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39T-04510/Z-8521
C. Smith

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 1284 AND 1388 SUNNINGDALE ROAD WEST DRAFT APPROVED PLAN 39T-04510 AUBURN DEVELOPMENT INC. PUBLIC PARTICIPAITON MEETING ON MARCH 7, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner - Development Planning, the following action be taken with respect to the request from Auburn Development Inc. relating to the property located at 1284 and 1388 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 Auburn Development Inc., File No. 39T-04510, prepared by Stantec Consulting Limited (dated April 28, 2015), as revised which shows a total of thirty (30) single detached residential blocks, five (5) multi-family residential blocks, five (5) park blocks, one (1) walkway block and two (2) 0.3m reserve blocks served by two (2) new collector roads and eleven (11) new local streets **SUBJECT TO** the conditions contained in the attached Appendix "39T-04510";
- b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 22, 2016 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 R6 Special Provision (h*h-54*h-71*h*95*h-100*R6-4(5)) Zone that permits cluster single, semi, and duplex forms of residential units with a maximum density of 30 units per hectare and a maximum height of 10.5 metres **TO** a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres and a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone to permit cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres;
 - **FROM** a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone that permits cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum

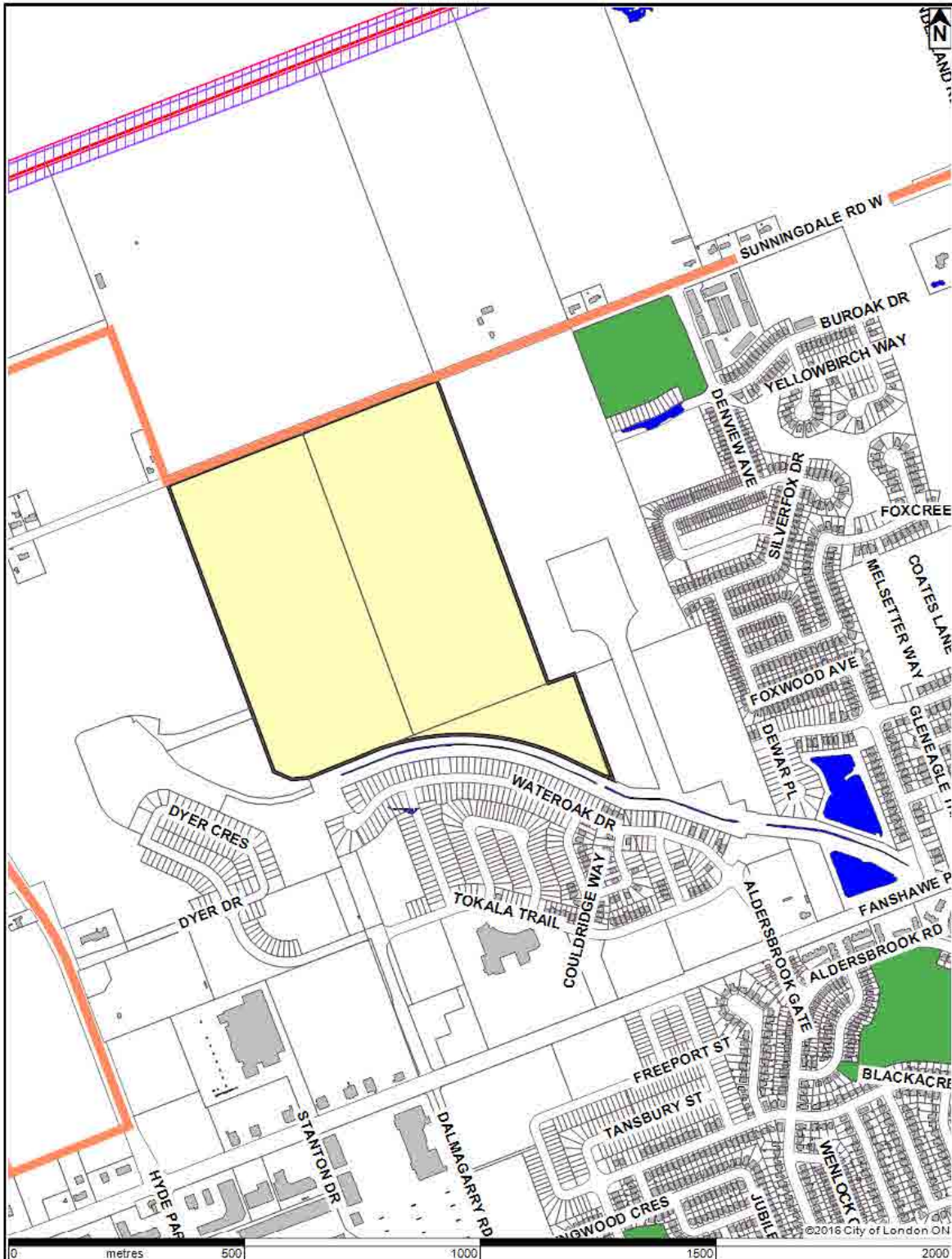
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density of 75 units per hectare and maximum height of 15 metres **TO** a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres;

- **FROM** a Holding Residential R1/ Residential R4 (h*h-100*R1-13/R4-3) Zone which permits single detached dwellings with minimum lot frontage of 9 metres and minimum lot area of 270 square metres and street townhouses with a minimum lot frontage of 5.5 metres per unit and a lot area of 200 square metres per unit **TO** a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres;
 - **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres **TO** a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
 - **FROM** a Holding Residential R1 (h*h-100*R1-4) Zone which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres **TO** a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
 - **FROM** a Holding Residential R1 (h*h-100*R1-4) Zone which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres **TO** a Holding Residential R1 (R1-5) Zone which permits single detached dwellings with a minimum of lot frontage of 12 metres and minimum lot area of 415 square metres;
 - **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres **TO** an Open Space (OS1) Zone that permits conservation lands and recreational uses including associated buildings;
 - **FROM** a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-4) Zone **TO** an Open Space (OS1) Zone; and
 - **FROM** an Open Space (OS5) Zone that permits conservation lands and passive recreation uses **TO** an Open Space (OS1) Zone that permits conservation lands and passive recreational uses and a neighbourhood park in a location as determined through an accepted Tree Preservation Study.
- c) the applicant **BE ADVISED** that the Director of Development Finance has projected the following claims and revenues information attached as Appendix "B".

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LOCATION MAP

Subject Site: 1284 and 1388 Sunningdale Road West
 Applicant: Auburn Developments Inc.
 File Number: 39T-04510
 Planner: Craig Smith
 Created By: James Scott
 Date: 2016-01-21
 Scale: 1:10100

LEGEND

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



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PREVIOUS REPORTS PERTINENT TO THIS MATTER

July 2009 - 39T-04510/Z-6717/O-7644 - Report to Planning Committee on Draft Plan and Associated Official Plan and Zoning By-law amendments

September 2012 - Draft Approval Extension Report to Planning Committee

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 October 14, 2009; and to amend the zoning to allow for the lands to be developed with thirty (30) single detached residential blocks, five (5) multi-family residential blocks, five (5) park blocks, one (1) walkway block and two (2) 0.3m reserve blocks served by two (2) new collector roads and eleven (11) new local streets.

BACKGROUND

The application for Draft Plan of Subdivision Approval was originally accepted on November 17, 2004. After a number of modified versions of the plan it was approved by the Approval Authority on October 14, 2009. The owner requested a three (3) year extension of draft approval in January 2012. Draft approval was extended to October 14, 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 subdivision hinges on completion of the required stormwater management facility located on the adjacent lands. Construction of this project by the City is scheduled to commence spring 2016. As a result, the Owner is requesting a further three year extension and a revision to internal roads to allow for more connectivity.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Development Services / Engineering

Zoning By-law Amendment: Development Services and EESD divisions have no objection to the proposed Zoning By-law Amendment for the proposed revised draft plan of subdivision subject to the following:

1. 'h' holding provision is implemented with respect to servicing, including sanitary, stormwater and water, to the satisfaction of the City Engineer and the entering of a subdivision agreement. The 'h' holding provision should not be removed until the regional stormwater management pond and sanitary sewer outlet is constructed and operational.
2. 'h-100' holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the City Engineer.

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Required Revisions to the Draft Plan: Revisions are required to the draft plan as follows:

- i) Provide 0.3 metre reserves at the limits of all dead-end streets
- ii) Identify all radii
- iii) Show updated road/block patterns as shown on Draft Plans 39T-05511 and 39T-05512
- iv) Provide/Identify any new walkway connections, if necessary (eg. from Street 'L' to 39T-05511, connection to 39T-11503)
- v) Identify Registered Plans to the south of west of the Heard Drain (eg. M-655, M-676 and M-685)
- vi) All roads shown in this plan are to align with joining roads outside this plan. Revise if necessary.

Please note that there will be increased operating and maintenance costs for works being assumed by the City.

Staff Response: Conditions to support the Engineering comments have been added to the draft plan and addressed through specific holding provisions attached to the zoning.

Upper Thames River Conservation Authority

Rezoning: The UTRCA recommends that the OS5 zoning on Block 36 (previously Block 34) be maintained to protect the significant woodland.

