

File Number: 39T-08507

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SUBDIVISION SPECIAL PROVISIONS APPLICANT: WICKERSON HILLS DEVELOPMENT INC. WICKERSON HILLS SUBDIVISION 39T-08507 MEETING ON DECEMBER 14, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Wickerson Hills Development Inc. for the subdivisions of land over Part of Lot 48, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the west side of Wickerson Road, between Southdale Road West and Byron Baseline Road, municipally known as 2332 Wickerson Road.

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Wickerson Hills Development Inc. for the Wickerson Hills Subdivision, (39T-08507) attached as Schedule "A", **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues attached as Schedule "B",
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Schedule "C"; and
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

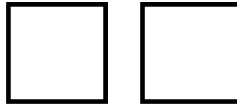
BACKGROUND

The subject site is approximately 9.9 hectares of a larger parcel which is 12.1 hectares in size. The surrounding lands are comprised predominantly of low density residential uses to the north, agricultural uses to the south and east, and recreational open space lands (London Ski Club) to the west.

The original application for draft plan of residential subdivision and Zoning By-law amendment for 13 single detached residential blocks, two (2) multi-family, medium density residential blocks and an open space block, was accepted by the City on June 6th, 2003. Draft Approval was granted on June 4th, 2004 and this decision was appealed by an area land owner, expressing concerns regarding the availability of a proper outlet for the discharge of stormwater from development in the area. On January 27, 2005, the OMB issued its decision in favour of the development, subject to revised conditions of Draft Approval.

In December, 2006, the applicant submitted an application for revisions to the Draft Approval. On November 20th, 2007, City Council recommended approval of the revised plan (as red-line amended) to the Ontario Municipal Board. Draft approval of the subdivision lapsed during the time the revised draft plan was being considered by the Board.

The Municipal Class EA for proposed Storm Drainage and Stormwater Management Works for the Wickerson Road Development Area, completed in 2008, identified SWM Facility S-B, approximately



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33 hectares including this Plan and Wickerson Woods (39T-00519) to the north. The sanitary outlet for this plan is through the Wickerson Woods plan (39T-00519) to the north and through an external sanitary sewer easement to be established across the London Ski Club lands to connect into Ski View Road.

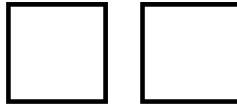
In November 2008, the applicant submitted a new subdivision application based on the plan that was recommended for approval by Council in 2007. This application was presented to a public participation meeting of Planning Committee on June 1, 2009. A Zoning By-law amendment was adopted by Council and the plan of subdivision was draft approved on July 8th, 2009. The current lapse date for this plan of subdivision is May 8, 2016.

This subdivision will be registered in one (1) phase, consisting of 142 single family detached Lots and one park block.

The Development Services Division has reviewed these special provisions with the Owner who is in agreement with them.

This report has been prepared in consultation with the City's Solicitors Office.





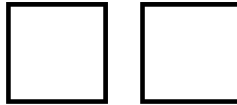
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The anticipated reimbursements from the Fund are:

- (i) for the construction of eligible oversized storm sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$ 59,250;
- (ii) for the construction of eligible oversized sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$ 13,525;
- (iii) for the construction of eligible oversized watermains in conjunction with the Plan, subsidized at an estimated cost of which is \$ 40,425;
- (iv) for the construction of an eligible open space network in conjunction with the Plan, subsidized at an estimated cost of which is \$23,700.00 does not include HST; and
- (v) For engineering fees to design and construct the open space network connection estimated in the approved workplan and capped at an upset limit of \$9,207.00;

PREPARED BY:	RECOMMENDED BY:
A.RILEY SENIOR PLANNER DEVELOPMENT SERVICES DIVISION	A.MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY P. ENG. MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

AR/fg
Attach.
December 4, 2015



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<p>Schedule "A" SPECIAL PROVISIONS</p>
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5. STANDARD OF WORK**5.7 Revise the clause 5.7 to read:**

"The Owner shall register against the title of Lots which incorporate rear yard catchbasin manholes, which includes Lots '15, 16, 19, 20, 26-29, 37, 38, 87, 88, 93, 94, 97, 102, 103, 105, 106, 123, 124, 126, 127 and Block 143' in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the Agreement of Purchase and Sale or Lease for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasin manholes and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer."

