

--	--

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION AND REVISION OF DRAFT APPROVAL AND ZONING BY-LAW AMENDMENT 800 SUNNINGDALE ROAD WEST DRAFT APPROVED PLAN 39T-05508 SUNNINGDALE GOLF CLUB LIMITED MEETING ON NOVEMBER 16, 2015

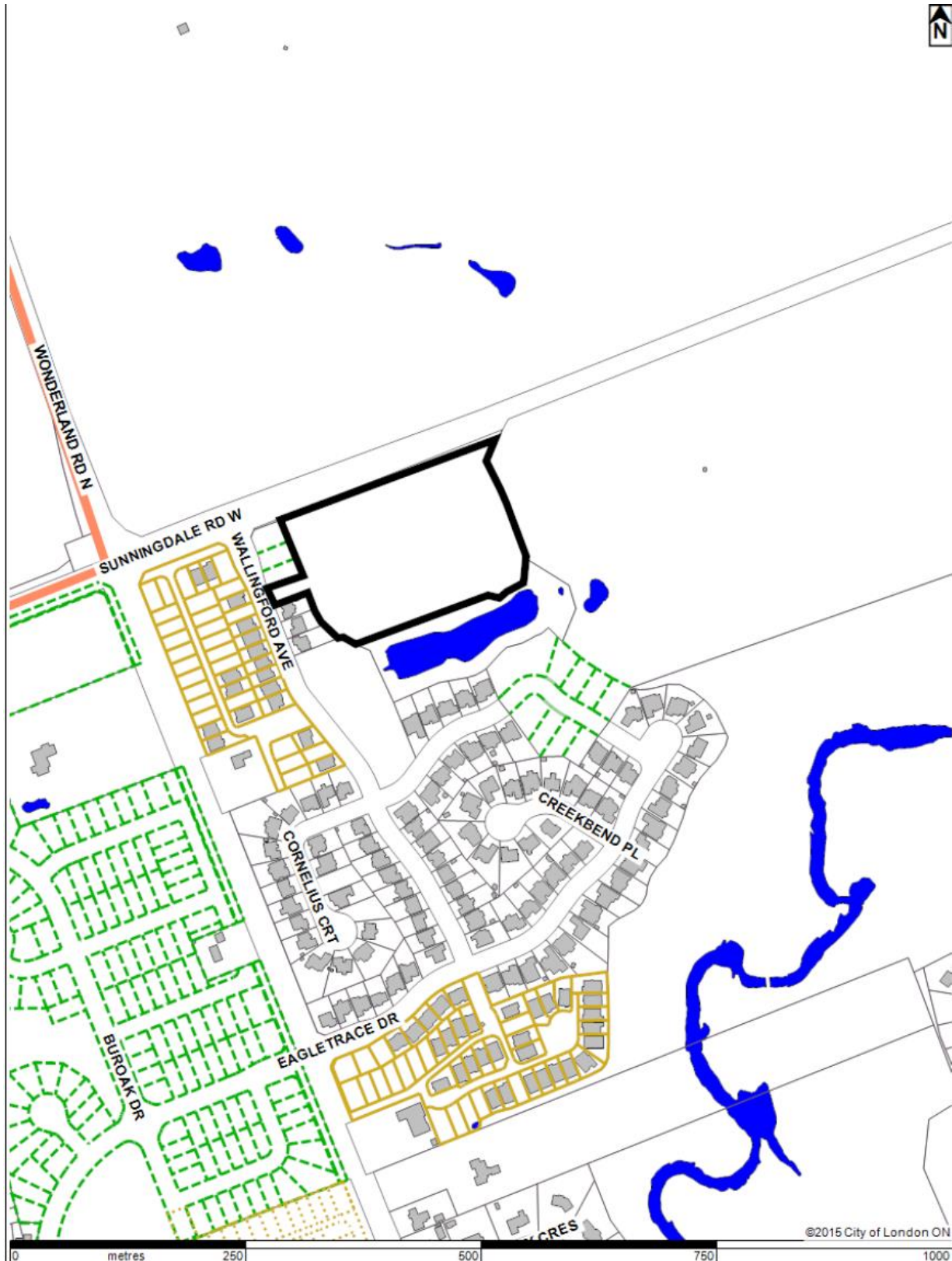
RECOMMENDATION

That, on the recommendation of the Senior Planner - Development Planning, the following action be taken with respect to the request from Sunningdale Golf Club Limited relating to the property located at 800 Sunningdale Road West;

- a) the Approval Authority **BE ADVISED** that Council supports the proposed revisions to the draft plan and the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Sunningdale Golf Club Limited, File No. 39T-05508, prepared by Stantec Consulting Limited (dated July 6, 2015), as redline amended which shows a total of 28 new single detached residential lots and 14 existing single detached lots, served by one (1) arterial road and one (1) new local street **SUBJECT TO** the conditions contained in the attached Appendix "39T-05508";
- b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 24, 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 Holding Residential R5 Special Provision/ Holding Residential R6 Special Provision (h*h-54*h-71*R5-2 (13)/R6-4 (6)) Zone which permits cluster forms of residential dwellings **TO** a Holding Residential R1 (h*R1-9) Zone which allows for single detached dwellings with 18 metre minimum lot frontage and 690 square metre minimum lot area; and to remove the h-54 and h-71 holding provisions which deal with noise conflicts between the arterial road and the future residential uses and encourage building orientation along the Sunningdale Road West street frontage.
- c) the applicant **BE ADVISED** that the Director of Development Finance has projected the following claims and revenues information attached as Appendix "B".

--	--

39T-05508/Z-8515
C. Smith



©2015 City of London ON

LOCATION MAP

Subject Site: 800 Sunningdale Rd W
 Applicant: Sunningdale Golf Club Ltd.
 File Number: Z-8515
 Planner: Craig Smith
 Created By: Craig Smith
 Date: 2015-08-11
 Scale: 1:5000

LEGEND

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



--	--

PREVIOUS REPORTS PERTINENT TO THIS MATTER

39T-05508/Z-6907 – Report to Planning Committee on Draft Plan and Zoning By-law amendment – June 2006.

Draft Approval Extension Report to Planning Committee – June 2009

Draft Approval Extension Report to Planning Committee – June 2012

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the applicant’s request is to allow for a revision to the draft plan; to allow for a further 3 year extension of the draft approval which was originally granted on July 21, 2006; and to amend the zoning on the multi-family block to allow for the lands to be developed with 28 single detached lots serviced by one (1) new local street.

BACKGROUND

On July 21, 2006 this draft plan was approved by the Approval Authority. The first phase of this subdivision which was comprised of 100 single detached residential lots, two multi-family blocks, one stormwater management block, one park block, and four road widening blocks, and one road re-alignment block, all served by 4 new streets, being Wallingford Avenue, Eagletrace Drive, Creekbend Place and Cornelius Court, was registered on June 27, 2008 33M-593. On July 14, 2009 a three (3) year extension to the original draft approval was granted. The owner requested a further 3 year extension of draft approval in June 2012. Draft approval was extended to July 21, 2015 (three years after the last extension of draft approval).

An emergency 6 month draft approval extension was granted in July 2015 to allow sufficient time for the Owner and Planning staff to consider the request for draft plan extension.

The timing for the development of the final phase of the subdivision hinges on the future relocation of the golf facilities (currently occupying the lands) to the north side of Sunningdale Road. As a result, the Owner is requesting a further three year extension and a revision to permit 28 single detached lots on the former multi-family block (116).

