areas including the residential neighbourhoods of Whitehills and Gainsborough Meadows, the Hyde Park hamlet and the existing land uses west of Hyde Park Road, and
- to ensure adequate access to and utilization of community-wide public facilities.

Excerpt of Community Plan adopted by Council December 2, 2000./Approximate location of subject lands



Along with the Council adopted Community Plan, the Hyde Park Community and Urban Design Guidelines were adopted in 2000 to guide the overall design of the community and the development of individual sites within the Hyde Park Community Plan.

Section 4.1.5 of the Hyde Park Community and Urban Design Guidelines requires that buildings on corner lots should be designed with the exterior side elevation detailing similar to the front elevation. A condition of draft plan approval requires that buildings on corner lots provide architectural design and elements that engage the street.

The subject draft plan is consistent with the goals of the Hyde Park Community Plan in that it provides:

- appropriate pedestrian linkages to the existing park to the west
- appropriate street linkages to facilitate the efficient movement of vehicular and pedestrian traffic within the community
- lot patterns and sizes which are consistent with the goals of the plan

Sidewalks will be provided within the subdivision to connect to the collector street and to the existing park. The plan of subdivision can be serviced with the extension of existing infrastructure. This subdivision will be integrated into the existing neighbourhood and will not put an undue strain on municipal services such as waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

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Zoning By-law Amendment

The requested amendment to the Zoning By-law is to change the zoning from a Community Facility (CF1/CF3) Zone which permits uses such as places of worship and schools, and from a Residential R5 Special Provision (R5-5(2)) Zone which permits cluster townhouse dwellings and cluster stacked townhouse dwellings; to a Residential R1 Special Provision (R1-3(4)) Zone, to permit single detached dwellings with a minimum lot frontage of 10.0 metres, a minimum lot area of 300m², with special provisions to permit interior side yard depths of 1.2 metres, front yard and exterior side yard setbacks of 3 metres (local street)/4.5 metres (secondary collectors) for the main dwelling, and front yard and exterior side yard setback of 6 metres for garages; and to an Open Space (OS1) Zone, which permits uses such as permit public parks.

Residential R1 Special Provision

The proposed Residential R1 Special Provision Zones will allow for the continuation of development that is compatible with surrounding land uses and will not negatively impact present and future land uses in the area. The Special Provision provides for minimum building setbacks and lot frontages allowing for building siting where garages are not the prominent feature along the street-scape. The Zone and Special Provisions are consistent with the policies of the Official Plan and Hyde Park Community Plan.

Open Space (OS1) (Block 61)

The Open Space (OS1) Zone will permit the enlargement of an existing park (being Coronation Park North). This park meets the City of London parkland dedication requirements for subdivisions.

Planning Impact Analysis

Planning Impact Analysis under Section 3.7 in the Official Plan is used to evaluate applications for an Official Plan and/or Zoning By-law amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses.

Compatibility

The requested zoning permits single detached dwellings on freehold lots developed in conjunction with a plan of subdivision.

The surrounding land uses consist of single detached homes to the west, east and north. The proposed residential use is compatible with existing uses in the surrounding area which is predominantly single family residential.

Ability of Site to Accommodate Development

The subject lands are approximately 4.0 hectares in size and located within an existing, recently established subdivision. Two (2) new local streets and an existing collector road have been proposed to service the subdivision. The size, shape, and topology of the subject lands make it a suitable candidate for residential development.

Vacant Land in the Area

The subject lands are located within a recently established community, and are designated for residential development. There are no vacant parcels of land within the immediate vicinity of the subject lands which are designated or zoned for residential development.

Building Siting

Lots have been oriented in a manner which engages the existing and proposed streets. The special provisions of the requested zone, with variable minimum setbacks for garages and the main portion of the dwelling, allow for the siting of dwellings where the garage is not the dominate feature along the street-wall.

Vegetation and Natural Features

The site does not contain any natural heritage features or mature trees. As part of the conditions of subdivision, street trees will be planted.

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Site Access

The subject lands will be accessed by way of an existing collector road (being Coronation Drive). Ten lots will have direct access on to Coronation Drive, while the remaining 50 lots will be accessed by way of two (2) new local streets.