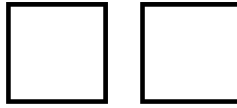
9. INITIAL CONSTRUCTION OF SERVICES AND BUILDING PERMITS**Proposed changes to the General Provisions are:**

9.1 The Owner, any subsequent owner and or their agents or assignee, covenants and agrees that no building permit will be applied for (other than any permit which may be required for the construction of the works and services hereinafter described) and no person shall be entitled to a building permit with respect to any Lot upon this Plan of subdivision until with regard to the services in respect thereof there exists a Certificate of Conditional Approval, except as hereinafter provided. If, in the opinion of the City Engineer, or upon certification by an independent registered Professional Engineer, Lots are serviced with:

- (a) storm sewer and storm private drain connection connected to an approved outlet;
- (b) sanitary sewer and sanitary private drain connection connected to an approved outlet;
- (c) approved water main and water service connection;
- (d) approved electrical connection;
- (e) curb and gutter;
- (f) catch basins and connections;
- (g) granular "B" access road;
- (h) permanent street signs; and
- (i) subdivision and Lot identification signs;

and provided that the Owner has complied with the City's "Subdivision and Development Agreement Security Policy" which may be in effect from time to time; and provided also that the Owner shall not then be in default under any term of this Agreement, the City may issue a Certificate of Conditional Approval in respect of such services, excepting only that any Lot not having been serviced with a water service connection from an abutting water main, will not delay the issuance of the said Certificate of Conditional Approval.

9.2 The Owner covenants and agrees, and undertakes to notify, in writing, any purchaser of a Lot on the said plan of subdivision from him that no bulding permit will be issued until works and services have been constructed and installed for the benefit of the Lot in respect of which a permit is sought, and no proceedings to compel the City or its officers or employees to issue any building permit shall be taken until the said works and services have been constructed and installed as aforesaid. The issuance of a building permit with respect to any particular Lots shall



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not be deemed an admission by the City that the services to such Lot have been satisfactorily completed. Notwithstanding the requirement for curb and gutter to be installed prior to the issuing of a building permit, the City, subject to all other conditions having been met, may issue a building permit or permits provided that the Owner shall certify that he has supplied in writing, to the builder or Owner of the property, all the necessary respective elevations and grades as shown on the approved Lot grading plan and street profile. Failure on the part of the Owner to notify, in writing, any purchaser from him, shall be deemed to be a default of the Owner under this Agreement. No occupancy of any building shall take place until there has been constructed within the street allowance adjacent to that building, the following:

- (a) a storm sewer and storm private drain connection connected to an approved outlet;

balance of clause remains unchanged.

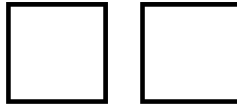
25.1 STANDARD REQUIREMENTS

Proposed changes to the General Provisions are

- (d)
 - viii. 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.

Add the following new Special Provisions to Section 25.1:

- (j) Prior to the issuance of any Certificate of Conditional Approval, 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 specification and satisfaction of the City.
- (k) Prior to assumption of this subdivision in whole or in part by the City, and as a condition of such assumption, the Owner shall pay to the City Treasurer the amounts as set out or as calculated by the City, or portions thereof as the City may from time to time determine:
- (i) For the removal of the temporary turning circles on Brayford Avenue inside this Plan, on Black Rail Terrace inside this Plan, and on Ironwood Road outside this Plan.
- (l) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall complete the following, to the satisfaction of the City, at no cost to the City:
 - i) Have his geotechnical engineer investigate and identify areas of the extent of existing organic fill and deleterious fill materials, on lots, blocks and streets in this Plan;
 - ii) Have his geotechnical engineer make recommendations on the proper removal and disposal of the said fill materials;
 - iii) Remove and dispose of the said fill materials under the supervision of his geotechnical engineer, in accordance with the recommendations of the geotechnical engineer and in compliance with provincial regulations;
 - iv) Replace the removed fill materials with suitable engineered fill, under the supervision of his geotechnical engineer and as recommended by his geotechnical engineer; and
 - v) Have his geotechnical engineer certify that the said fill materials have been properly removed and disposed of, and replaced with suitable engineered fill.



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- (m) 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 specification and satisfaction of the City, at no cost to the City.
- (n) Prior to the issuance of any Certificate of Conditional Approval, 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.
- (o) If this Plan of subdivision is developed prior to and not concurrently with the draft plan subdivision 39T-00519, then the Owner shall enter into a separate agreement with applicable security with the City for, but not limited to the following, all to the specification and satisfaction of the City, at no cost to the City:
- (i) design and construction of all necessary servicing infrastructure to provide outlets for sanitary;
 - (ii) automatic flushers and calculations for initial timer settings;
 - (iii) construct Wickerson Road to a secondary collector road standard northerly to the southerly limit of the portion of Wickerson Road that has already been reconstructed;
 - (iv) temporary turning facility for vehicles at the north limit of Brayford Avenue Ironwood Road;
 - (v) secondary construction access and interim access; and
 - (vi) all required easements;

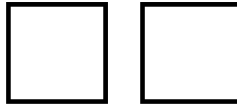
The Owner shall ensure any emergency access, if required, is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.

- (p) The Owner shall cooperate and coordinate this draft plan of subdivision with other land owners and developers in the area with respect to the provision of municipal services, to implement the approved servicing scheme for the overall area, all to the satisfaction of the City.
- (q) Prior to final approval, the Owner shall remove, or demolish any accessory structures that exist on the subject lands.
- (r) The following warning clause shall be included in all Agreements of Purchase and Sale or Lease for Lots 68 to 107, both inclusive:

“Purchasers/tenants are advised that despite the inclusion of noise control features in the developments and within the building units, sound levels due to the adjacent recreational activities within the London Ski Club may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”

- (s) The following warning clause shall be included in all Agreements of Purchase and Sale or Lease for Lots 68 to 107, both inclusive:

“The City of London assumes no responsibility for noise issues which may arise from existing or increased activities within the adjacent London Ski Club recreational facility as it relates to interior or exterior living areas within this development. The City of London will not be responsible for constructing any form of noise mitigation for this development.”



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25.2 CLAIMS

The anticipated reimbursements from the Fund are:

- (i) for the construction of eligible oversized storm sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$ 59,250;
- (ii) for the construction of eligible oversized sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$ 13,525;
- (iii) for the construction of eligible oversized watermains in conjunction with the Plan, subsidized at an estimated cost of which is \$ 40,425;
- (iv) for the construction of an eligible open space network in conjunction with the Plan, subsidized at an estimated cost of which is \$23,700.00 does not include HST; and
- (v) For engineering fees to design and construct the open space network connection estimated in the approved workplan and capped at an upset limit of \$9,207.00;

25.7 STORM WATER MANAGEMENT

Revise and include the highlighted:

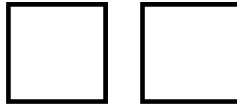
- (a)
 - i. The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study Update (DCSSU 2005) and any addendums/amendments;
 - ii. The accepted Municipal Class Environmental Assessment (EA) Schedule 'B' for Storm/Drainage and Stormwater Management (SWM) Servicing Works for Wickerson Road Development Area (2008) and any addendums/amendments;
 - iii. The approved Wickerson Functional Design Report for Storm/Drainage and SWMF S-B Servicing Works (AECOM, Aug 2014), that will be consistent with the recommendation of the Municipal Class EA and any applicable addendums/amendments; and
 - viii. The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual, as revised, and;

Replace 25.7 (b) with the following clause:

- (b) 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.