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Development Engineering Services Department

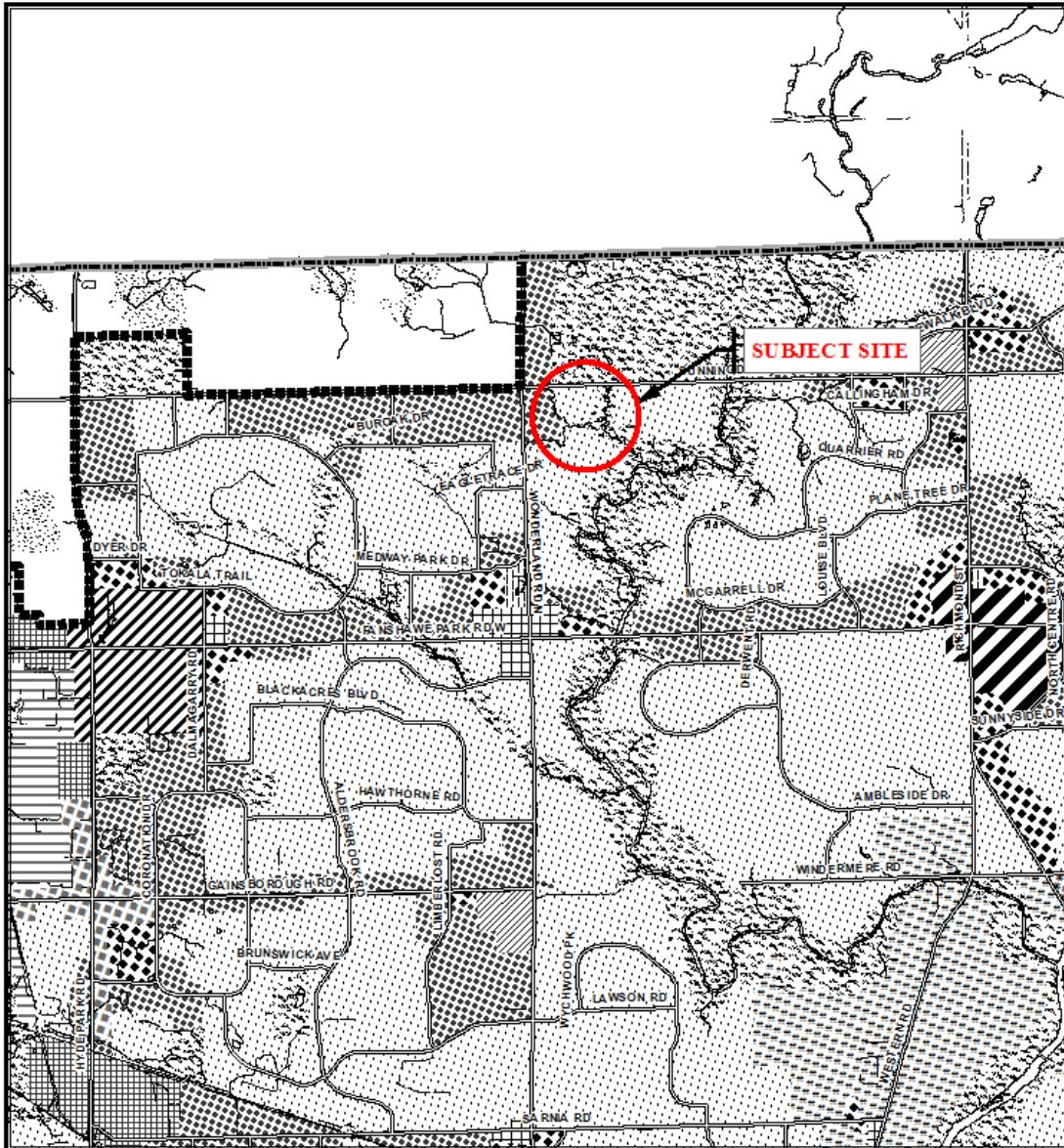
Development Engineering requests the following revisions:

- i) Revise the draft plan to show existing M-plans
- ii) Remove all lands not owned by the Owner (ie. Block 119, etc.)
- iii) Identify street names
- iv) Walkway block, Block 129, may need to be revised should servicing be required to go through this Block
- v) The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m
18.0 m	10.0 m

--	--

39T-05508/Z-8515
C. Smith

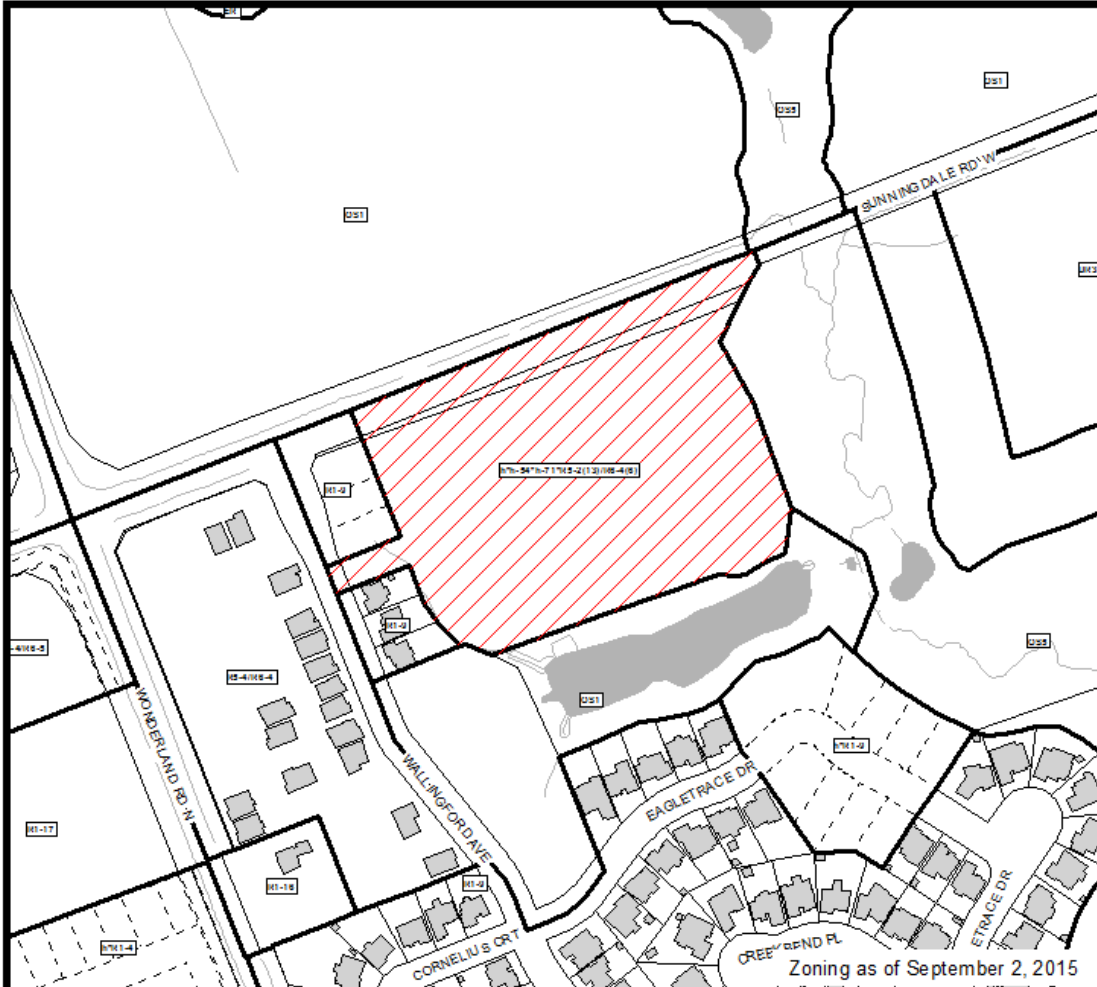


<p>Legend</p> <table border="0"> <tr> <td> Downtown</td> <td> Office Business Park</td> </tr> <tr> <td> Enclosed Regional Commercial Node</td> <td> General Industrial</td> </tr> <tr> <td> New Format Regional Commercial Node</td> <td> Light Industrial</td> </tr> <tr> <td> Community Commercial Node</td> <td> Regional Facility</td> </tr> <tr> <td> Neighbourhood Commercial Node</td> <td> Community Facility</td> </tr> <tr> <td> Main Street Commercial Corridor</td> <td> Open Space</td> </tr> <tr> <td> Auto-Oriented Commercial Corridor</td> <td> Urban Reserve - Community Growth</td> </tr> <tr> <td> Multi-Family, High Density Residential</td> <td> Urban Reserve - Industrial Growth</td> </tr> <tr> <td> Multi-Family, Medium Density Residential</td> <td> Rural Settlement</td> </tr> <tr> <td> Low Density Residential</td> <td> Environmental Review</td> </tr> <tr> <td> Office Area</td> <td> Agriculture</td> </tr> <tr> <td> Office/Residential</td> <td> Urban Growth Boundary</td> </tr> </table>		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
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																								
<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39T-05508/Z-8515</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JS</p> <p>DATE: 2015/10/21</p>																							