The layout of Street “A” provides a direct pedestrian corridor to North Coronation Park from the west. Pedestrian activity will be facilitated by the installation of sidewalks, 1.5 metres wide, along the north and east side of Street “A”, and a portion of the north side of Street “B”.

Exterior Design

The Hyde Park Community and Urban Design Guidelines require dwellings on corner lots to have exterior side elevations similar to the front elevations. This ensures an enhanced streetscape along both yards. As noted previously, a condition of draft plan approval has been added to ensure that the requirement is achieved.

Surrounding Natural Features and Heritage Resources

The surrounding area is developed and there are no significant natural features.

Environmental Constraints

Based on our review of the site and its surroundings, there are no known environmental constraints which could adversely affect residents.

Compliance with Official Plan, Zoning By-law, and Site Plan Control By-law

The applications being considered as part of this review are evaluated against the policies of the Official Plan, and Zoning By-law to ensure compliance prior to approval by the City. The proposed zoning amendment is consistent with the policies of the Official Plan.

Subdivision Design and Placemaking

The proposed subdivision design is consistent with the Official Plan policies in the general layout and arrangement of land uses. The subject site will be serviced by an existing collector street, and two (2) new local streets. Connections to existing municipal services, such as sanitary, stormwater and water are available.

Placemaking Guidelines were adopted by the City to ensure livable communities and provide an identifiable character, sense of place, and a high quality of life for new subdivision development. Rear-lotting along the existing and proposed streets is not proposed. Corner lots will have additional massing treatments to ensure an engaging street-wall. Sidewalks will be provided within the subdivision to connect to the existing collector road and allow for pedestrian movement to in an east/west direction towards an existing park. The plan of subdivision can be serviced with existing infrastructure. This subdivision will be integrated into the recently established neighbourhood and will not put an undue strain on municipal services such waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

Issues raised

1. Construction Noise and Traffic

The impact of construction traffic was a concern raised by a neighbourhood resident. Construction traffic will utilize Coronation Drive, from Gainsborough Road. Through the subdivision agreement there are general provisions related to mitigation against construction impacts such as noise, vibration and debris. Unfortunately, construction impacts can occur in any new development. Development Services works with the Developer during construction to address any issues or complaints raised by existing residents in the neighbourhood.

2. Stormwater Management

A neighbourhood resident was concerned about stormwater flows, specifically along the easterly property boundary of the proposed development. An existing stormwater management

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system is present on 955 Gainsborough Road. It will require modification which will be reviewed during the Design Studies stage to ensure that its function remains the same. Additionally, through the Design Studies stage, the applicant will be required to submit grading plans to ensure that stormwater, from the proposed development, do not negatively impact abutting uses.

Red-line changes to the plan

- Lot 8 will require additional frontage to meet the minimum requirements of the Zoning By-law.
- Deletion of a proposed modification to an existing easement over Lots 41 & 42. The proposed modification will be further analyzed during the Design Studies stage.

CONCLUSION

Approval and development of these lands is consistent with Provincial Policy, and Official Plan policy. The recommended redline draft plan and conditions of draft approval ensures a compatible form of development within the recently established neighbourhood. Overall, the redline draft plan of subdivision with associated conditions and the requested zoning represent good land use planning and is an appropriate form of development.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
MICHAEL PEASE, MCIP, RPP PLANNER II DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

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Bibliography of Information and Materials

Request for Approval:

City of London Draft Plan of Subdivision Application Form, completed by Whitney Engineering Inc., March 17th, 2015.

City of London Zoning By-law Amendment Application Form, completed by Whitney Engineering Inc., March 17th, 2015.

Reference Documents:

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

City of London. Zoning By-law No. Z.-1, July 1, 1993 , as amended.

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

City of London. City of London Placemaking Guidelines. November 2007.

City of London. Hyde Park Community Plan, November 2001.

City of London. Hyde Park Community and Urban Design Guidelines. December 1999.

Correspondence:

*all located in City of London File No. 39T-15502/Z-8477 unless otherwise stated.

Also see attached public correspondence in previous section.