Add the following new Special Provisions:

- (h) The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just In Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Polices Covering Report.



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25.8 SANITARY AND STORM SEWERS

Revise 25.8 (c) to include the highlighted:

- (c) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the Dingman Creek Subwatershed, and connect them to the proposed 1200 mm diameter storm outlet on Black Rail Terrace, which outlets downstream to the Regional Wickerson Stormwater (SWM) Facility SWMF #S-B Located to the south and external to this Plan.

The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

Delete 25.8 (j) as it is not required.

Add the following new Special Provisions:

- (o) The Owner shall construct sanitary sewers to service the Lots and Blocks in this Plan and connect them to the sanitary sewage system being the proposed external 300mm trunk sanitary sewer located on Ironwood Road that is part of the adjacent Wickerson Woods Draft Plan of Subdivision (39T-00519) which ultimately outlets to the 250mm diameter sanitary sewer on Ski View Road. The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.
- (p) The Owner shall provide a connection to the 200 mm (8 inch) sanitary sewer on Brayford Avenue to service lands as part of the adjacent Wickerson Woods Draft Plan of Subdivision (39T-00519).
- (q) Prior to the construction of any works including, but not limited, to the construction of sanitary sewer(s), maintenance access/pedestrian pathway, retaining wall, the Owner shall have its Professional Engineer notify in writing The London Ski Club, owner the of 689 Griffin Street (Boler Mountain), all affected property owner(s) of Lots 44 through 62, both inclusive of this plan, abutting the proposed works to coordinate any works, in conjunction with this subdivision in accordance with the City's policy on "Guidelines for Notification to Public for Major Construction Projects".

25.9 WATER SERVICING

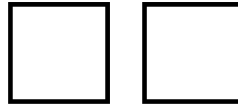
Remove 25.9 (c) and replace with the following:

- (c) The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's existing water supply system, being the 450mm (18inch) diameter and the interim 200mm (8inch) diameter watermain on Wickerson Road, and the 200mm (8inch) diameter watermain Brayford Avenue, Tibet Butler Boulevard, Black Rail Terrace and Ironwood Road, to the specifications of the City Engineer.

The Owner shall provide looping of the water main system, as required by and to the satisfaction of the City Engineer.

Add the following new Special Provisions:

- (h) The Owner shall construct a 450mm diameter watermain and an interim 200mm diameter watermain to extend the existing watermain on Wickerson Road to the south limit of this Plan of subdivision, to the satisfaction of the City. The Owner shall obtain authorization from the City prior to proceeding with the work.



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25.11 ROADWORKS

Revise and include the highlighted:

- (b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
- (i) a fully serviced road connection where Brayford Avenue in this Plan aligns with the existing street in Plan 39T-00519 and fully serviced secondary collector roads, being Wickerson Road, Tibet Butler Boulevard and Ironwood Road, including all underground services all related works as per the accepted engineering drawings;
 - (ii) construct 1.5m (5') concrete sidewalk across the frontages of the east boulevard of Wickerson Road on this Plan;
 - (iii) install street lighting along Wickerson Road abutting this subdivision, to the satisfaction of the City, at no cost to the City; and
 - (iv) construct a pedestrian walkway as shown on the approved engineering drawings, all to the satisfaction of the City.

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

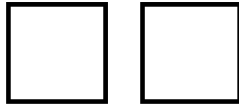
Balance of clause, remains status quo.