PROJECT LOCATION: e:\planning\projects\officialplan\work\koo\so\00\excerpts\mxd_templates\scheduleA_NEW_b&w_8x14.mxd

--	--

39T-05508/Z-8515
C. Smith



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 |
|--|---|

<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p>ZONING BY-LAW NO. Z-1</p> <p>SCHEDULE A</p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO: 39T-05508/Z-8515 CS</p> <hr/> <p>MAP PREPARED: 2015/10/21 JS</p> <hr/> <p style="text-align: center;">1:3,500</p> <p style="text-align: center;">0 15 30 60 90 120 Meters</p>
---	--	---

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

Note: The draft plan has been redlined to show plan 33M-593 which includes the Storm Water Management Block (Block 119), Street "A" has been added and a note has been added to the walkway block regarding possible revisions if servicing is required. A condition has been included to address the required street radii.

Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority (UTRCA) has reviewed this request for extension of draft approval.

While we have no objections to the extension, we remind the applicant that the subject lands are regulated by the Conservation Authority and the approval includes a number of conditions which need to be cleared by the UTRCA.

PUBLIC LIAISON:	On August 11, 2015, Notice of Application was sent to 132 property owners in the surrounding area. Notice of Application was also published in The Londoner on July 30, 2015.	1 reply was received.
Nature of Liaison: The purpose and effect of the proposal is to revise a draft plan approved residential plan of subdivision to change the existing multi-family residential block to create twenty eight (28) new residential lots and one local street and to allow for a three (3) year extension to the draft approval.		
Possible Amendment to Zoning By-law Z.-1 to change the zoning FROM a Holding Residential R5 Special Provision/ Holding Residential R6 Special Provision (h-h-54-h-71-R5-2 (13)/R6-4 (6)) Zone which permits cluster forms of residential dwellings TO a Residential R1 (R1-9) Zone which allows for single detached dwellings with 18 metre minimum lot frontage and 690 square metre minimum lot area and to remove the h, h-54 and h-71 holding provisions which ensure that municipal services are available and a development agreement is entered into with the City, that there are no noise and vibration conflicts between the arterial road and the residential uses a noise study be completed and any mitigation measures implemented and to encourage street orientation along Sunningdale Road West.		
Responses:		
<ul style="list-style-type: none"> • Limited Park space, area south of Stormwater management pond should be kept as a park area. (see attached response from the public) 		

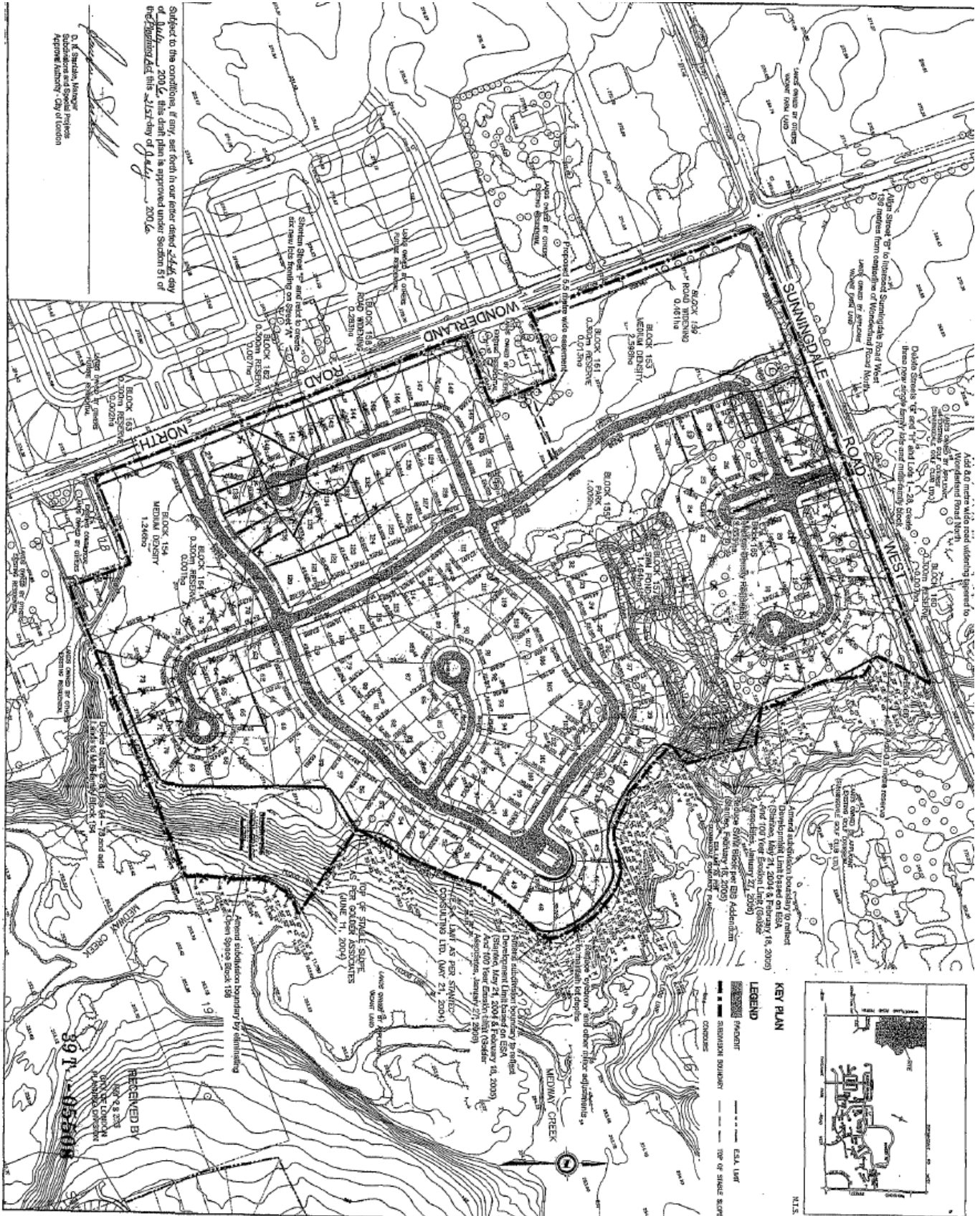
ANALYSIS

By letter dated May 20, 2015 the property owner requested draft approval extension for a further three (3) years. The request was circulated on August 11, 2015 which includes a minor revision to the draft plan to change the multi-family residential block to single detached lots with a window street along Sunningdale Road West. All municipal servicing is available to these lands.

--	--

39T-05508/Z-8515
C. Smith

Existing Draft Plan- 2006



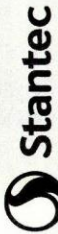
The proposed revision will allow for the multi-family residential block to be developed with 28 single detached dwelling lots on a new “window street” along the Sunningdale Road frontage.