Internal responses -

R. McDougall, Development Services, Memo to M.Pease, August 14, 2015.

B. Page, Parks Planning and Design, E-mail to M.Pease, September 3, 2015.

K. Christensen, Environmental Services, Memo to M.Pease, October 15, 2015.

External responses-

M. Patrick, Union Gas, E-mail to A. Serrano, April 8, 2015.

D. Kettle, TVDSB, E-mail to M.Pease, April 8, 2015

D. Derango, Hydro One, E-mail to M. Pease, April 10, 2015.

C. Creighton, UTRCA, Letter to M.Pease, May 21, 2015.

B. DeSando, Canada Post, E-mail to M.Pease, May 22, 2015.

L. Raffoul, Bell Canada, Letter to M.Pease, May 25, 2015.

Correspondence with application-

K. MacIntosh, Various E-mail to M.Pease, March 2015 – October 1, 2015

Reports submitted with Application:

Final Proposal Report, Whitney Engineering, March 13, 2015.

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File: 39T-15502/Z-8477
Planner: Michael Pease

Appendix "A"
Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - No claims associated to this development.	\$0
Claims for developer led construction from UWRF - No claims associated to this development.	\$0
Claims for City led construction from CSRF - No claims associated to this development.	\$0
Total	\$0
Estimated Total DC Revenues ^(Note 2)	Estimated Revenue
CSRF	\$1,548,240
UWRF	\$139,140
TOTAL	\$1,687,380

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2015 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table 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.

Reviewed by:

Oct 14 / 15

Date

Peter Christiaans

Peter Christiaans
Director, Development Finance

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**File: 39T-15502/Z-8477
Planner: Michael Pease**

Appendix "B"

Responses to Public Liaison Letter and Publication in "Living in the City"

Telephone

Nicole Whitney
1828 Bayswater Cres.
London, ON N6G 5N1

Edwin Eouanzoui
9-20 Chapman Crt.
London, ON N6G 5G7

John Nolan
1645 Mickleborough Crt
London, ON N6G 5R7

Bill & Margaret Wainwright
1800 Bayswater Cres.
London, ON N6G 5X1

Written

Nina White (see attached)
976 Kimball Cres.
London, ON N6G 0A7

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**File: 39T-15502/Z-8477
Planner: Michael Pease**

Comments Received by E-mail

Hello Michael,

I live at 976 Kimball Crescent and am concerned about the plan for a new subdivision. Since the only access for trucks and service workers would be Coronation Drive, the traffic will be heavier and I assume at times interrupted. This access is already busy and many school buses pick up children at various locations along the site of the proposed construction.

I am also concerned about the noise level. I know there are bylaws for commencing and ending work but these may not always be adhered to and what is the recourse for residents if the bylaws are broken? The police may not arrive in time and warnings will do nothing for lost sleep and living in a noisy environment for what could be years.

It's unfortunate that this large area should have to be developed when the existing community is already well established and family lifestyles have to be altered for a lengthy period of time.

I oppose proposal for the above reasons.

Nina White
976 Kimball Cres.

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**File: 39T-15502/Z-8477
Planner: Michael Pease**

**Appendix "C"
Conditions of Draft Approval**

APPENDIX 39T-15502

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-15502 ARE AS FOLLOWS:

- | NO. | CONDITIONS |
|------------|---|
| 1. | This draft approval applies to the draft plan as submitted by as submitted by Banman Developments (West) Inc. (File No. 39T-15502, prepared by Whitney Engineering Inc., certified by David Bianchi, OLS, Holstead and Redmond Ltd., <u>as redline revised</u>) which shows 60 single detached lots and one (1) park block served by two (2) new local streets, and Coronation Drive (secondary collector) |
| 2. | This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority. |
| 3. | The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways. |
| 4. | The Owner shall request that street(s) shall be named to the satisfaction of the City. |
| 5. | The Owner shall request that the municipal address shall be assigned to the satisfaction of the City. |
| 6. | Prior to final approval, the Owner shall submit to the City a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program. |
| 7. | The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges. |
| 8. | In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements, including any private easements, and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City. |
| 9. | Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City. |
| 10. | Prior to final approval for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City. |