- (q)(iv) The Owner shall register against the title of all Lots and Blocks on Wickerson Road, Tibet Butler Boulevard and Ironwood Road in this Plan, and shall include in the Agreement of Purchase and Sale or Lease for the transfer of each of the said Lots and Blocks, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including traffic calming circles, raised intersections, splitter islands and speeds cushions, to be installed as traffic control devices, to the satisfaction of the City Engineer.

Add the following new Special Provisions:

- (r) The Owner shall construct a temporary turning circle at the south limits of Brayford Avenue, Black Rail Terrace and Ironwood Road, to the satisfaction of the City Engineer and at no cost to the City.

If the Owner requests the City to assume Brayford Avenue, Black Rail Terrace and Ironwood Road, all as shown on this Plan of Subdivision, prior to their extension to the south, the Owner shall pay to the city at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the temporary turning circle at south limits of Brayford Avenue, Black Rail Terrace and Ironwood Road and completing the curb and gutter, asphalt pavement, Granular 'A', Granular 'B', sodding of the boulevard, 1.5 metre concrete sidewalks on both sides, and restoring adjacent lands, the relocation of any driveways, including legal fees for releasing easements and/or transferring blocks, all to the specifications of the City. The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.



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When the lands abutting this Plan of Subdivision develop and the temporary turning circle is removed, the City will quit claim the easements which were used for temporary turning circle purposes which are no longer required at no cost to the City.

- (s) Barricades are to be maintained at the south limits of Brayford Avenue, Black Rail Terrace and Ironwood Road until otherwise directed by the City.

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

- (t) The Owner shall remove the temporary turning circle on Brayford Avenue and Ironwood Road, in Plan 39T-00519 to the North of this Plan, and complete the construction of Brayford Avenue and Ironwood Road in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

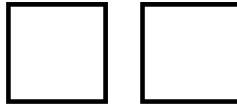
If funds have been provided to the City by the Owner of Plan 39T-00519 for the removal of the temporary turning circle and the construction of this section of Brayford Avenue and Ironwood Road and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

In the event that Brayford Avenue and Ironwood Road in Plan 39T-00519 is constructed as a fully serviced road by the Owner of Plan 39T-00519, then the Owner shall be relieved of this obligation.

- (u) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Wickerson Road via Tibet Butler Boulevard.
- (v) The Owner shall construct Wickerson Road, adjacent to this Plan, to secondary collector road standards, all to the satisfaction of the City. This reconstruction should ensure that there is adequate decision sight distance on Wickerson Road to accommodate any temporary access required to service the proposed development, all to the satisfaction of the City. The Owner shall be responsible for the entire cost of a full serviced road, including the construction of a major supply watermain where this subdivision abut Wickerson Road, all at no cost to the City.

If this Plan of subdivision is developed prior to the draft plan of subdivision 39T-00519, then the Owner shall reconstruct Wickerson Road to secondary collector road standards from the south property line, northerly to the southerly limit of the portion of Wickerson Road that has already been reconstructed to the satisfaction of the City, all at no cost to the City.

- (w) 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 Wickerson Road in this Plan, to accommodate the proposed works and services within 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, at no cost to the City.
- (x) Prior to any encroachment within the existing Union Gas pipeline easement the Owner's Professional Engineer shall obtain a crossing agreement with Union Gas, all at no cost to the City and to the satisfaction of the City Engineer.



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25.12 PARKS

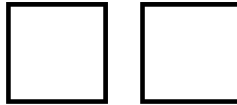
amend

- (a) Within one (1) year of registration of this Plan or otherwise approved by the City, the Owner shall grade, service and seed all Park Blocks and Open Space Blocks, transferred to the City as part of the parkland dedication requirements, in conformity with approved engineering plans and to the satisfaction of the City Planner.

Within (1) year of registration of this Plan, the Owner shall have its consultant provide a certificate that identifies that the Block has been rough graded as per the approved plan and receive City approval of rough grades prior to topsoil installation.