The following is an illustration of additional redline revisions to this draft plan to address issues identified through the liaison process.

--	--

39T-05508/Z-8515
C. Smith

Proposed Revised Draft Plan with Redline Revisions



STANTEC
 12500 Sunningdale Drive
 Sunningdale, Ontario L4A 0A2
 Tel: 905.871.7000
 Fax: 905.871.7001
 Copyright Notice: This drawing is the property of Stantec Inc. or its subsidiaries. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of Stantec Inc.

DRAFT PLAN OF SUBDIVISION

Lot 16, Registered plan 1028
in the
City of London
County of Middlesex

SUNNINGDALE WEST SUBDIVISION

INFORMATION REQUIRED UNDER SECTION 24 OF THE REGULATION OF LAND ACT, 2001 (R.L.A.)
 AS SHOWN ON THIS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:
 AS SHOWN ON THE PREVIOUS PLAN:

SCHEDULE OF LAND USE

RESIDENTIAL SINGLE FAMILY	(H)	10.00%	9,000	140
RESIDENTIAL MEDIUM DENSITY	(M)	20.00%	2,000 <th>110</th>	110
RESIDENTIAL HIGH DENSITY	(H)	40.00%	1,000 <th>80</th>	80
RECREATIONAL	(R)	20.00%	1,441 <th>124</th>	124
COMMERCIAL	(C)	20.00%	1,441 <th>124</th>	124
INDUSTRIAL	(I)	20.00%	1,441 <th>124</th>	124
OFFICE SPACE	(O)	20.00%	1,441 <th>124</th>	124
ARTS AND CRAFTS	(A)	20.00%	1,441 <th>124</th>	124
ROADS			3,773	
TOTAL AREA: 27,145 ha.				

BLOCK 116 LAND USE

RESIDENTIAL SINGLE FAMILY	(H)	10.00%	2,000	140
RESIDENTIAL MEDIUM DENSITY	(M)	20.00%	2,000	110
RESIDENTIAL HIGH DENSITY	(H)	40.00%	1,000	80
RECREATIONAL	(R)	20.00%	1,441	124
COMMERCIAL	(C)	20.00%	1,441	124
INDUSTRIAL	(I)	20.00%	1,441	124
OFFICE SPACE	(O)	20.00%	1,441	124
ARTS AND CRAFTS	(A)	20.00%	1,441	124
ROADS			3,773	
TOTAL AREA: 27,145 ha.				

OWNER'S AUTHORIZATION: I, **Anthony J. Smith**, being the owner of the land shown on this plan, do hereby authorize the above-mentioned subdivision to be effected and the same to be put in force and effect in accordance with the provisions of the Act.

APPROVED: **Anthony J. Smith**, City of London Planning and Development Department, dated **July 2, 2015**.

PROFESSIONAL ENGINEER: **John P. Smith**, P. Eng., dated **July 2, 2015**.

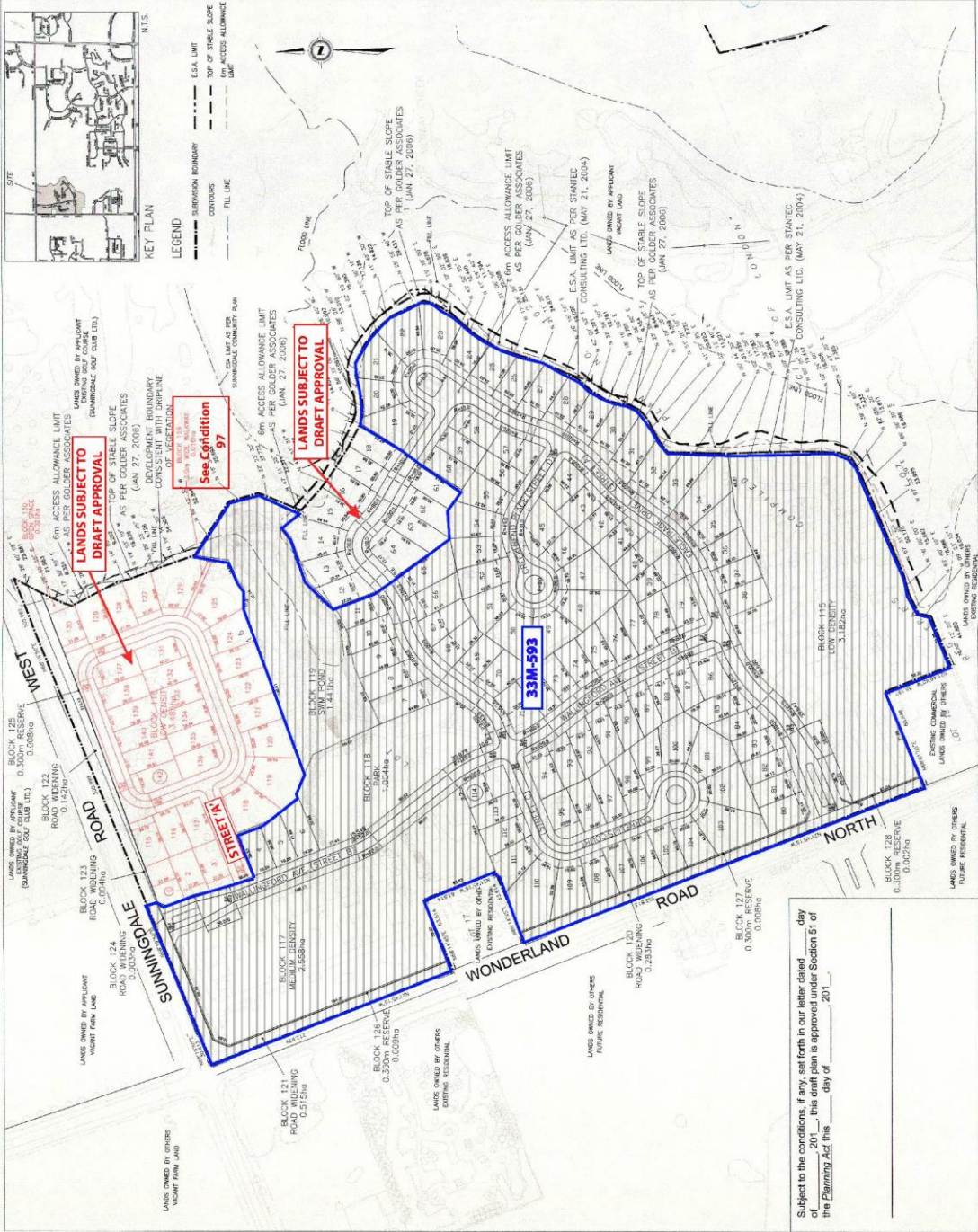
PLANNING AND DEVELOPMENT DEPARTMENT: **Anthony J. Smith**, dated **July 2, 2015**.

REGISTRATION INFORMATION

REGISTRATION NO.	DATE	TYPE OF DOCUMENT
1028	1999	REGISTRATION
1029	1999	REGISTRATION
1030	1999	REGISTRATION
1031	1999	REGISTRATION

Client/Project:
 SUNNINGDALE GOLF & COUNTRY CLUB LTD.
 SUNNINGDALE WEST SUBDIVISION
 London, ON Canada

Draft Plan of Subdivision
 Project No. 15-0128
 Scale 1:1500
 Drawing No. Sheet 1 of 1
 Revision 0



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 20____, the owner in approval of Section 51 of the Planning Act, the _____ day of _____, 20____.

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards and to take into account the revision to the plan. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and ***bold italic lettering*** (additions) on the attached Schedule "39T-05508". If granted, the new draft approval lapse date would be July 17, 2018.

Official Plan Policies

The lands are designated Low Density Residential. The proposed revision to allow the multi-family residential block to be developed with 28 single detached dwellings served by one (1) new local street that includes a window street, meets the intent of the Low Density Residential designation.