Plan of Subdivision: The UTRCA offers the following condition of draft plan approval – That the applicant obtain the necessary approvals made pursuant to Section 28 of the Conservation Authorities Act from the Upper Thames River Conservation Authority prior to undertaking any site alteration or development within the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

Staff Response: The OS5 Zone is to be applied to Natural Heritage features. The wooded area is not deemed to be significant and as a result the OS1 zoning by-law is being recommended. The requirement for a Section 28 permit is included as a condition of Draft Approval.

City of London Environmental Parks Planning

- EPP is in general support of the new design including the re-configuration of the neighbourhood park block, the realignment of Street A, the multi-use pathway corridor from the park to the Heard Drain and the improved connectivity with the re-alignment of the streets.
- The Park Block should be zoned with an Open Space OS1 Zone to permit a neighbourhood park. It is anticipated that a small southern portion of the block would be utilized for a unique neighbourhood park and the balance maintained as a well treed area with a multi-use pathway linking lands to the north appropriately aligned to protect the existing trees with the assistance of a tree preservation study. As part of the design studies the owner will be required to prepare a conceptual plan for the park and pathway alignment, based on a walk with the City and the tree preservation study for the park block.

It is recognized that an Open Space OS5 zone was applied to the park block in 2009 as a means to protect the trees from removal. However, the City of London will be acquiring the woodlot as partial satisfaction of the required parkland dedication for this development. By virtue of ownership, the City will be able to protect and manage the trees that are to remain.

Zoning By-law Z.-1 clearly indicates the Open Space OS5 Zone applies to important natural features and functions that have been recognized by Council as being of City-

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wide or regional significance and identified as components of the Natural Heritage System on Schedule "B-1" of the Official Plan and regulated by policies in Section 15.3 of the Official Plan. These include Environmentally Significant Areas; Significant Woodlands; Locally Significant Wetlands; Significant Wildlife Habitat; Habitat of Vulnerable Species; River, Stream and Ravine corridors; Upland Corridors; and Fish Habitat and Naturalization Areas.

In 1999, the Ontario Municipal Board deemed the park block and the surrounding 10 hectare woodlot not to be environmentally significant and applied a low density residential designation to the lands. As part of the subdivision review process, staff protected a small portion of the treed area as Block 34 with the understanding that the south portion of the block would be developed with a neighbourhood park.

In isolation, the small retained treed area has limited ecological significance and does not meet the intent of an Open Space OS5 zone. As noted, the OS5 zone is to be applied to environmentally significant areas; significant woodlands; significant wetlands; significant wildlife habitat; habitat of vulnerable species; river, stream and ravine corridors; and upland corridors.

- Appropriate roadway and park treatments will be required at the intersection of the multi-use pathway corridor and Streets F, D and I. A condition will be included in the draft approval requiring these interfaces to be conceptual designed at the design studies stage.
- To improve pedestrian connectivity, consideration should be given to straighten out Street J to better connect with Street F.

Staff Response: The plan has been redlined and proposed draft plan conditions address these comments.

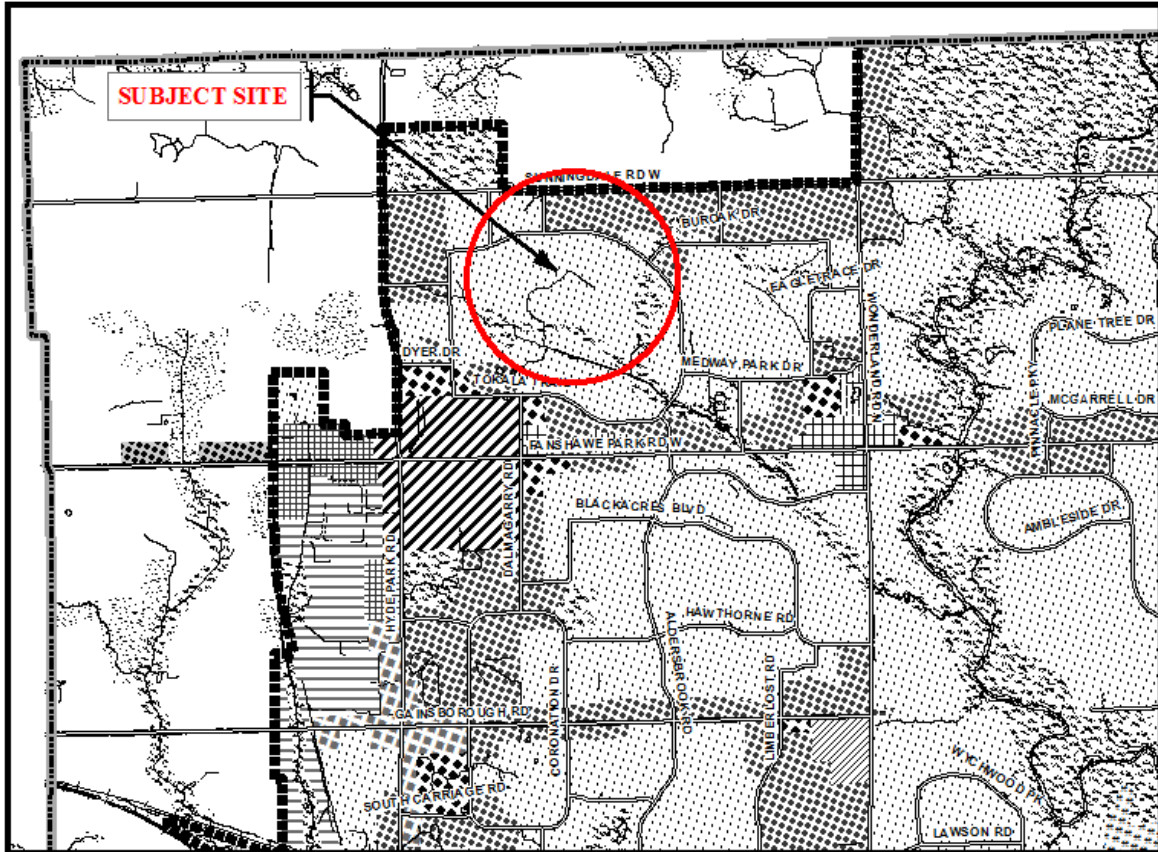
City of London Urban Design

- Include further street connections in order to improve connectivity throughout the proposed neighbourhood. See attached revised concept for proposed street connections.
- Ensure the medium density blocks located along the Sunningdale Rd frontage, flanking the entrance into the neighbourhood are of sufficient size to allow for buildings to be oriented towards all street frontages (Sunningdale Rd, Street A, and Street C [Buroak Drive]). Any buildings proposed along Street A where it intersects with Sunningdale Rd should be designed as gateway features into the community as such their architecture should reflect their importance.
- Ensure that all corner lots (flanking two streets or a street and a park block) include design features, such as but not limited to porches, front doors, windows or other architectural elements that provide for street/park(where applicable) oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior side yard road/park(where applicable) frontage. See attached revised concept for identified corner lot locations.
- Include raised intersections at all "T" intersections adjacent to the large park block(2.603 ha) as well as on streets F, D, and I where the park corridors meet the street in order to promote safe crossing points for pedestrians using the parks and trails. See attached revised concept for proposed raised intersection locations.

Staff Response: The plan has been redlined and proposed draft plan conditions address these comments.

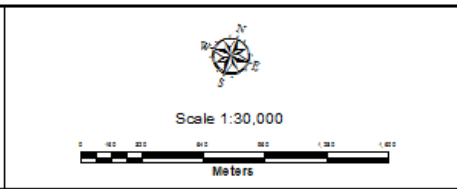
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Legend			
	Downtown		Office/Residential
	Wonderland Road Community Enterprise Corridor		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional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

CITY OF LONDON
 Department of
 Planning and Development
OFFICIAL PLAN SCHEDULE A
 - LAND USE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-04510 / Z-8521
 PLANNER: CS
 TECHNICIAN: JTS
 DATE: January 18, 2016

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\excerpts\mxd_templates\scheduleA_b&w_8x11_with_SWAP.mxd

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PUBLIC LIAISON:	On August 26, 2015 Notice of Application was sent to 23 property owners in the surrounding area. Notice of Application was also published in The Londoner on September 3, 2015.	No replies were received.
Nature of Liaison:		
<p>Consideration of a revised Plan of subdivision containing:</p> <ul style="list-style-type: none"> • 30 low density residential blocks (approximately 490 single detached dwelling units); • Five (5) medium density residential blocks (approximately 475 cluster singles/semi-detached/townhouse/stacked townhouse or low rise apartment units); and • Five (5) park blocks, 2 walkway block, 4 road reserves/road widening blocks, served by two new secondary collector roads (Street A and B (extension of Buroak Drive)) and 10 local streets. <p>The revised application includes the reconfiguration of residential blocks, park blocks and roads.</p>		
Responses:		
<ul style="list-style-type: none"> • None 		

ANALYSIS

By letter dated April 29, 2015 the property owner requested draft approval extension for a further three (3) years. The request was circulated on August 26, 2015 which includes revision to the draft plan to change the road patterns. Zoning By-law amendments are required to match the proposed revised road patterns and blocks.