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Planner: Michael Pease

11. Prior to final approval, the appropriate zoning shall be in effect for this proposed subdivision.

PLANNING

12. The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on corner lots flanking collector roads in this Plan, are to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior side yard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Manager of Urban Design prior to any submission of an application for a building permit for corner lots with an exterior side yard abutting the collector roads in this Plan.
13. Prior to Final Approval, the owner agrees to amend the existing registered development agreement for the institutional use on 955 Gainsborough Road to remove the lands from the agreement which are subject to this draft plan of subdivision.
14. The Owner shall provide the purchasers of all lots in the subdivision with a zoning information package pertaining to residential driveway locations and widths. The Owner shall obtain and provide to the City written acknowledgement from the purchaser of each lot in this plan that their driveway will be installed and maintained in accordance with the requirements of the Zoning By-law. The information package and written acknowledgement shall be in a form satisfactory to the City.

PARKS

15. The Owner shall provide Block 61 as parkland dedication to the City of London in accordance with the Parkland Conveyance & Levy By-law - CP-9 and Council Policy manual.
16. The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City of London Swimming Pool Fence By-law (PS-5), along the property limit interface of lots 8, 29, and 33-40 adjacent to the existing and future Park Block, save and except for the southeast corner of Lot 8. Fencing shall be completed to the satisfaction of the City Planner, within one (1) year of the registration of the plan.
17. The Owner shall, as part of the design studies, provide a park plan that will illustrate how the drainage issues within the proposed park block will be mitigated.

SEWERS & WATERMAINS

Sanitary:

18. In conjunction with the Design Studies submission, the Owner shall have their consulting engineer prepare and submit the following sanitary servicing design information:
 - i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the trunk 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 trunk sewer;
 - iii) Demonstrate how proposed private drain connections over or under the existing sewers will be made to the existing sanitary sewer, all to City standards and to the satisfaction of the City Engineer;
 - iv) For Lots 41 and 42, provide sufficient details of the private drain connections, invert elevations, separation distances, existing easement limits and impact on proposed foundations on adjacent lots. The proposed Lots 41 and 42 should also identify proposed building envelope on these lots, existing and future easement limited and impact on proposed foundations for these lots. The

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building should align more with the lot flankage opposite the existing sanitary easement to reduce impact or provide adequate setback from the easement including building overhangs and may need deepened footings;

- v) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the proposed sanitary sewers and recommend additional measures, if any, which need to be undertaken; and

19. 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 375 mm (15") diameter sanitary sewer located on Coronation Drive, the 200 mm (8") diameter sanitary sewer stubs at the north and south legs of Kimball Crescent;
- ii) Provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
- iii) Construct sanitary private drain connections (Lots 10 to 17 to connect to sewer on lot frontages) to the existing sanitary sewer on Coronation Drive in Plan 33M-541 to service the lots in this Plan fronting that street, in accordance with approved engineering drawings;
- iv) Ensure private drain connections for proposed Lots 41 and 42 are constructed in accordance with the approved drawings and to the satisfaction of the City Engineer, to address the existing municipal sanitary and storm sewer easement;
- v) Make provisions for oversizing of the internal sanitary sewers, if necessary, 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
- vi) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.

20. 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 their 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.

21. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of their 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.

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

Storm and Stormwater Management (SWM)

22. In conjunction with the Design Studies submission, the Owner shall have their 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;
 - iii) Identifying the reconstruction/reconfiguration of the existing private SWM Facility and outlet system for 955 Gainsborough Road to allow for the creation of Lots 42 and 43 within this plan of subdivision to address the existing encroachment within this plan. The revised SWM Facility shall be constructed/reconfigured in accordance with the approved functional design for this plan, approved site plan (File No. SP-05131082) and all applicable prior approvals for this development. The revised SWM Facility and outlet system shall not negatively impact adjacent land;
 - iv) Demonstrate how proposed connections will be made to the existing 1585 x 2496 HE storm pipe;
 - v) Confirming the development of this Plan will not negatively impact the existing 3rd pipe system that conveys runoff from the existing green spaces to the existing woodlot;
 - vi) Providing a geotechnical report or update the existing geotechnical report recommendations, if necessary, 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, to the satisfaction and specifications of the City.;
 - vii) 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 and Climate Change 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
 - viii) 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.
23. 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 Stanton Drain Subwatershed Study and any addendums/amendments;
 - ii) The Hyde Park Stormwater Management Facilities Municipal Class EA for the Hyde Park Community Plan (2002) and any addendums/amendments;
 - iii) The Functional Stormwater Management Plan for the Regional Hyde Park SWM Facility 3E (MRC 2003) or any updated Functional Stormwater Management Plan;
 - iv) The Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - 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;