The Official Plan discourages the use of noise walls along arterial roads and the Sunningdale Area Plan requires that residential development be oriented towards Sunningdale Road West. During the 2006 draft approval process the multi-family block was created to allow for the final design and the noise studies to be completed at a future date through the Site Plan Approval process. Draft conditions required that through the site approval process, noise studies and design consideration would require any development of the block to be oriented to Sunningdale Road West without the use of a continuous noise wall.

The proposed revised draft plan and zoning amendment will allow for a development that is oriented to Sunningdale Road West and utilizes localized noise walls on private property. The proposed revision and zoning amendment meets the intent of the Official Plan.

Zoning By-law Amendment

The requested amendment to the zoning by-law is to change the zoning of the subject property from a Holding Residential R5 Special Provision/ Holding Residential R6 Special Provision (h*h-54*h-71*R5-2 (13)/R6-4 (6)) Zone which permits cluster forms of residential dwellings, to a Holding Residential R1 (h*R1-9) Zone which allows for single detached dwellings with 18 metre minimum lot frontage and 690 square metre minimum lot area; and to remove the h-54 and h-71 holding provisions which ensure there are no noise conflicts between the arterial road and the residential uses and to encourage street orientation along Sunningdale Road West.

The proposed Holding Residential R1 (h*R1-9) Zone will allow for the continuation of development that is compatible with surrounding land uses and will not negatively impact the proposed development on present and future land uses in the area.

Holding Provisions

The applicant has applied to remove Holding Provisions h-54*h-71 from the zoning on the subject property. These holding provisions are:

Purpose: To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.

The applicant submitted a noise study: Noise Assessment Report Block 116: Sunningdale West Subdivision (39T-05508) Redline Amendment, Stantec, May 29, 2015. City staff reviewed the noise study but it has not been accepted (to date). The h-54 holding provision, however, can be removed from the lands at this time as the issue of noise can be addressed through a condition of draft approval.

Purpose: To encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

removal of the “h-71” symbol

The h-71 holding provision was applied to the multi-family residential block to ensure that through the site plan approval process the units would “front” and be oriented to Sunningdale Road West. The applicant has submitted a revision to the subdivision plan. The proposed revision is to allow a window street along Sunningdale Road West with single detached lotting oriented to Sunningdale Road West. The proposed lotting and use of the window street will ensure that the single detached dwellings are “fronted” and oriented to Sunningdale Road West. A condition of draft approval requires that the exterior side yards for lots 1, 115 and 130 are designed and constructed with architectural features and amenities that are orientated to Sunningdale Road West. The h-71 holding provision can be removed from the lands at this time.

The proposed zoning amendment will include the h Holding provision which requires that prior to development a subdivision agreement will be entered into with the City to ensure the adequate provisions of municipal services which includes stormwater management and access..

Planning Impact Analysis

Planning Impact Analysis under Section 3.7 in the Official Plan was used to evaluate this application for the proposed zoning amendment, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses. The proposed revised subdivision and zoning amendment is consistent with Section 3.7 as:

- it is compatible with the surrounding land uses and will not impact development on present and future land uses in the area.
- the size and shape of the parcel can accommodate the intensity of the proposed use;
- the property is located within close proximity to the Medway Valley Environmentally Significant corridor and has access to public open space, recreational facilities and community facilities.
- the proposed zoning will permit height, location and spacing of buildings consistent with the surrounding land uses;
- the location of vehicular access points comply with the City’s road access policies.

Staff has reviewed the proposed zoning of the subject property to implement the revised draft plan and recommends that it is appropriate and represents good land use planning.

Public Comments

The property owner at 469 Eagletrace Drive has requested that the lands located to the east of his property (south of the SWM pond) be maintained as open space. The lands to the east of 469 Eagletrace Drive were draft approved in 2006 to allow for 11 single detached lots on the extension of Eagletrace Drive.

Trooper Mark Wilson park is located immediately west of 469 Eagletrace Drive. The Medway Valley Environmentally Significant Corridor is located immediately east of this property. A district park with sport facilities and playground amenity features is located at Denview Avenue and Sunningdale Road West approximately 1km west of this subdivision.

Through the Foxhollow and Sunningdale Area Plan processes sufficient parkland dedications and locations have been provided. No additional lands are required for park or open space in this area.

--	--

CONCLUSION

The change in zoning revised draft plan and attached revised conditions of draft approval are appropriate. The proposed revision will allow for the multifamily block to be developed with 28 single detached dwellings with a window street oriented to Sunningdale Road West and the proposed conditions will ensure that this subdivision is developed under today's standards.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
CRAIG SMITH SENIOR PLANNER-DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MCIP, RPP MANAGER-DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

November 6, 2015
AM/am
"Attach."

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

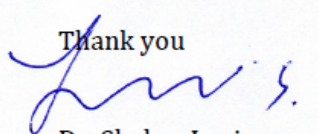
Responses to Public Liaison Letter and Publication in “Living in the City”

Planning and Environment Committee
City Council
London

September 17, 2015

Re: Draft plan 39T-05508/Z-8515

I have concerns regarding the plan for zone 39T-05508. Our neighborhood has limited green space, with a small playground, but no other facilities such as tennis court, basketball court, soccer, etc. Therefore, I request to reconsider the building of more houses south to the water management system and suggest reserving the area as green space. As great fighters for green earth and to preserve our planet, we find it to be unacceptable to take down the large wiping willows that are next to our lot (469 Eagletrace drive) and build more houses. As you know, London is known for being the forest city, and in order to keep our city green and clean we must preserve hundred years old trees. These trees represent our community and taking them down in order to put concrete stand against what all of us in this small community believe in. I would encourage the committee members to look at alternative building plans and to preserve our green community and our old healthy trees. My family of two physicians was recruited to work at London Health Sciences center and moved over here from Toronto believing we are providing a healthier, clean, green environment for our family to grow. We are actively helping out recruiting other professionals providing them our experience and hosting them in our home. The beautiful, green, quite neighborhood is helping our city to be successfully recruiting more professionals. Taking away from us the beautiful area we live in will probably have an affect on our success in recruiting physicians that this city so desperately need. As professionals, neighbors, parents, and LHSC employees we ask you to reconsider your plans to tear down and destroy one of the most beautiful areas of our forest city and avoid turning healthy green hundred years old trees into concrete and steel.

Thank you

 Dr. Shahar Lavi
 469 Eagletrace Drive
 London

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

Appendix “39T-05508”

Conditions to be included for Draft Plan Approval (Deleted conditions ~~Strikeout~~ New Conditions in **BOLD ITALIC LETTERING**)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THE SUBDIVISION, FILE NO. 39T-05508 ARE AS FOLLOWS:

No. CONDITIONS

1. This draft approval applies to the draft plan, **as red-line amended**, submitted by Sunningdale Golf Club Limited, prepared by Stantec Consulting Limited, certified by Jeremy Matthews, O.L.S., File No. 39T-05508, which shows 28 new single detached residential lots and 14 existing single detached lots, served by one (1) arterial road and one (1) new local street.
2. This approval of the draft plan 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. This draft approval supercedes the draft approval granted by the Approval Authority on July 21, 2006.
4. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
5. The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6. Prior to final approval, the Owner shall submit to the Approval Authority 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. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall in an agreement satisfy all the requirements, financial and otherwise, of the City of London including, but not limited to, surfacing of roads, installation and maintenance of services, drainage and grading, tree planting and tree preservation.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3m reserves) 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.
11. The subdivision agreement between the Owner and the City of London may contain phasing arrangements to the satisfactory to the City.
12. The Owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The Owner’s consulting engineer shall have these requirements established and approved

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

by the City, prior to any work on the site. Prior to the commencement of any grading or alteration on site, the Owner shall enter into a site alteration agreement or a subdivision agreement and post the required security.