Existing Draft Plan- 2009

KEY PLAN

LEGEND

- PLANNING
- SUBDIVISION BOUNDARY
- CONTROLS

REVISED
39T-04510
RECEIVED BY
MAY 04 2009
CITY OF LONDON
PLANNING DIVISION

Stantec Consulting Ltd.
171 Spadina Avenue
London, ON Canada
N6A 5R6
Tel: 519.465.8075
www.stantec.com

**KENT SUBDIVISION
DRAFT PLAN
OF SUBDIVISION**

FILE OF L.C. 23
CONCESSION OF LONDON
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT AND 2009 PLAN
C. ACCORDING TO LAND USE SCHEDULE
D. AS SHOWN ON DRAFT AND 2009 PLAN
E. AS SHOWN ON DRAFT AND 2009 PLAN
F. AS SHOWN ON DRAFT AND 2009 PLAN
G. AS SHOWN ON DRAFT AND 2009 PLAN
H. AS SHOWN ON DRAFT AND 2009 PLAN
I. AS SHOWN ON DRAFT AND 2009 PLAN
J. AS SHOWN ON DRAFT AND 2009 PLAN
K. AS SHOWN ON DRAFT AND 2009 PLAN
L. AS SHOWN ON DRAFT AND 2009 PLAN
M. AS SHOWN ON DRAFT AND 2009 PLAN
N. AS SHOWN ON DRAFT AND 2009 PLAN
O. AS SHOWN ON DRAFT AND 2009 PLAN
P. AS SHOWN ON DRAFT AND 2009 PLAN
Q. AS SHOWN ON DRAFT AND 2009 PLAN
R. AS SHOWN ON DRAFT AND 2009 PLAN
S. AS SHOWN ON DRAFT AND 2009 PLAN
T. AS SHOWN ON DRAFT AND 2009 PLAN
U. AS SHOWN ON DRAFT AND 2009 PLAN
V. AS SHOWN ON DRAFT AND 2009 PLAN
W. AS SHOWN ON DRAFT AND 2009 PLAN
X. AS SHOWN ON DRAFT AND 2009 PLAN
Y. AS SHOWN ON DRAFT AND 2009 PLAN
Z. AS SHOWN ON DRAFT AND 2009 PLAN

SCHEDULE OF LAND USE

LAND USE	BLK	ACRES	AREA
SINGLE FAMILY RESIDENTIAL	BLK001	1 TO 30	21,947
MEDIUM DENSITY	BLK002	31 TO 32	1,511
LOW DENSITY	BLK003	33 TO 38	2,824
ROAD RESERVE	BLK004	39 TO 42	2,112
ROAD RESERVE	BLK005	43 TO 48	2,428
ROAD RESERVE	BLK006	49 TO 50	1,022
TOTAL			44,852

OWNERS AUTHORIZATION

I, the undersigned, being the owner of the above described land, do hereby authorize the preparation of the above described plan and the execution of the same.

[Signature] March 31/09

SURVEYORS CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly qualified and licensed surveyor.

[Signature] March 31, 2009

Classification
AUBURN DEVELOPMENTS INC.
KENT SUBDIVISION
London ON Canada

Auburn Developments

DRAFT PLAN OF SUBDIVISION
39T-04510

Project No. 1674-03100
Scale: 1:500
Drawing No. DP-2
Sheet 1 of 1

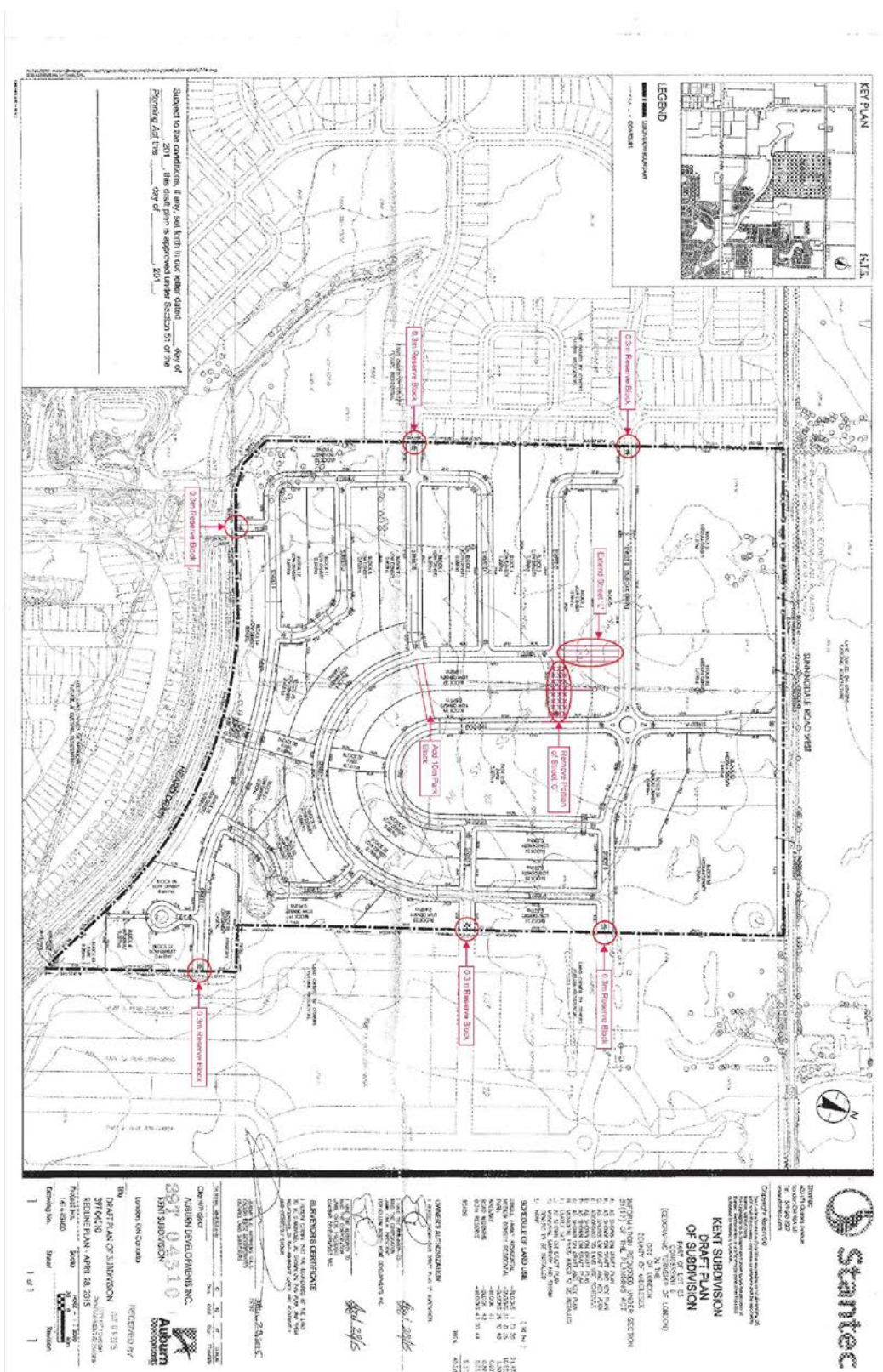
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The proposed revision will allow for the realignment of the road network and includes the creation of a park “corridor” that will connect the centralized neighbourhood park to the Heard Drain. A pedestrian bridge is proposed to be constructed over the Heard Drain that will provide a connection to the lands to the south.

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

Proposed Revised Draft Plan



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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 revisions 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-04510”. If granted, the new draft approval lapse date would be October 14, 2018.

Official Plan Policies

Low Density

The Low Density Residential designation which applies to the majority of these lands permits low-rise, low density housing forms including single detached, semi-detached and duplex dwellings(at a maximum density of 30 units per hectare) as the main permitted uses. The proposed zoning amendment is consistent with the existing approved uses and complies with Low Density Residential policies of the Official Plan.

Multi-Family Medium Density Residential

The Multi-Family Medium Density Residential designation which applies to the northeast portion of this parcel permits multiple-unit residential developments having a low rise profile, with a maximum density of 75 units per hectare (uph). Uses may include row houses, cluster houses, low-rise apartment buildings and certain specialized residential facilities such as small scale nursing homes. Low density residential uses (see above) may also be considered within this land use designation.

The Official Plan discourages the use of noise walls along arterial roads and the Fox Hollow Community Plan requires that residential development be oriented towards Sunningdale Road West. The proposed revision and zoning is consistent with the existing approved uses. The proposed holding provision is to ensure that noise walls are discouraged and that the development is oriented to Sunningdale Road West and the collector street “Street A”. The proposed revision and zoning amendments comply with the Low Density and Multi-Family Medium Density Residential policies of the Official Plan.

Fox Hollow Community Plan,

The Fox Hollow Community Plan, was adopted by Council pursuant to Section 19.2.1. of the Official Plan as a guideline document for the review of planning and development applications, for the planning of public facilities and services, and as the basis for amendments to the Official Plan and Zoning By-law and guide for subdivisions within the Fox Hollow Community. The goals for the Fox Hollow Community Plan, which was adopted by Council in March 1999, are:

- to provide an appropriate mix of housing types and to allow for choice in housing.
- to provide the required community facilities, (ie: parks, schools, passive recreational facilities, etc.) for future residents.
- to provide appropriate linkages with adjacent existing and planned communities.
- to facilitate the efficient movement of vehicular traffic (including public transit) and pedestrian traffic (ie: trails and walkways) within the community, and
- to ensure adequate access to and utilization of community-wide public facilities.