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- vii) The Stormwater letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - viii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
24. 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 Stanton Drain Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 450 mm (18") diameter storm sewer stub located on Coronation Drive and the 1585 x 2495 HE storm sewer on Coronation Drive;
 - ii) Extend an appropriately sized storm sewer along Coronation Drive to facilitate the servicing of proposed Lots 9 to 15 with standard storm private drain connections, at no cost to the City and all to the satisfaction of the City Engineer;
 - iii) Construct storm private drain connections to the storm sewer on Coronation Drive in Plan 33M-541 to serve the lots in this plan fronting that street (eg. Lots 10 to 17)
 - iv) Make arrangements with the property owner of 955 Gainsborough Road (West Park Baptist Church) to reconstruct/reconfigure the existing private SWM Facility and outlet system to allow for the creation of Lots 42 and 43 within this plan of subdivision, including constructing a new private storm sewer from the private SWM Facility over Lot 42, to the satisfaction of the City Engineer. The revised SWM Facility shall be constructed/reconfigured in accordance with the approved functional design for this plan, approved site plan (File No. SP-05131082) and all applicable prior approvals for this development. The revised SWM Facility and outlet system shall not negatively impact adjacent land owners;
 - v) Make provisions to oversize and deepen the internal storm sewers in this plan, if necessary, to accommodate flows from upstream lands external to this plan;
 - vi) 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
 - vii) Address forthwith any deficiencies of the stormwater works.
25. 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 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 modified private SWM Facility (south of this plan) and related works must be reconstructed and operational in accordance with approved design criteria and accepted engineering drawings, to the specifications of the City Engineer, at no cost to the City. If applicable, a technical amendment will be required for any private Environmental Compliance Approval from the Ministry of the Environment and Climate Change. The Owner shall have its professional engineer certify to the City Engineer that the said facility was reconstructed and shall operate in accordance with the approved design criteria.
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iv) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and
26. 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

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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.

27. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event, where the above condition cannot be met, the Owner shall provide on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
28. In conjunction with the engineering drawing 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.

29. Prior to final approval, the Owner shall dedicate sufficient lands and/or provide necessary easements (eg. east limit of Lot 42) to the City to enable the modification of the existing private SWM facility and all related servicing.

Watermains

30. In conjunction with the Design Studies submission, the Owner shall have their consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
 - v) 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. Phasing report;
 - h. Oversizing of watermain, if necessary and any cost sharing agreements.
 - i. Water quality
 - j. Identify location of valves and hydrants
 - vi) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
 - a. valving to shut off future connections which will not be used in the near term; and/or
 - b. automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
 - c. make suitable arrangements with Water Operations for the maintenance of the system in the interim.
31. 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:

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- vii) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm (12”) diameter watermain on Coronation Drive;
- viii) Construct private water services to the watermain on Coronation Drive in Plan 33M-541 to service the lots in this plan fronting that street (eg. Lots 9 to 18);

32. 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.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

- 33. The Owner shall construct a cul-de-sac on Street ‘B’ in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.0m) within the cul-de-sac or as otherwise directed by the City Engineer.
- 34. 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.
- 35. 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.
- 36. 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-sac on Street ‘B’.
- 37. 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.”
- 38. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - ix) Street ‘A’ and Street ‘B’ have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7’) with a minimum road allowance of 18 metres (60’).
- 39. The Owner shall decommission the existing access road for the existing sewers once Street ‘B’ has been constructed, to the satisfaction of the City Engineer.