Add the following:

- (d) Within one (1) year of registration of this Plan, the Owner shall construct the multi-use pathway within Park Block 146 in conformity with approved engineering plans and to the satisfaction of the City Planner.
- (e) The Owner shall implement the requirements of the approved Tree Preservation Report (May 2014) and approved engineering drawings during all phases of construction. The Owner shall provide monthly status reports to the Manager of Parks Planning and Design ensuring the appropriate measures are in place and functioning, prior to and during work on the site.



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SCHEDULE “C”

This is Schedule “C” to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and Wickerson Hills Development Inc. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Ironwood Road and Tibet Butler Boulevard shall have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2’) with a minimum road allowance of 21.5 metres (70’).
- Brayford Avenue and Black Rail Terrace shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2’) with a minimum road allowance of 20.0 metres (66’).

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of Ironwood Road and Tibet Butler Boulevard.

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

- (i) Brayford Avenue (west boulevard);
- (ii) Black Rail Terrace (outside boulevard); and
- (iii) Wickerson Road (east boulevard);

Pedestrian Walkways

City of London standard 3.0m wide pedestrian walkway shall be constructed on Block 147 of this Plan.

SCHEDULE “D”

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and Wickerson Hills Development Inc. to which it is attached and forms a part.

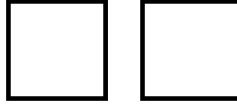
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Block 150 to 155, both inclusive
Road Widening (Dedicated on face of plan):	Block 148 and Block 149
Walkways:	Block 147
5% Parkland Dedication:	Block 146
Stormwater Management:	NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	NIL
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SCHEDULE “E”

This is Schedule “E” to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and Wickerson Hills Development Inc. to which it is attached and forms a part.

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

CASH PORTION:	\$ 655,348
BALANCE PORTION:	\$ <u>3,713,641</u>
TOTAL SECURITY REQUIRED	\$ 4,368,989

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

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

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

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

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

SCHEDULE “F”

This is Schedule “F” to the Subdivision Agreement dated this _____ day of _____, 2015, between The Corporation of the City of London and Wickerson Hills Development Inc. to which it is attached and forms a part.

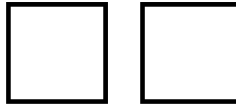
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external easements as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all easements within this Plan to the City.

Multi-Purpose Easements:

No multi-purpose easements are required by the City for this Plan.

Road Easements:

No road easements are required by the City for this Plan.



File Number: 39T-08507

Schedule "B"

Agenda Item # Page #

Wickerson Hills Subdivision, Phase 1 - Wickerson Hills Development Inc.
Subdivision Agreement
39T-08507

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF ^{Note 4, 5} - Storm sewer oversized - 237m of 1200mm (DC14-MS01001) - Sanitary sewer oversized - 541m of 300mm (DC14-WW02001) - Watermain oversized - 165m of 450mm (DC14-WD01001) - Open space network (DC14-PR00067) - Engineering fees for the open space network (DC14-PR00067)	\$59,250 \$13,525 \$40,425 \$23,700 \$9,207
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRF ^{Note 6} - Wickerson SB SWMF (DC14-MS00041)	\$3,227,000
Total	\$3,373,107
Estimated Total DC Revenues ^(Note 2)	Estimated Revenue
CSRF	\$3,664,168
UWRF	\$329,298
TOTAL	\$3,993,466

- 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.
- 4 New requirements of developer constructed works were incorporated into the 2014 DC By-law. The developer led construction work above will require a work plan to be provided and approved by the City. The work plan should include summary of work completed and costs incurred prior to the passage of the 2014 DC study, as well as estimated costs of all Engineering and construction of the works in question.
- 5 Oversizing costs identified are based on preliminary estimates through the design study phase. The various pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process.
- 6 Wickerson SB SWMF construction and design will be led and constructed by the City and is a required component of the Wickerson Woods 39T-00519 abutting this development. This budget item includes the value of land purchased from the host property owners under a separate by-law. Sources of Financing for this project will be brought forward by EES as part of engineering and construction awards as the work proceeds.