The adopted Community Plan provided direction for the locations for: school sites; storm water management sites; the collector road system; a district park and neighbourhood parks, and; for the open space designation.

In addition, the plan recommended the following Community Plan Policies (relevant to this draft plan):

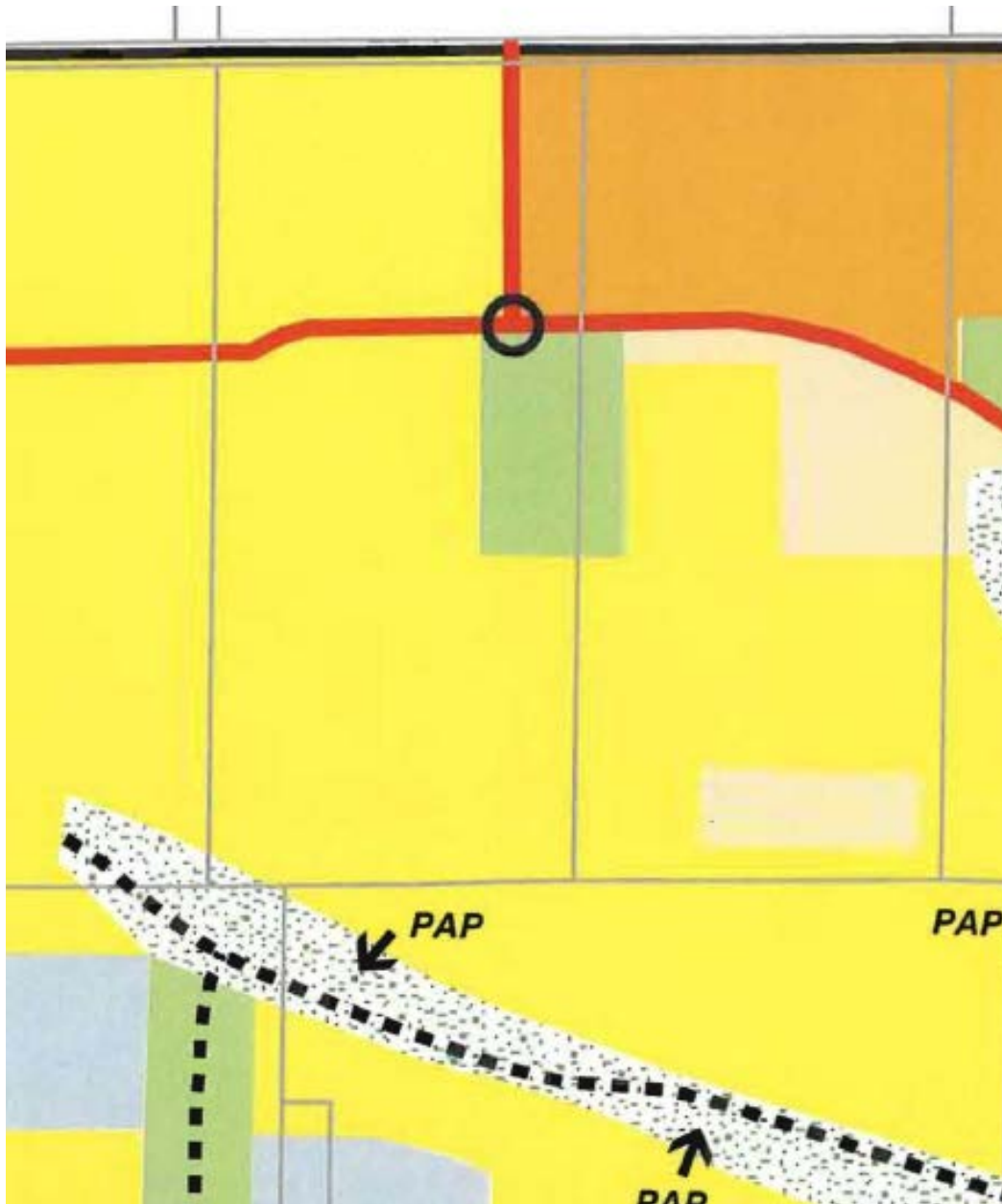
- The Fox Hollow Community Plan is based on a network of pedestrian and trail linkages connecting the area with the planned Sunningdale Community to the

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east, the existing White Hills community to the south and areas to the west and north of the community planning area. The preferred location is to provide these linkages in the designated open space and parkland areas.

Excerpt: Fox Hollow Community Plan



The proposed revised draft plan proposes a road network that has more connectivity than the current draft approved plan. The proposed road network provides a window street along all sides of the City Park Block. The entrance collector street from Sunningdale Road West to Buroak Drive has been realigned with the west leg of the Park Block's window street. The revised plan proposes a park "corridor" that links the City's Park Block with the Heard Drain. The park corridor will provide for pedestrian links to pedestrian path systems along the drain and to the lands to the south. The proposed revised plan and zoning amendment is consistent with the existing approved uses and complies with the Fox Hollow Community Plan.

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Zoning By-law Amendment

Proposed Zoning Open Space

- **FROM** a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-4) Zone **TO** an Open Space (OS1) Zone; and
- **FROM** an Open Space (OS5) Zone that permits conservation lands and passive recreation uses **TO** an Open Space (OS1) Zone that permits conservation lands and passive recreational uses and a neighbourhood park in a location as determined through an accepted Tree Preservation Study

The Ontario Municipal Board in its decision of August 30, 1999 identified that the park block and wooded areas within this draft plan were not significant woodland. The OMB decision designated the majority of the lands including the existing wooded area in this subdivision as Low Density Residential. A tree preservation report will be required as a condition of draft approval to ensure that as much tree canopy as possible is retained and preserved through dedication of this block to the City

The Open Space (OS) Zone is a two-tier zone. The OS1, OS2 and OS3 Zone variations are intended to be applied to areas located outside of conservation lands (hazard lands, floodplain and steep slopes) and areas which are not environmentally significant. The OS1 Zone variation is typically applied to City and private parks with no or few structures.

The OS5 Zone variation applies to important natural features and functions that have been recognized by Council as being of City-wide or regional significance and identified as components of the Natural Heritage System on Schedule "B" of the Official Plan and regulated by policies in Section 15.3 of the Official Plan. These include Environmentally Significant Areas; Significant Woodlands; Locally Significant Wetlands; Significant Wildlife Habitat; Habitat of Vulnerable Species; River Stream and Ravine corridors; Upland Corridors; and Fish Habitat and Naturalization Areas

The applicant has requested that the existing Open Space (OS5) Zone currently applied to the City park block be amended to Open Space (OS1). The City's Environment and Parks Planning Department states: *In isolation, the small retained treed area has limited ecological significance and does not meet the intent of an Open Space OS5 zone. As noted, the OS5 zone is to be applied to environmentally significant areas; significant woodlands; significant wetlands; significant wildlife habitat; habitat of vulnerable species; river, stream and ravine corridors; and upland corridors.*

The proposed park block is to be dedicated to the City. A condition of Draft approval requires that a Tree Preservation Report be completed and that the Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within the park block and shall be completed in accordance with the current City of London Guidelines. The proposed Open Space (OS1) Zone will allow for a park that is compatible with surrounding land uses and will not negatively impact the proposed development on present and future land uses in the area.

Proposed Zoning Multi Family Blocks

- **FROM** a Holding Residential R6 Special Provision (h*h-54*h-71*h*95*h-100*R6-4(5)) Zone that permits cluster single, semi, and duplex forms of residential units with a maximum density of 30 units per hectare and a maximum height of 10.5 metres **TO** a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres and a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-

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5/R7*H15*D75/R8*H15*D75) Zone to permit cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres;

- **FROM** a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone that permits cluster residential uses and includes apartments, senior apartments and continuum of care facilities with a maximum density of 75 units per hectare and maximum height of 15 metres **TO** a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone which permits cluster single, semi, duplex, townhouse and apartment forms of residential units with a maximum density of 35 units per hectare and a maximum height of 12 metres;

The proposed Zones will allow for development that is compatible with the zoning of surrounding lands and will not negatively impact future land uses in the area.

Proposed Zoning Low Density Blocks

- **FROM** a Holding Residential R1/ Residential R4 (h*h-100*R1-13/R4-3) Zone which permits single detached dwellings with minimum lot frontage of 9 metres and minimum lot area of 270 square metres and street townhouses with a minimum lot frontage of 5.5 metres per unit and a lot area of 200 square metres per unit **TO** a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres;
- **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres **TO** a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
- **FROM** a Holding Residential R1 (h*h-100*R1-4) Zone which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres **TO** a Holding Residential R1 (h*h-100*R1-3) Zone which permits single detached dwellings with a minimum of lot frontage of 10 metres and minimum lot area of 300 square metres;
- **FROM** a Holding Residential R1 (h*h-100*R1-4) Zone which permits single detached dwellings with minimum lot frontage of 12 metres and minimum lot area of 360 square metres **TO** a Holding Residential R1 (R1-5) Zone which permits single detached dwellings with a minimum of lot frontage of 12 metres and minimum lot area of 415 square metres;
- **FROM** a Holding Residential R1 Special Provision (h*h-100*R1-3 (8) Zone which permits single detached dwellings with minimum lot frontage of 11 metres and minimum lot area of 300 square metres **TO** an Open Space (OS1) Zone that permits conservation lands and recreational uses including associated buildings;
- **FROM** a Holding Residential R1 (h*h-100*R1-3) Zone and a Holding Residential R1 (h*h-100*R1-4) Zone **TO** an Open Space (OS1) Zone;

The proposed Zones will allow for development that is compatible with the zoning of surrounding lands and will not negatively impact future land uses in the area.