13. The Owner shall not commence construction or install of *any* services (eg. Clearing or servicing of land) involved with this plan prior to entering into a site alteration agreement or subdivision agreement and 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. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc.).
14. In conjunction with the submission of engineering drawings, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
15. ~~The Owners professional engineer shall provide inspection services for all work during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City.~~

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.
16. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan including required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City.
17. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority 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 Approval Authority, such submission will be returned to the Owner without detailed review by the City.
18. 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.
29. Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
21. Prior to the submission of engineering drawings, the Owner shall have its professional engineer certify that sufficient sewage treatment and conveyance capacity is available to service the subdivision, to the satisfaction of the City.

Sanitary Servicing

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

22. The Owner shall construct sanitary private drain connections to the existing municipal sanitary sewers on Wallingford Avenue and Eagletrace Drive to service the Lots and Blocks in the plan, all to the satisfaction of the City.

23. ~~In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:~~

- ~~i) Throughout the duration of construction within this draft plan of subdivision, 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;~~
- ~~ii) Not allow any weeping tile connections into the sanitary sewers within this Plan; and~~
- ~~iii) Permit 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. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.~~

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:

- iv) Not allowing any weeping tile connections into the sanitary sewers within this Plan;***
- v) 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;***
- vi) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and***
- vii) Implementing any additional measures recommended through the Design Studies stage.***

24. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway 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 his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

25. The Owner agrees that sanitary sewers are to be sized to provide for any external drainage areas as identified in the Medway EA Addendum.

Stormwater Management

26. The Owner shall construct storm private drain connections to the existing municipal storm sewers on Wallingford Avenue and Eagletrace Drive to service the lots and Blocks in the plan, all to the satisfaction of the City. The Owner shall drain minor and major storm water from this plan to the Medway Creek, via the Sunningdale 6B Stormwater

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

Management Facility and storm water conveyance systems within this plan and adjacent lands in accordance with the Medway Creek Subwatershed Study and to the satisfaction of the City.

27. ***The 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 Medway Creek Subwatershed Study and any addendums/amendments;***
 - ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;***
 - iii) The Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands Schedule B Municipal Class Environmental Assessment and any addendums/amendments;***
 - iv) The approved Functional Stormwater management Plan for Sunningdale SWM Facility 6B;***
 - v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;***
 - vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;***
 - vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;***
 - 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.***

28. ~~The Owner shall have its consulting professional engineer design and supervise the construction of the stormwater servicing works, including any temporary works, to service the total catchment area and connect to the existing SWMF, to the satisfaction of the City Engineer and according to the recommendations and requirements of the following:~~

- ~~a. The Medway Creek Subwatershed Study and any addendums/amendments;~~
- ~~b. The Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands Schedule B Municipal Class Environmental Assessment and any addendums/amendments;~~
- ~~c. The stormwater report/plan (functional report where facilities are proposed) for the works, as revised, satisfactory to the City Engineer.~~
- ~~d. The City of London Environmental and Engineering Services Department Design Specifications and Requirements as revised.~~
- ~~e. The Ministry of the Environmental SWM Practices Planning and Design Manual, as revised, and~~
- ~~f. The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;~~
- ~~g. Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~

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 SWM Facility to serve this plan must be constructed and operational;***

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

- iii) Any alterations required to SWMF 6B to accommodate the overland flow route(s) must be constructed and operational;**
 - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;**
 - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and**
29. ~~Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan or as otherwise approved by the City, all storm/drainage and stormwater management (SWM) works, including major and minor storm flow routes, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.~~
30. ~~The Owner shall have its professional engineer, prior to final approval, design and construct the major and minor storm flow system for the total identified catchment area to the satisfaction of the City Engineer, the Manager of Parks Planning & Design and the UTRCA.~~
31. The Owner shall promote the implementation of SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. 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.
32. In conjunction with the submission of engineering drawings, the Owner shall develop an erosion/sediment control plan (ESCP) that will identify all erosion and sediment control measures for the subject lands in accordance with the Functional SWM and/or Drainage Servicing Report for these lands, the City of London and Ministry of the Environment standards and requirements, for review and acceptance by the City (SWM unit). This Plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

Watermains

33. The Owner shall construct private water services to the existing municipal watermains on Wallingford Avenue and Eagletrace Drive to service the lots and Blocks in the plan, all to the satisfaction of the City Engineer.

Transportation

34. No direct vehicular access will be permitted to any lots or blocks within this plan of subdivision from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.
35. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or Wonderland Road North or other routes as designated by the City.
36. ~~Eagletrace Drive shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').~~

The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:

Agenda Item #	Page #

- i) **Eagletrace Drive has a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.**
- ii) **New Street (with the exception of the window street portion) has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.**
- iii) **New Street (window street portion) has a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 14.5 metres.**

37. ~~The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:~~

- ~~i) Eagletrace Drive outside boulevard~~

The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:

- i) **Eagletrace Drive – outside boulevard**
- ii) **“New Street” – east, south and west boulevards**
- iii) **“New Street” (connection to Wallingford Avenue) – south boulevard**

38. In conjunction with the submission of engineering drawings, the Owner shall have its professional consulting engineer provide confirmation that all streets in this plan have centreline radii which conforms to the City of London Standard “Minimum Centreline Radii of Curvature of Roads in Subdivisions:”

The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m
18.0 m	10.0 m

39. Prior to the issuance of any certificate of conditional approval, the Owner shall construct Eagletrace Drive to a fully serviced road and make any necessary adjustments to existing infrastructure (eg. MH adjustments, water valve adjustments etc.), in accordance with the accepted plans all to the satisfaction of the City.

40. ~~The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.~~

Within one year of registration of the plan, the Owner shall install street lights on all streets and walkways in this plan, in accordance with this draft plan, 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.

Wells

41. 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.

Parks & Open Space

42. The required 5% parkland dedication for this plan **of subdivision** shall be dedicated to

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

the City through the **draft plan of subdivision** plan-39T-10502.

43. ~~All abutting property lines of all lots and blocks adjacent to the public park, and the abutting property lines of all lots adjacent to the ESA/open space lands associated with the Medway Valley shall be fenced as per current City of London standards within 6 months of the registration of the plan of subdivision or prior to rough grading of the lands. Any other fencing arrangements shall be to the satisfaction of the Manager of Parks Planning & Design.~~

Within six (6) months of registration of the plan of subdivision, the Owner shall construct a 1.5m high chain link fence without gates in accordance with current City of London Park standards (SPO4.8) or approved alternate, along all lots and blocks lines abutting park, opens space and/or ESA lands to the satisfaction of the City Planner

44. ~~All block lines adjacent to the ESA/open space lands associated with the Medway Valley shall be fenced as per current City of London standards prior to the commencement of construction on these blocks or prior to rough grading of the lands. Any other fencing arrangements shall be to the satisfaction of the Manager of Parks Planning & Design.~~
45. ~~The Owner shall agree to prepare and deliver to the all homeowners adjacent to the open space, an education package which explains the stewardship of the natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of Manager of Parks Planning and Design.~~

Within one (1) year of registration of the plan this plan of subdivision, the Owner shall prepare and deliver to all homeowners adjacent to lands zoned as Open Space, an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared as part of the Design Review Package to the satisfaction of the Director, Development and Compliance Division the City Planner.

46. ~~The Owner shall, prior to the initial submission of engineering drawings for Lot 43, have a qualified consultant prepare a detailed Tree Preservation Plan to the satisfaction of the Manager of Parks Planning and Design. Where lot grading conflicts arise in the subdivision, the grading as recommended in the detailed Tree Preservation Plan shall be implemented where possible to the satisfaction of the City Engineer and the Manager of Parks Planning and Design.~~

Prior to any work on the site and as part of the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the City Planner. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.