Sidewalks/Bikeways

- 40. The Owner shall construct a 1.5 (5’) sidewalk on one side of the following streets:
 - x) Street ‘A’ – fronting park – north and east boulevard
 - xi) Street ‘B’ – between Street ‘A’ and Coronation Drive – north boulevard

Street Lights

- 41. Within one year of registration, the Owner shall install street lights on all streets and walkways in this Plan in accordance with the accepted engineering drawings, to the satisfaction of the City, at no cost to the City. Where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the London Hydro for the City of London.

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Boundary Road Works

- 42. In conjunction with the Design Studies submission, the Owner shall provide a concept plan of Coronation Drive at Street 'A' and Street 'B', to the satisfaction of the City Engineer.
- 43. The Owner shall reconstruct or relocate any surface or subsurface works or vegetation necessary to connect Street 'A' and Street 'B' to Coronation Drive, to the satisfaction of the City and at no cost to the City.
- 44. The Owner shall reconstruct Coronation Drive between Street 'A' and Street 'B' to accommodate servicing to the satisfaction of the City Engineer, at no cost to the City, in accordance with approved design criteria and accepted engineering drawings.
- 45. The Owner shall make minor boulevard improvements on Coronation Drive 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.

Traffic Calming

- 46. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a conceptual design of the proposed traffic calming measures to be relocated and/or constructed along Coronation Drive, including parking bays, curb extensions and other measures, to the satisfaction of the City.
- 47. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall relocate and/or construct traffic calming measures along Coronation Drive, including parking bays, curb extensions and other measures to the satisfaction of the City.

Construction Access/Temporary/Second Access Roads

- 48. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Gainsborough Road via Coronation Drive or other routes as designated by the City.
- 49. 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 its 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.

GENERAL CONDITIONS

- 50. The Owner shall remove the temporary ditch inlet catch basins (DICB), the existing sanitary sewer stub, and the existing watermain stub adjacent to the south leg of Kimball Crescent (eg. Lots 14-16), and the existing easements on Lots 1 and 9 and Lots 14 to 16 may be quit claimed, all to the satisfaction and specifications of the City Engineer and at no cost to the City.
- 51. 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.
- 52. 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.

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53. 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.
54. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations 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, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City.
55. In the event that relotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
56. 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.
57. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the Plan.
58. 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:
 - xii) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
 - xiii) 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.
59. 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:
 - xiv) commence upon completion of the Owner's service work, connections to the existing unassumed services; and
 - xv) continue until the time of assumption of the affected services by the City.
60. 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.
61. 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 their 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

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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.

62. The Owner hereby agrees that, 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.
63. 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.
64. In conjunction with the Design Studies submission, the Owner shall have its 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.
65. The Owner shall have its 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".
66. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
67. 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.
68. 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.

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69. 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.
70. 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.
71. 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.
72. 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.
73. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
74. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct new services and make adjustments to the existing works and services on Coronation Drive in Plan 33M-541, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the lots in this plan fronting this street (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.
75. At the time this plan is registered, the Owner shall register all appropriate easements (eg. Lot 60, Lot 42 to the Owner of lands to the south and between Lots 41 and 42 to the City) for all existing and proposed private and municipal storm and sanitary works required in this plan, to service external lands, all to the satisfaction of the City Engineer, at no cost to the City.
76. In conjunction with the Design Studies submission, the Owner shall provide details on Lots 7 and 8 as to how they will be serviced and accessed (eg. driveway locations, etc.), to the satisfaction of the City Engineer.

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**Appendix "D"
Zoning By-law Amendment**

Bill No.
2015

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2095 Coronation Drive and a portion of 955 Gainsborough Road.