Holding Provisions

To ensure for the orderly development of lands the following holding provisions are included in the proposed zoning amendment.

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h-Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

The h- Holding provision is appropriate to be included on all of the residential and open space zoned lands to ensure for the orderly development of lands, that sufficient security is deposited and a development agreement is entered into with the City prior to development.

h-54 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 h-54 Holding provision is appropriate to be included on all the multifamily residential blocks abutting Sunningdale Raod to ensure that the noise mitigation measures as required in the submitted noise report are implemented prior to development

h-71 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 removal of the “h-71” symbol

h-95 Purpose: To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified Urban design issues.

The h-71 and h-95 Holding provisions are appropriate to be included on all the multifamily residential blocks to ensure street oriented development and that urban design concepts as established through the Official Plan are implemented prior to development

h-100 Purpose: To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

The subdivision has access to Sunningdale Road West. The subdivision will have only one public access and cannot provide for a looped water system pending agreements with or the completion of servicing and access on the abutting lands. The proposed holding provision will allow for a maximum of 80 units to be developed in the subdivision prior to the provision of servicing and access connections to the abutting lands.

Urban Design

The proposed revised draft plan of subdivision provides for an appropriate mix of low and medium density housing consistent with the Foxhollow Area Plan. The focal public space points of this plan are the Park Block which is fronted by a single loaded road and the Heard Drain and its related open spaces and trails. The proposed revised draft plan provides a park and path corridor that connects the Heard Drain trail system to the Park Block. The proposed plan allows for pedestrian access along the Heard Drain and throughout the community. Holding provisions and conditions of draft approval have been created to ensure that street oriented development is provided for in this community.

Planning Impact Analysis

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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.

Servicing

To service this land, the Owner will be require to construct watermains and connect them to the existing municipal 300 mm diameter watermains on Medway Park Drive and Silverfox Drive; to construct storm sewers, and outlet the major and minor flows to the proposed regional Fox Hollow SWM Facility # 3 and the existing realigned Heard Drain; and to construct sanitary sewers and connect to the existing 600 mm (24") diameter sanitary sewer located on Medway Park Drive.

Redline Revisions

The following redline revisions are recommended:

- 0.3 metre reserves at the limits of all dead-end streets
- 10m wide park block with a pathway, aligned with the end of Street E extending between Street L and Street M
- Extend Street L to Street B (Buroak)

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CONCLUSION

The change in zoning for the revised draft plan and attached revised conditions of draft approval are appropriate. The proposed revision will allow for the realignment of the internal road network the creation of a park “corridor” providing better connectivity 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

February 29, 2016
JCS/
"Attach."

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1284 and
1388 Sunningdale Road West

WHEREAS Auburn Developments Inc. has applied to rezone an area of land located 1284 and 1388 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 1284 and 1388 Sunningdale Road West, as shown on the attached map, from a Holding Residential R6 Special Provision (h*h-54*h-71*h*95*h-100*R6-4(5)) Zone, a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone, a Holding Residential R1/ Residential R4 (h*h-100*R1-13/R4-3) Zone, a Holding Residential R1 Special Provision (h*h-100*R1-3 (8)) Zone, a Holding Residential R1 (h*h-100*R1-4) Zone, a Holding Residential R1 (h*h-100*R1-3) Zone, and an Open Space (OS5) Zone to a Holding Residential R6/ Residential R7/ Residential R8 ((h*h-54*h-71*h*95*h-100* R6-5/R7*H15*D75/R8*H15*D75) Zone, a Holding Residential R6 (h*h-54*h-71*h*95*h-100*R6-5) Zone, a Holding Residential R1 (h*h-100*R1-3) Zone, a Holding Residential R1 (h*h-100*R1-5) Zone, and an Open Space (OS1) 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 March 22, 2016.

Matt Brown
Mayor

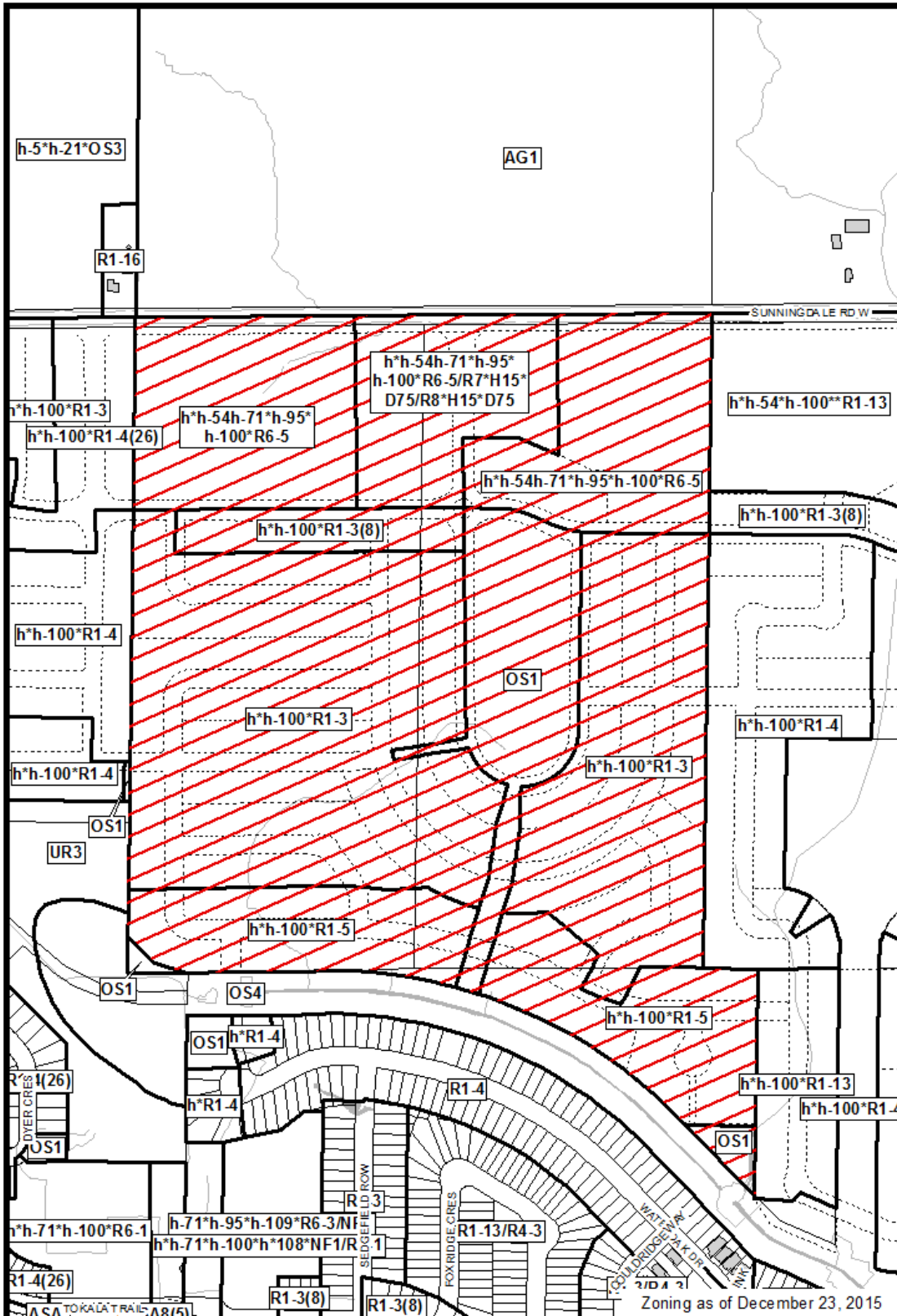
Catharine Saunders
City Clerk

First Reading - March 22, 2016
Second Reading – March 22, 2016
Third Reading - March 22, 2016

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



<p>File Number: 39T-04510 / Z-8521 Planner: CS Date Prepared: February 24, 2016 Technician: JTS By-Law No.: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> <div style="text-align: right;"> </div>
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Appendix "B"

Kent Subdivision - Auburn Developments Inc.
Draft Plan Extension
39T-04510

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF	
- Sanitary internal oversizing - DC14-WW02001 ^{Note 5}	\$70,755
- Sanitary oversizing (external to plan) - DC14-WW02001 ^{Note 5}	\$44,080
- Storm sewer oversizing - DC14-MS01001 ^{Note 5}	\$210,650
- Watermain oversizing - DC14-WD01001 ^{Note 5}	\$36,960
- Widening at Street 'A' - 388m ² - DC14-RS00063 ^{Note 4}	\$19,400
- Channelization - DC14-RS00067 ^{Note 4}	\$618,000
Claims for developer led construction from UWRF	
- None identified.	\$0
Claims for City led construction from CSRF	
- None identified.	\$0
Total	\$999,845
Estimated Total DC Revenues ^(Note 2)	Estimated Revenue
CSRF	\$18,341,567
UWRF	\$1,695,512
TOTAL	\$20,037,079

- 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 2016 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 as well as estimated costs of all Engineering and construction of the eligible subdivision works.
- 5 Oversizing costs identified are based on preliminary estimates through draft plan phase. The extent of roadworks and the various pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process which may change the values noted.