47. ~~The Owner shall save as many trees as possible across the entire subdivision including the multi-family sites, when preparing and approving lot/block grading plans.~~
48. ~~The Owner shall not grade into any open space area. Where Lots or Blocks abut an open space area, all grading of the developing Lots or Blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and~~

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

~~vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the Manager of Parks Planning and Design.~~

The Owner shall not grade into any Park or Open Space lands. In instances where this is not practical or desirable, any grading into the public Park or Open Space lands shall be to the satisfaction of the City Planner.

49. The recommendations of the approved EIS and **associated addendum** (Stantec, May 21, 2004 and February 18, 2005) shall be **implemented through the engineering drawings and/or clauses in the subdivision agreement** to the satisfaction of the **City Planner** ~~Manager of Parks Planning and Design through the engineering drawings and clauses in the subdivision agreement.~~

All park and open space blocks shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the park and/or open space block limits to the satisfaction of Development Services and the City Planner.

Agencies

50. ~~The Owner shall at the site plan stage, design Block 165 so that pedestrian access from the blocks to nearby transit stops on the arterial road network is provided.~~
51. The Owner shall provide the grading drawings to the UTRCA with sufficient lead time for review and comment prior to the final submission of engineering drawings to the City for approval.
52. The Owner shall provide the digital layers for the slope assessment prepared by Golder Associates (January 27, 2006) to the UTRCA in an acceptable digital format prior to the submission of engineering drawings.

Planning

53. ~~In conjunction with the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on future single detached lots abutting Sunningdale Road which considers noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. and City Official Plan policy to be reviewed and accepted by the City. The final accepted recommendations shall be constructed or installed by the Owner or may be incorporated into the subdivision agreement.~~
54. As part of the Design Studies ~~Prior to an application for site plan approval and the execution of a development agreement for Block 165,~~ the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise between Sunningdale Road West and the **single detached lots** ~~Block 165,~~ and apply alternative site design, building orientations and noise abatement measures that do not require a continuous noise attenuation barrier. Such measures will shall be in accordance with the requirements of the M.O.E. to be reviewed and accepted by the City. The final accepted recommendations shall be incorporated into the **development subdivision** agreement with the City of London.
55. ~~Prior to an application for site plan approval or an application for a plan of condominium for Block 165,~~ the Owner shall prepare a building orientation plan which demonstrates that the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the City. The recommended

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

building orientation will shall be incorporated into the approved site plan and executed development agreement.

The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on lots 1, 115 and 130 in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design except where a required noise wall has been approved abutting the exterior side yard, (Sunningdale Road West road frontage). Further, the owner shall obtain approval of their proposed design from the Managing Director of Planning and City Planner and his/her designate prior to any submission of an application for a building permit for lots 1, 115 and 130.

- 56. The Owner shall obtain approval from the London Fire Department prior to any burning of materials on-site be contemplated.

General

- 57. ~~Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City.~~

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.

- 58. ~~Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services situated on private lands outside this plan, and shall provide satisfactory easements over the sewers as necessary, all to the specifications and satisfaction of the City.~~

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.

- 59. 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.
- 60. 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.
- 61. 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.
- 62. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 63. 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 Engineer.

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

- 64. ~~No weeping tile connections will be permitted into the sanitary sewers within this plan.~~
- 65. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance 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 TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.
- 66. ~~Any access to the multi-family block 165, excluding individual accesses to street oriented dwelling units, shall be located a minimum of 30 metres from the intersection of Sunningdale Road West with Street "B". Individual driveway accesses shall be located a minimum of 20 metres east of Wonderland Road North or south of Sunningdale Road West.~~

Individual driveway accesses shall be located a minimum of 20 metres south of Sunningdale Road West.

- 67. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" at no cost to the City.

Further, the grades to be taken as the centerline line grades on Sunningdale Road West are the future centerline of road grades as determined by the Owner's professional engineer and accepted by the City. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road.
- 68. 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.

- 69. ~~Prior to connection being made to an unassumed service, the following will apply:~~
 - ~~i) The unassumed services must be completed and Conditionally Accepted by the City;~~
 - ~~ii) The subdivider must have a video inspection completed on all affected unassumed sewers;~~

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

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

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

- 70. 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

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

contributing flows for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:

- i. commence upon completion of the Owner's service work connections to the existing unassumed services; and
- ii. continue until the time of assumption of the affected services by the City.

71. 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.

72. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council.

73. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

74. Minimum side yard setbacks will be required as specified by the City for buildings which are adjacent to rear yard catch basin leads which are not covered by an easement on lots in this plan.

75. The Owner shall have its 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".

76. The Owner shall be required to comply with the City's tree planting policy with respect to provisions of trees for this subdivision.

77. In conjunction with the submission of engineering drawings, the Owner shall have his consulting professional engineer provide confirmation that the watermains that were constructed under 33M-593 are adequate to service the Lots and Blocks in this plan (eg.

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

capacity requirements, effect on existing water infrastructure, hydraulics, water quality etc.), all to the satisfaction of the City Engineer.

78. The Owner shall decommission and remove any abandoned infrastructure and restore all affected areas, at no cost to the City, including but not limited to cutting the water service and capping it at the watermain, private irrigation systems, electrical systems, private pathways, temporary retaining walls etc. all to the specifications and satisfaction of the City.
79. The Owner shall remove all existing accesses and restore all affected areas, **including but not limited to the existing golf course appurtenances**, all to the satisfaction of the City, at no cost to the City.
80. Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development 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 or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
81. ~~The Owner shall provide a security in the amount of \$60,000 to ensure that the ESCP be executed in accordance with the City Engineer approval procedure and criteria. In the event of failure in properly implement and maintained the required ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City. This security shall not be reduced or released until such time as the Owner can demonstrate to the satisfaction of the City that the site has been adequately stabilized.~~
82. ~~In conjunction with the submission of engineering drawings, the Owner shall have a qualified consultant provide confirmation that the existing hydrogeological investigation is adequate to determine the effects of the construction associated with this plan on existing ground water elevations, private wells in the area, and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures to the satisfaction of the City. The Owner shall implement all hydrogeological measures outlined in the accepted report to the satisfaction of the City.~~

In conjunction with the engineering drawing submission, the Owner shall have a qualified consultant provide confirmation that the existing hydro geological investigation is adequate 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

83. ~~In conjunction with the submission of engineering drawings, 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 Conservation Authority (UTRCA). The Owner shall implement all~~

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

~~geotechnical recommendations with respect to slope stability to the satisfaction of the City and the UTRCA.~~

In conjunction with the engineering drawing submission, the Owner's professional engineer shall provide, to the City for review and acceptance, a geotechnical report or confirmation that the existing geotechnical report's recommendations are adequate 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, erosion, maintenance and structural setbacks related to slope stability for lands within this plan and any other requirements as needed by the City, 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.