WHEREAS Banman Developments (West) Inc. has applied to rezone an area of land located at 2095 Coronation Drive and a portion of 955 Gainsborough Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2095 Coronation Drive and a portion of 955 Gainsborough Road, as shown on the attached map, from a Community Facility (CF1/CF3) Zone, and from a Residential R5 Special Provision (R5-5(2)) Zone to a Residential R1 Special Provision (R1-3(4)) Zone, and an Open Space (OS1) Zone

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

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

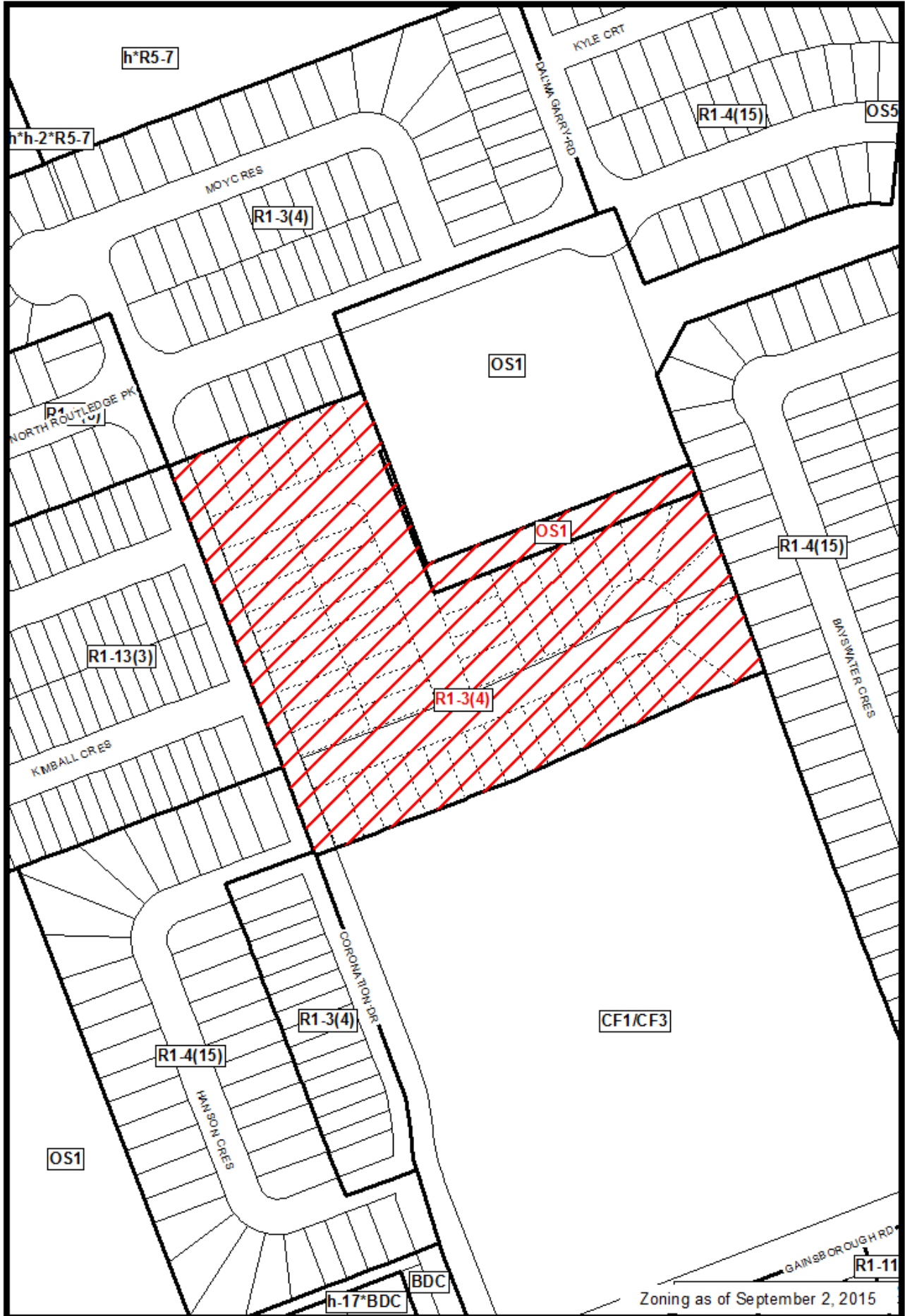
PASSED in Open Council on November 10, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 10, 2015
Second Reading - November 10, 2015
Third Reading - November 10, 2015

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




File Number: 39T-15502

Planner: MP

Date Prepared: October 15, 2015

Technician: JTS

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