Reviewed by:

Feb 2 / 16
Date

P. Christiaans
Peter Christiaans
Director, Development Finance

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Appendix “39T-04510”

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-04510 ARE AS FOLLOWS:

No. CONDITIONS

1. This draft approval applies to the draft plan submitted by Auburn Developments Inc., prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP2, dated March 31, 2009), ***as redline revised*** which shows 30 low density residential blocks, three (3) medium density residential blocks, three (3) park blocks, one (1) SWM Block, walkway blocks and various reserve blocks served by two (2) new collector roads and ten (10) new local streets.
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. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. Street B from shall be named Buroak Drive. The Owner shall within 90 days of draft approval submit proposed street names for all other streets within this subdivision to the City.
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 satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
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. 0.3 metre reserve blocks) 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 Engineer, at no cost to the City.
11. Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.

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12. In conjunction with the Design Studies submission, 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.

13. In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report shall 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, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.

14. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.

15. ~~The Owners professional engineer shall provide inspection services for all work to be assumed by the City, and the Owner shall have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer.~~

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 and all required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and the Director, Development and Compliance Division.~~

The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.

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.

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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 Director, Development and Compliance Division and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the Director, Development and Compliance Division and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
19. 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.
20. Prior to any work on the site the Owner shall obtain and submit to the Director, Development and Compliance Division a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. No final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.

Sanitary

21. ~~In conjunction with the submission of the design studies reports, the Owner shall have his consulting engineer prepare and submit report(s) describing the functional designs of the sanitary and stormwater servicing confirming that the upstream connections are adequate to serve any upstream lands in the sewershed satisfactory to the City Engineer. Further, at the same time, the Owner shall provide copies of the report(s) to the upstream landowners (stakeholders) for an opportunity to comment. EESD will consider any comments received from third parties up to the time of acceptance of the design studies.~~

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:

- i) ***Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;***
 - ii) ***Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;***
 - iii) ***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 to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407; and***
 - iv) ***Prepare and submit a report(s) describing the functional designs of the sanitary and stormwater servicing confirming that the upstream connections are adequate to serve any upstream lands in the sewershed satisfactory to the City Engineer. Further, at the same time, the Owner shall provide copies of the report(s) to the upstream landowners (stakeholders) for an opportunity to comment. Development Services will consider any comments received from third parties up to the time of acceptance of the Design Studies.***
22. The Owner shall install municipal sanitary servicing to the limits of their property, to the satisfaction of the City Engineer, in order to provide for the servicing of external parcels of land adjacent to their draft plan and within the community plan.

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23. ~~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 600 mm (24") diameter municipal sanitary sewer located on Medway Park Drive. If the connecting sewer in draft plan 39T-05512 is not available prior to development of this plan, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of sewers 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.~~
- ~~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 specifications of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands.~~

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 600 mm (24") diameter sanitary sewer located on Medway Park Drive. Should the connecting sanitary sewer in the draft plan 39T-05512 to the east not be available prior to development of this plan, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of sewers 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 Engineer;***
- ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;***
- iii) 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***
- iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.***

24. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway/Adelaide 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. ~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:~~

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- ~~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 Engineer.~~
 - ~~ii) propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewers; and~~
 - ~~iii) provide an evaluation of the water table level of the lands within the subdivision with respect to the depth of the sanitary sewers and an opinion for the need for additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.~~
26. ~~In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall:~~
- ~~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 Engineer, at no cost to the City.~~
 - ~~ii) not allow any weeping tile connections into the sanitary sewers within this plan.~~
 - ~~iii) permit the City to undertake smoke testing or other testing of connection to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewers; and~~
 - ~~iv) have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPS 407.~~

In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:

- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;***
 - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;***
 - iii) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and***
 - iv) Implementing any additional measures recommended through the Design Studies stage.***
27. ~~The Owner shall not request a Certificate of Conditional Approval for any works in this draft plan until the trunk sanitary sewer works are constructed and commissioned as identified in the Foxhollow EA or Foxhollow EA Addendum~~

SWM

28. ~~The Owner shall be responsible to fill the existing Heard Drain, at a time identified by the City Engineer, with suitable engineered fill material all at not cost to the City.~~
29. ~~The Owner shall provide the design and construction of the proposed storm/drainage servicing works for the subject lands (excluding the channel works) and connect to the relevant SWM Facility(s) and the Heard Drain Channel Remediation/Reconstruction Servicing works, in accordance with the approved Fox Hollow functional and detailed design for proposed storm/drainage and SWM servicing works for the subject lands, all to the specifications and to the satisfaction of the City Engineer.~~

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30. ~~The Owner shall provide the land dedications for the City construction of the Fox Hollow functional and detailed design for proposed storm/drainage and SWM servicing works for the subject lands, all to the specifications and to the satisfaction of the City Engineer for proposed storm/drainage servicing works for the subject lands and connect to the relevant SWM Facility #2 and the Heard Drain Channel Remediation/Reconstruction Servicing works, in accordance with the accepted preferred servicing option of the Fox Hollow Municipal Class EA Study and any addendum or its the accepted Fox Hollow Functional Design all to the specifications and to the satisfaction of the City Engineer.~~
31. ~~Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have and have his professional engineer design and oversee the construction for the proposed storm/drainage to service the total catchment area, all to the satisfaction of the City Engineer and according to the requirements of the following:~~
- ~~i) The City's SWM criteria and the environmental targets for the Medway Creek Subwatershed Study.~~
 - ~~ii) The preferred storm/drainage and SWM servicing option of the Municipal Class EA and any addendum for the Fox Hollow lands or the accepted Fox Hollow Functional Design.~~
 - ~~iii) The accepted Functional Report for the proposed SWM Facility # 2~~
 - ~~iv) The Ministry of Environment's SWM Practices Planning and Design Manual (2003) and the City of London's Design Specifications and Requirements Manual (Environmental and Engineering Services Department - October 2003).~~
 - ~~v) The City's Waste Discharge and Drainage By-laws and lot grading standards, policies, requirements and practices; and~~
 - ~~vi) All applicable Acts, Policies, Guidelines, Standards and Requirements of the relevant SWM agencies, including the City, the Ministry of the Environment and the Upper Thames River Conservation Authority.~~

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:

- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;***
- ii) Identifying major and minor storm flow routes for the subject and external lands, and ensuring 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, to the satisfaction of the City;***
- iii) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the Heard Drain built by the City;***
- iv) Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability associated with open watercourses that services an upstream catchment are adequately addressed for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback;***
- v) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and***

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vi) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.

32. ~~The Owner shall not apply for a Certificate of Conditional Approval until the Heard Drain Channel Reconstruction/Remediation and Servicing and the relevant SWM Facility #2 works are constructed and operational and the proposed storm/drainage servicing works for the subject site can be connected, all to the specifications and satisfaction of the City Engineer.~~

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) Provide confirmation the Fox Hollow SWM Facility # 3 (to be constructed by others) and all associated works and the Heard Drain Channel Reconstruction/Remediation and Servicing (to be constructed by Others), have been constructed and deemed functional and operational and the proposed storm/drainage servicing works for the subject site can be connected, all to the specifications and satisfaction of the City Engineer.**
- iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;**
- iv) Implement all geotechnical/slope stability recommendations**

33. ~~Prior to the submission of engineering drawings, the Owner shall have it's professional geotechnical engineer address all geotechnical issues and all required setbacks related to slope stability and the adequacy of outlet systems conveyance capacities during post development conditions, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority.~~

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 preferred storm/drainage and SWM servicing option of the Municipal Class EA and any addendum for the Fox Hollow lands;**
- iii) The accepted Functional SWM Report for the proposed Fox Hollow SWM Facility # 3 (to be constructed by others) and any addendums/amendments;**
- iv) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;**
- v) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control. Erosion, stream morphology, etc.**
- vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements (October 2003), 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 and Climate Change SWM Practices Planning and Design Manual, as revised; and**

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ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

- 34. ~~Prior to or in conjunction with the servicing design for this site, the Owner shall have its professional engineer identify the major and minor storm flow routes for the entire catchment area(s) to the satisfaction of the City Engineer.~~
- 35. ~~Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year~~
- 36. ~~Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.~~

Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision

- 37. ~~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.~~

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 outlet the major and minor flows to the proposed regional Fox Hollow SWM Facility # 3 and the existing realigned Heard Drain via the proposed major and minor storm system design for this plan of subdivision;***
 - 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 south boundary of blocks in this plan to blend in with the abutting Heard Drain, at no cost to the City;***
 - iv) 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***
 - v) Address forthwith any deficiencies of the stormwater works and/or monitoring program.***
- 38. ***The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an***

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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.