Reviewed by:

Dec 4, 2015
Date


Peter Christiaans
Director, Development Finance



File Number: 39T-08507

Schedule "C"

SOURCE OF FINANCING

#15172
December 1, 2015

Chair and Members
Planning & Environment Committee

RE: Wickerson Hills Subdivision, Phase 1, Wickerson Hills Development Inc.
Subdivision Agreement - 39T-08508
 (Subledger WW150010, Type "C")
Capital Project ES5429 - Storm Sewer Internal Oversizing - DC14-MS01001
Capital Project ES5145 - Sanitary Sewer Internal Oversizing - DC14-WW02001
Capital Project EW3818 - Watermain Internal Oversizing - DC14-WD01001
Capital Project PD2042 - New Major Open Space Network - DC14-PR00067

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

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

<u>SUMMARY OF ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed to Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
ES5429-Storm Sewer Internal Oversizing				
Construction	\$2,298,820		\$60,293	\$2,238,527
ES5145-Sanitary Sewer Internal Oversizing				
Construction	178,650	3,308	13,763	161,579
EW3818-Watermain Internal Oversizing				
Construction	250,000	37,646	41,136	171,218
PD2042-New Major Open Space Network				
Engineering	40,000	26,887	9,369	3,744
Construction	451,500	419,896	24,117	7,487
	491,500	446,783	33,486	11,231
NET ESTIMATED EXPENDITURES	\$3,218,970	\$487,737	\$148,678 1)	\$2,582,555

SUMMARY OF FINANCING:

ES5429-Storm Sewer Internal Oversizing				
Drawdown from Sewage Works Reserve Fund	\$25,300		\$664	\$24,636
Drawdown from City Services - Major SWM Reserve Fund (Development Charges)	2) 2,273,520		59,629	2,213,891
	2,298,820	0	60,293	2,238,527
ES5145-Sanitary Sewer Internal Oversizing				
Drawdown from Industrial Oversizing-Sewer R.F.	12,200	226	940	11,034
Drawdown from City Services - Sewer Reserve Fund (Development Charges)	2) 166,450	3,082	12,823	150,545
	178,650	3,308	13,763	161,579
EW3818-Watermain Internal Oversizing				
Drawdown from Industrial Oversizing-Water R.F.	1,700	256	280	1,164
Drawdown from City Services - Water Reserve Fund (Development Charges)	2) 248,300	37,390	40,856	170,054
	250,000	37,646	41,136	171,218
PD2042-New Major Open Space Network				
Debtenture By-Law No. W.-2044-80	210,600	191,391	14,332	4,877
Drawdown from City Services - Parks & Rec Reserve Fund (Development Charges)	2) 280,900	255,392	19,154	6,354
	491,500	446,783	33,486	11,231
TOTAL FINANCING	\$3,218,970	\$487,737	\$148,678	\$2,582,555

1) **FINANCIAL NOTE:**

	<u>Construction</u>			
	<u>ES5429</u>	<u>ES5145</u>	<u>EW3818</u>	<u>PD2042</u>
Contract Price	\$59,250	\$13,525	\$40,425	\$23,700
Add: HST @13%	7,703	1,758	5,255	3,081
Total Contract Price Including Taxes	66,953	15,283	45,680	26,781
Less: HST Rebate	6,660	1,520	4,544	2,664
Net Contract Price	\$60,293	\$13,763	\$41,136	\$24,117

FINANCIAL NOTE:

	<u>Engineering PD2042</u>	<u>TOTAL</u>
Contract Price	\$9,207	\$146,107
Add: HST @13%	1,197	18,994
Total Contract Price Including Taxes	10,404	165,101
Less: HST Rebate	1,035	16,423
Net Contract Price	\$9,369	\$148,678

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

EH

Alan Dunbar
Manager of Financial Planning & Policy