- 84. *In conjunction with the engineering drawings submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:***
- i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;***
 - ii) Propose a suitable routing, if necessary, 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) 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 sanitary sewers and recommend additional measures, if any, which need to be undertaken; and***
- 85. *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 450 mm (18") diameter sanitary sewer located on Wallingford Avenue and the 450 mm (18") diameter sanitary sewer located on Eagletrace Drive;***
 - ii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and***
 - iii) 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.***
- 86. *Prior to the submission of engineering drawings, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report and/or submit a SWM Servicing Letter/Report of Confirmation, with the following information, to the satisfaction of the City:***
- 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;***

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

- ii) **Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;**
 - iii) **Confirmation of the proposed imperviousness in comparison to the original design of Sunningdale SWMF 6B;**
 - iv) **Confirmation of any external drainage areas which may need to be conveyed through these lands (eg. current, interim or ultimate);**
 - v) **The proposed overland flow route(s) to Sunningdale SWMF 6B from the red-lined block (and any external lands), including the 100-year and 250-year post-development flow rates and a cross-section demonstrating this flow can be conveyed to the SWM block. Please note that modelling is not required as Rational Method will be accepted; and**
 - vi) **Any alterations required to SWMF 6B to accommodate the overland flow route(s) and an engineer's opinion regarding conformance with the original Certificate of Approval (CofA).**
- 87. 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 Medway Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1500 mm diameter storm sewer located on Wallingford Avenue;**
 - ii) **Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;**
 - iii) **Grade and drain the boundary of Lots abutting the SWM Block to blend in with the abutting SWM Facility, at no cost to the City;**
 - v) **Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and**
 - vi) **Address forthwith any deficiencies of the stormwater works and/or monitoring program.**
- 88. The Owner shall ensure 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 SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.**
- 89 The Owner's professional engineer shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specification and satisfaction of the City Engineer.**
- 90 In conjunction with the engineering drawings submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:**
- i) **A water servicing report which addresses the following:**
 - **Identify external water servicing requirements;**
 - **Confirm capacity requirements are met;**
 - **Identify need to the construction of external works;**
 - **Identify the effect of development on existing water infrastructure – identify potential conflicts;**
 - **Water system area plan(s)**
 - **Water network analysis/hydraulic calculations for subdivision report;**
 - **Phasing report;**

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

- ***Oversizing of watermain, if necessary and any cost sharing agreements.***
- ***Water quality***
- ***Identify location of valves and hydrants***

- 91** ***The Owner shall install temporary automatic flushing devices are to be installed at all dead ends to ensure that water quality is maintained during build out of the subdivision. They are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on engineering drawings. The auto flushing devices and meters are to be installed and commissioned prior to the issuance of a Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the auto flushing devices is/are the responsibility of the Owner.***
- 92** ***In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:***
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 150 mm (6") diameter watermain on Eagletrace Drive and the 200 mm (8") on Wallingford Avenue;***
 - ii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units; and***
- 93** ***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.***
- 94** ***The Owner shall provide sidewalk links from "New Street" to the proposed sidewalk on Sunningdale Road West in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City.***
- 95** ***Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, or as otherwise directed, to the specifications of the City.***
- 96** ***The Owner shall ensure access to lots and blocks adjacent to gateway treatments will be restricted to rights-in and rights-out only.***
- 97** ***The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.***
- 99** ***The Owner shall remove the temporary turning circle on Eagletrace Drive and adjacent lands, in Plan 33M-593 to the west of this Plan, and complete the construction of Eagletrace Drive in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.***

The Owner shall be reimbursed by the City an amount of \$5,000 for the removal and reconstruction of these works, all to the satisfaction of the City.

Agenda Item #

Page #

--	--

39T-05508/Z-8515
C. Smith

- 100** *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.*
- 101** *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.*

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

Appendix “A”

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 800
Sunningdale Road West

WHEREAS Sunningdale Golf Club Limited has applied to rezone an area of land located 800 Sunningdale Road West, 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 800 Sunningdale Road West, as shown on the attached map, from a a Holding Residential R5 Special Provision/ Holding Residential R6 Special Provision (h*h-54*h-71*R5-2 (13)/R6-4 (6)) Zone to a Holding Residential R1 (h*R1-9) Zone.

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 24, 2015.

Matt Brown
Mayor

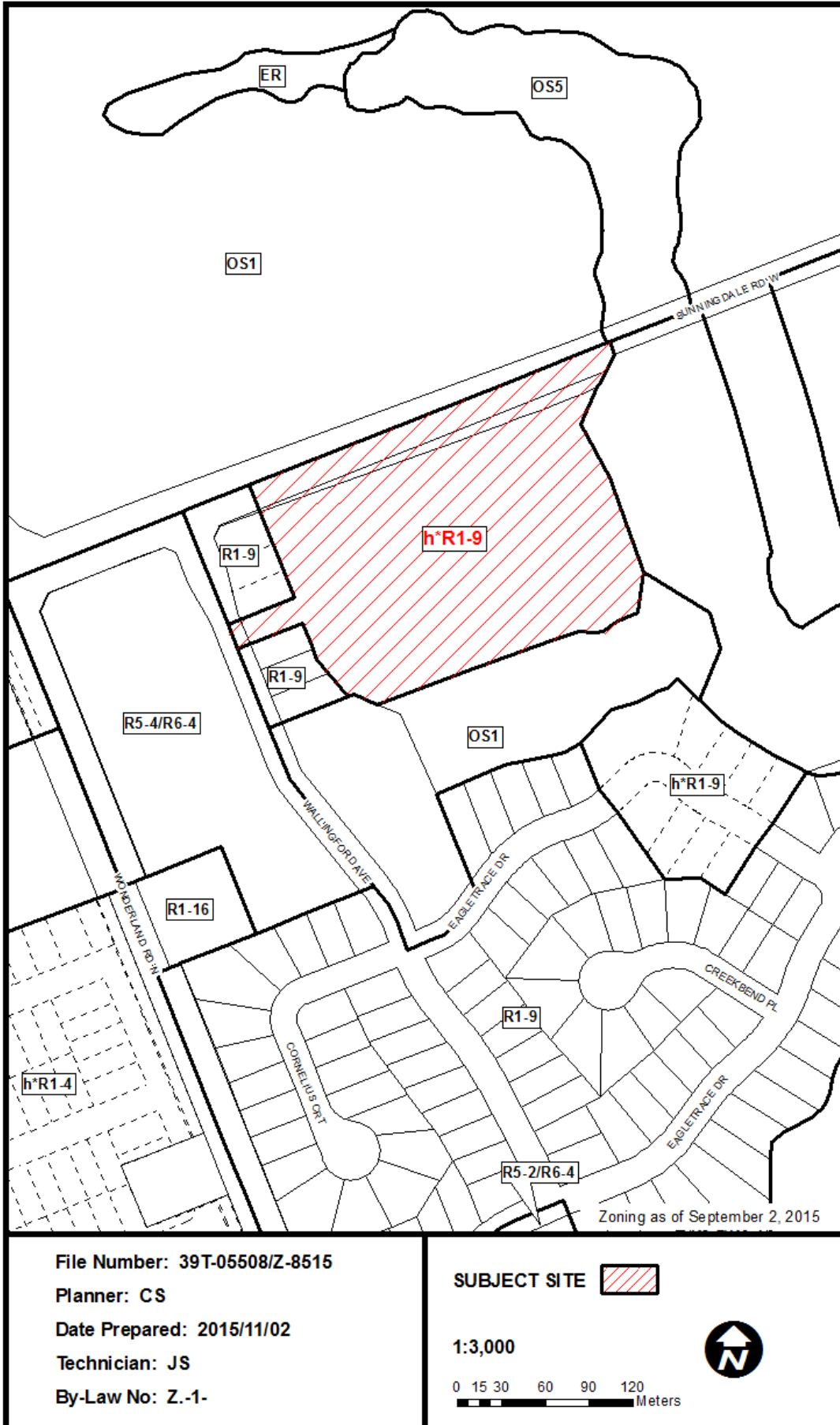
Catharine Saunders
City Clerk

First Reading - November 24, 2015
Second Reading – November 24, 2015
Third Reading - November 24, 2015

Agenda Item #	Page #

39T-05508/Z-8515
C. Smith

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



--	--

Appendix "B"

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - None identified	\$0
Claims for developer led construction from UWRF - None identified	\$0
Claims for City led construction from CSRF - Traffic signals (DC14-RS00071)	\$154,688
Total	\$154,688
Estimated Total DC Revenues ^(Note 2)	Estimated Revenue
CSRF	\$1,006,356
UWRF	\$90,441
TOTAL	\$1,096,797

- 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:

10/28/15
Date


Peter Christiaans
Director, Development Finance