- 39. **The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just In Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.**
- 40. **All lots/blocks abutting Open Space blocks used primarily for stormwater management facilities and or conveyance systems shall be monumented as per City standards and to the satisfaction of the City Engineer. Further, the subdivision agreement shall include a clause that should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM blocks, fencing shall be in accordance with current City park standards (SPO 4.8) or approved alternate at no cost to City.**

Water Mains:

- 41. ~~With the submission of the Design Studies, the Owner shall have its professional engineer provide a water servicing report which addresses the following:~~
 - ~~i) identify external water servicing requirements;~~
 - ~~ii) confirm capacity requirements are met;~~
 - ~~iii) identify need for the construction of external works;~~
 - ~~iv) identify the effect of development on existing water infrastructure/identify potential conflicts;~~
 - ~~v) water system area plan(s);~~
 - ~~vi) water network analysis/hydraulic calculations for subdivision report;~~
 - ~~vii) phasing report;~~
 - ~~viii) oversizing of water main/cost sharing agreements.~~

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:

- i) A water servicing report which addresses the following:**
 - **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;**
 - **Oversizing of watermain, if necessary and any cost sharing agreements.**
 - **Water quality**
 - **Identify location of valves and hydrants**
- 42. ~~The Owner shall construct and connect the proposed watermains to serve this plan and connect them to serve this plan to the municipal watermain identified in the accepted water servicing report, satisfactory to the City Engineer. This draft plan of subdivision shall be serviced from the Hyde Park Water Pumping Station.~~

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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 300 mm diameter watermain on Medway Park Drive, the existing 300 mm diameter watermain on Silverfox Drive and to other future municipal watermain as identified in the accepted water servicing report, satisfactory to the City Engineer. This draft plan of subdivision shall be serviced from the Hyde Park Water Pumping Station;***
 - 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***
43. ~~Prior to the issuance of any Certificates of Conditional Approval, the Owner shall have it's professional engineer address water quality requirements for this Subdivision by implementing any accepted recommendations of the accepted water servicing report, by the use of the following:~~
- ~~i) design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or~~
 - ~~ii) the use of valving to shut off future connections which will not be used in the near term; and/or~~
 - ~~iii) the use of automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner. Please note that where automatic flushing devices will be used, calculations of the turnover required to maintain chlorine residual are to be provided in order to initialize the settings for the automatic flushing device.~~

~~all to the satisfaction of the City, at no cost to the City.~~

- 44. The Owner shall install temporary automatic flushing devices 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.***
- 45. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.***

STREETS, TRANSPORTATION & SURVEYS

46. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan.
47. ~~The Owner shall construct Street 'L' in accordance with City of London Standard DWG. SR-5.0. The Owner may provide a raised circular center island (R=8.0 m) within the cul-de-sac.~~

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The Owner shall construct a cul-de-sac on Street 'I' in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.25m) within the cul-de-sac or as otherwise directed by the City Engineer.

48. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs.

The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on Street 'G', Street "I" and Street 'J'.

49. ~~The Owner shall eliminate/limit the bulge in the curb line on Street 'J' to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.~~

The Owner shall limit the bulge in the curb line on Street 'G' and Street 'J' to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.

50. ~~The Owner shall install centre islands in the bulges, if necessary, to the specifications of the City Engineer, and at no cost to the City.~~
51. ~~The Owner shall have its professional engineer design:~~

- ~~a. Streets 'F' and 'M' to have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62.3'); and~~
- ~~b. Street K to have a minimum road pavement width (excluding gutters) of 13 m with a minimum road allowance of 25 m.~~

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

- i) Street 'A' and Street 'B' have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').**
- ii) Street 'E', Street 'F', Street 'H', Street 'K', Street 'L' and Street 'M' have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').**
- iii) Street 'C', Street 'D', Street 'G' and Street 'J' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').**
- iv) Street 'I' have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').**

52. ~~The Owner shall construct and maintain a gateway treatment on Street 'A' at the intersection of Sunningdale Road West with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the~~

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~~standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City Engineer and General Manager of Planning and Development.~~

The Owner shall construct Street 'A' at the intersection of Sunningdale Road West with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City. Any landscaped gateway features shall be installed within a widened boulevard area and to the specifications and satisfaction of the City Engineer.

53. ~~The Owner shall ensure access to lots opposite gateway treatments will be restricted to right in and right out only.~~
54. ~~As part of the Design Studies submission, the Owner shall identify how those blocks (Blocks 31, 32 and 33) with medium density residential land use permitting low density residential development can be served through the internal road network to prevent the creation of local road intersections along the arterial road network should these lands be developed with low density residential development.~~

In conjunction with the Design Studies submission, the Owner shall identify how Blocks 31, 32, 33, 34 and 35 can be served through the internal road network to prevent the creation of local road intersections along the arterial road network, should these lands be developed with low density residential development.

55. ~~The Owner shall construct Street 'B', Street 'H' and Street 'N' at the eastern boundary of the subject property in alignment with the proposed secondary collector road to the east as shown in the proposed draft plans of subdivision 39T-05511 and 39T-05512.~~

The Owner shall construct Street 'B' at the eastern boundary of the subject property in alignment with the proposed secondary collector road to the east as shown in the proposed draft plans of subdivision 39T-05511 and 39T-05512.

56. If necessary, the Owner may provide an alternative design acceptable to the City Engineer to realign the easterly leg of street B (between Street A and the connecting street to the east in plan 39T-05511) in order to eliminate the excess parkland between Blocks 27 & 28.
57. ~~The Owner shall construct Street 'A' and Street 'B' to secondary collector road standards.~~

The Owner shall construct Street 'A' and Street 'B' to secondary collector road standards as identified in the Official Plan, to the satisfaction of the City.

58. ~~The Owner shall design and construct a centre island median within Street 'K' to the satisfaction of the City Engineer and the General Manager of Planning and development. No vehicular access to Street 'K' shall be permitted to abutting lots.~~
59. ~~The Owner shall construct a roundabout at the intersection of Street K and Street H to the satisfaction of the City Engineer.~~
60. ~~The Owner shall verify the adequacy of the decision sight distance on Sunningdale Road West at Street 'A'. If the sight lines are not adequate, Street 'A' is to be relocated and/or road work undertaken to establish adequate decision sight distance at this intersection.~~
61. ~~The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the following streets:~~

~~i) Street 'A'~~

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- ~~ii) Street 'B'~~
- ~~iii) Street 'K'~~

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

- i) Street 'A'**
- ii) Street 'B'**

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

- ~~i) Street 'D' – east boulevard~~
- ~~ii) Street 'E' – outside boulevard~~
- ~~iii) Street 'F' – outside boulevard~~
- ~~iv) Street 'G' – south boulevard~~
- ~~v) Street 'H' – outside boulevard~~
- ~~vi) Street 'I' – west boulevard~~
- ~~vii) Street 'J' – outside boulevard~~
- ~~viii) Street 'M' – south boulevard Street 'N' – south boulevard~~
- ~~ix) Street 'L' – west boulevard~~

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

- i) Street 'C' – outside (south and west) boulevard**
- ii) Street 'D' – outside boulevard**
- iii) Street 'E' – south boulevard**
- iv) Street 'F' – south boulevard**
- v) Street 'H' – west boulevard**
- vi) Street 'I' – west boulevard to walkway**
- vii) Street 'K' – south boulevard**
- viii) Street 'L' – outside boulevard**
- ix) Street 'M' – outside boulevard**

63. ~~The Owner shall construct a walkway from Street 'E' westerly through Block 2 in alignment with the proposed walkway in draft plan 39T-11503.~~

64. The Owner shall ensure that the pedestrian walkways are constructed to the "City Standard for Pedestrian Walkways", including lighting if necessary, in accordance with City requirements and standards.

65. In conjunction with the Design Studies submission, the Owner shall undertake a transportation study in accordance with the Transportation Impact Study Guideline to determine the impact of this development on the abutting arterial roads to the satisfaction of the City Engineer. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study. The Owner shall undertake any recommendations of the study as required by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.

66. Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year.

67. ~~The Owner shall construct a left turn lane on Sunningdale Road West at Street 'A' with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build-out of the Fox Hollow Community.~~

Prior to the issuance of a Certificate of Conditional Approval for Street 'A', the Owner shall construct a left turn lane on Sunningdale Road West at Street 'A' with

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sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Fox Hollow Community, to the satisfaction of the City.

68. ~~The Owner shall install a right turn taper on Sunningdale Road West at Street 'A'.~~

Prior to the issuance of a Certificate of Conditional Approval for Street 'A', the Owner shall install a right turn taper on Sunningdale Road West at Street 'A', to the satisfaction of the City Engineer.

69. The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West to 18.0 metres (59.06') from the centerline of the original road allowance.

70. ~~The owner shall ensure that no vehicular access is permitted to Blocks 31, 32 and 33 from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.~~

The Owner shall ensure that no vehicular access will be permitted to Blocks 31, 32, 33 and 35 from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets

71. ~~The Owner shall construct:~~

- ~~i) curb extensions along the east side of Street 'A' from Street 'B' to Sunningdale Road West with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
- ~~ii) curb extensions along the south side of Street 'B' from the eastern boundary of the plan of subdivision to the western boundary of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
- ~~iii) reduced curb radii (5.0 metre) on the inbound approach to all local roads intersecting the secondary collector road network.~~

~~The traffic calming measures selected for these locations are subject to the approval of the Transportation Planning and Design Division and are to be designed and constructed to the satisfaction of the City Engineer.~~

The Owner shall construct a raised intersection at the following locations, all to the satisfaction of the City Engineer:

- i) Street 'M' at the intersections of Street 'C' and Street 'K'**
- ii) Street 'L' at the intersections of Street 'C', Street 'E', Street 'J', Street 'K' and Street 'B'**
- iii) Street 'F' at the intersections of Street 'E' and Street 'H'**

72. ~~The Owner shall construct a roundabout at the intersection of Street 'A' and Street 'B'. The Owner shall install street lighting at this intersection to the satisfaction of the City Engineer.~~

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a roundabout at the intersection of Street 'A' and Street 'B'. The Owner shall ensure that driveways for lots that abut the roundabout are located in accordance with the EESD Design Specification and Requirements Manual. The Owner shall install street lighting at this intersection to the satisfaction of the City Engineer.

73. ~~The Owner shall construct curb extension bulb-outs (without parking bays) along Street 'J' at the intersection of Street 'F', Street 'N', Street 'M' and Street 'K'.~~

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74. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
75. The Owner shall ensure any emergency access 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.
76. ~~If an emergency access is required to accommodate development, the owner shall locate, construct, maintain and close the access, to the satisfaction of the City Engineer. If it is necessary to locate this access onto Sunningdale Road West, the owner shall ensure that it will be restricted to emergency vehicle use only.~~

Should an emergency access be required to accommodate development, the Owner shall locate, construct, maintain and close the access to the satisfaction of the City Engineer. Should it be necessary to locate this access onto Sunningdale Road West, the Owner shall ensure it will be restricted to emergency vehicle use only.

77. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
78. ~~The Owner shall construct a temporary turning facility for vehicles at the following locations:~~
- ~~i) Street 'B' west limit~~
 - ~~ii) Street 'H' east limit, if the extension of this street through adjacent lands is not available~~
 - ~~iii) Street 'I' south limit, if the extension of this street through adjacent lands is not available~~

~~to the specifications of the City Engineer.~~

The Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:

- i) Street 'F' – east limit***

Temporary turning circles for vehicles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.

79. The Owner shall remove all other existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
80. All through intersection and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City.
81. In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0

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metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.

82. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design layout of the proposed gateway design on Street 'A' at Sunningdale Road West if there is any deviation from City standards.

83. ~~The Owner shall install temporary street lighting at the intersection of Street 'A' at Sunningdale Road West, to the specifications of the City, at no cost to the City.~~

Prior to the issuance of a Certificate of Conditional Approval for Street 'A', the Owner shall install temporary street lighting at the intersection of Street 'A' and Sunningdale Road, to the specifications of the City, at no cost to the City.

84. In conjunction with the Design Studies submission, the Owner shall have it's professional consulting engineer submit design criteria for the left turn lane and right turn taper on Sunningdale Road West at Street 'A' for review and acceptance by the City.

85. ~~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 lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and 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.

86. ***In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.***

87. ***In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions:"***

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

Road Allowance	S/L Radius
20.0 m	9.0 m
19.0 m	9.5 m
18.0 m	10.0 m

89. ***The Owner shall construct Street 'F' at the eastern boundary of the subject property in alignment with the proposed road to the east as shown in the proposed draft plan of subdivision 39T-05512.***

90. ***The Owner shall construct Street 'B' at the western boundary of the subject property in alignment with the proposed secondary collector road to the west as shown in the proposed draft plan of subdivision 39T-11503.***

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91. ***The Owner shall construct Street 'E' at the western boundary of the subject property in alignment with the proposed road to the west as shown in the proposed draft plan of subdivision 39T-11503.***
92. ***The Owner shall construct Street 'H' at the southern boundary of the subject property in alignment with the proposed road to the south as shown in the registered plan of subdivision in Plan 33M-676.***
93. ***Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.***
94. ***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.***
95. ***The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'A' with Sunningdale Road West in accordance with the Z-1 Zoning By-law, Section 4.24.***
96. ***In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design of the proposed traffic calming measures along streets in this plan, including roundabouts, raised intersections, raised cross-walks, parking bays, curb extensions and other measures, to the satisfaction of the City.***
97. ***The Owner shall construct raised cross-walks on Street 'F' at the midpoint of Block 39 and Block 38, on Street 'L', at the midpoint of Block 38 and Block 37 and on Street 'M' at the midpoint of Block 37 and Block 36, to the satisfaction of the City Engineer.***
98. ***In conjunction with the Design Studies submission, the Owner shall provide a conceptual design and the location of the temporary/emergency/construction access to Sunningdale Road West, if necessary, to the satisfaction of the City. The Owner shall also have it's professional engineer verify the adequacy of decision sight distance on Sunningdale Road West at the temporary access road, to the satisfaction of the City. If the sight lines are not adequate, the temporary access is to be relocated and/or road work undertaken to establish adequate decision sight distance at the intersection, to the satisfaction of the City.***

Planning

99. ***Within one (1) year of registration of the plan of subdivision, the owner shall fence all lots/blocks abutting park blocks shall be fenced with 1.5meter high chain link fence in accordance with current City park standards (SPO 4.8) or approved alternate. Fencing shall be completed to the satisfaction of the **City Manager** of Parks Planning and Design within one (1) year of registration of the plan of subdivision.***
100. All park blocks lands shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the Open Space limits to the satisfaction of the **City Planner** EESD and Parks Planning and Design.
101. No grading shall occur within proposed park blocks except where determined to be appropriate by the **City Planner** Manager of Parks Planning and Design.

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102. The Owner shall convey Block ~~34, 35 and 36~~ **36, 37, 38, 39 and 40** as indicated on the attached draft plan for park purposes to satisfy the parkland dedication **requirements** ~~for this draft plan.~~
103. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, and 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 to the satisfaction of the Director, Development and Compliance Division.
104. ~~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 Director, Development and Compliance Division. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
105. ~~As part of the Design Studies submission, the Owner shall submit for approval an on-street parking plan (if necessary), whereby one on-street parking space for each two dwelling units is to be used as the basis for the design, to the satisfaction of the Director, Development and Compliance Division. The approved parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.~~

As part of the Design Studies submission, the Owner shall submit for approval a concept park plan for Blocks 37, 38 and 39 delineating the multi-use pathway alignment, roadway and park treatments for the intersection of the pathway blocks and Streets "L" and "F" and roadway crossing treatments for Streets "L" and "F".

As part of the Design submission, the Owner shall submit for approval a conceptual park plan for Block 36 to the satisfaction of the City Planner.

106. ~~As part of the Design submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the Director, Development and Compliance Division. The accepted lotting pattern shall be reflected on the final registered plan.~~

As part of the Design submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the Director, Development and Compliance Division. The proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, minimum centerline radii of curvature of roads in subdivisions, etc., to the satisfaction of the City. The accepted lotting pattern shall be reflected on the final registered plan.

107. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the Director, Development and Compliance Division.
108. ~~For residential blocks proposed for street townhouse dwellings, the Owner shall as part of the registration of the plan make the necessary legal arrangements to establish a~~

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~~minimum of a one (1.0) metre rear yard maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners. (Planning)~~

109. The Owner shall obtain all necessary permits from the UTRCA prior to the commencement of any soil disturbance within the regulated area under the jurisdiction of the UTRCA.
110. ~~The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on corner lots abutting the collector road in this Plan, are required to have a side entry garage, with driveway access from Street "A", a main entry of the home which fronts the collector road and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Director, Development and Compliance Division prior to any submission of an application for a building permit for corner lots with an exterior sideyard abutting the collector road in this Plan.~~

The Owner shall register on title and include in all Purchase and Sale or Lease Agreements the requirement that the homes to be designed and constructed on all corner lots including lots flanking the park corridor blocks in this Plan, are to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard. 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 corner lots with an exterior sideyard in this Plan.

GENERAL CONDITIONS

111. 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.
112. 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** the sewers as necessary, all to the specifications and satisfaction of the City Engineer, **at no cost to the City.**
113. 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 Engineer.
114. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
115. 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.

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- 116. 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.
- 117. 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 satisfactory to the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City Engineer.
- 118. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

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

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

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

- 119. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City Engineer, 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.
- 120. 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.
- 121. 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.
- 122. 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,

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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.

- 123. The Owner's 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 Completion of Works upon completion in accordance with the plans accepted by the City Engineer.
- 124. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. All class EA's must be completed prior to the submission of engineering drawings.
- 125. 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".
- 126. The Owner shall not commence construction or installations of any services including clearing or servicing of lands with this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)
- 127. ~~If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the City Engineer, at no cost to the City.~~

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.

- 128. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 129. 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.
- 130. ~~In conjunction with engineering drawings submission, the Owner shall demonstrate that the servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements and provide conceptual grading and drainage patterns for these proposed blocks.~~
- 131. ~~The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City.~~

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- 132. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City, at no cost to the City.
- 133. ~~In conjunction with the Design Studies submission, the proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, minimum centerline radii of curvature of roads in subdivisions, etc., to the satisfaction of the City.~~
- 134. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
- 135. ~~The Owner shall co-ordinate the work associated with this Plan of Subdivision with the City's proposed construction of the Heard Drain adjacent to the north boundary of this plan, to the satisfaction of the City Engineer, at no cost to the City.~~
- 136. ***In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, etc., for lands within this plan and any other requirements as needed by the City.***
- 137. ***In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.***
- 138. ***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.***
- 139. ***The Owner shall submit confirmation that they have complied with any requirements of Upper Thames River Conservation Authority.***
- 140. ***In the event this plan develops prior to Plan 39T-05511 and Plan 39T-05512, to the east, the Owner shall make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands, to develop this plan, all to the satisfaction of the City Engineer, at no cost to the City.***