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File No: 39T-09502 / Z-8528  
 Planner: L. Mottram

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES and CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SIFTON PROPERTIES LIMITED VICTORIA ON THE RIVER SUBDIVISION PUBLIC PARTICIPATION MEETING ON MARCH 29, 2016</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited relating to the lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, within the Victoria on the River subdivision:

- (a) the Approval Authority **BE ADVISED** of the issues, if any, raised at the public meeting with respect to revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited relating to the lands located north of Commissioners Road East, east and west of Sheffield Boulevard; legally described as Part of Lots 8, 9 and 10, Concession 1 and Part of Lots 8 and 9 Broken Front Concession "B" and part of the Road Allowance between Concession 1 and Broken Front Concession "B" (Geographic Township of Westminster) in the City of London, County of Middlesex;
- (b) the Approval Authority **BE ADVISED** that Municipal Council supports revisions to the draft approved plan of subdivision as submitted by Sifton Properties Limited, prepared by Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated September 3, 2015), as red line revised, which shows 172 single family lots, one (1) multi-family, high density residential block, three (3) multi-family, medium density residential blocks, two (2) multi-family, low density residential blocks, one (1) commercial/office mixed use block, seven (7) park blocks, nine (9) buffer/ open space/ restoration blocks, two (2) stormwater pond blocks, and seven (7) reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Road East, and four (4) internal local streets, **SUBJECT TO** the conditions contained in the attached Appendix "39T-09502-1";
- (c) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 5, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 (R1-4) Zone **TO** a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings; **FROM** a holding Residential R1 (h•h-100•R1-4) Zone **TO** a holding Residential R1 Special Provision (h•R1-4( )) Zone to permit single detached dwellings with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings; **FROM** a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone **TO** a holding Residential R1 Special Provision (h•R1-4( )) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings; and **FROM** a holding Residential R1 (h•h-100•R1-4) Zone **TO** a holding Residential R1 (h•R1-3) Zone to permit single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres.

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**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

**September 21, 2015** - Planning and Environment Committee – Removal of Holding Provisions – Application by Sifton Properties Limited - Victoria on the River – Phases 1 & 2 (File No. H-8471) (*Agenda Item #4*)

**July 20, 2015** - Planning and Environment Committee – Subdivision Agreement Special Provisions - Sifton Properties Limited - Victoria on the River - Phase 2 (File No. 39T-09502) (*Agenda Item #3*)

**June 3, 2014** - Planning and Environment Committee – Subdivision Agreement Special Provisions - Sifton Properties Limited - Victoria on the River - Phase 1 (File No. 39T-09502) (*Agenda Item #3*)

**September 10, 2013** - Planning and Environment Committee – Public Participation Meeting - Application by Sifton Properties Limited re: 1603 Hamilton Road (File No. 39T-09502) (*Agenda Item #11*)

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the recommended action is to amend the zoning to increase the maximum lot coverage regulation from 40% to 45% for one (1) storey single detached dwellings in order to allow for construction of larger dwellings; amend the zoning on a block within the draft-approved plan to permit residential single detached dwellings; consider red-line revisions to the draft subdivision plan to divide the block into 20 single detached lots; and amend the zoning on five (5) lots within the draft plan in order to comply with the minimum lot frontage requirements of the Zoning By-law.

**RATIONALE**

1. The recommended zoning and red-line revisions for the Victoria on the River subdivision are considered appropriate, subject to the attached draft plan conditions which have been updated to reflect current municipal standards and requirements.
2. The proposed zoning amendment provides for larger one (1) storey dwellings without requiring additional land area, and represents an efficient use of land and infrastructure.
3. The recommended amendment and red-line revisions are compatible with existing and planned uses within and outside the subdivision draft plan, conform to the policies of the Official Plan, and are consistent with the Provincial Policy Statement.

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<b>BACKGROUND</b>
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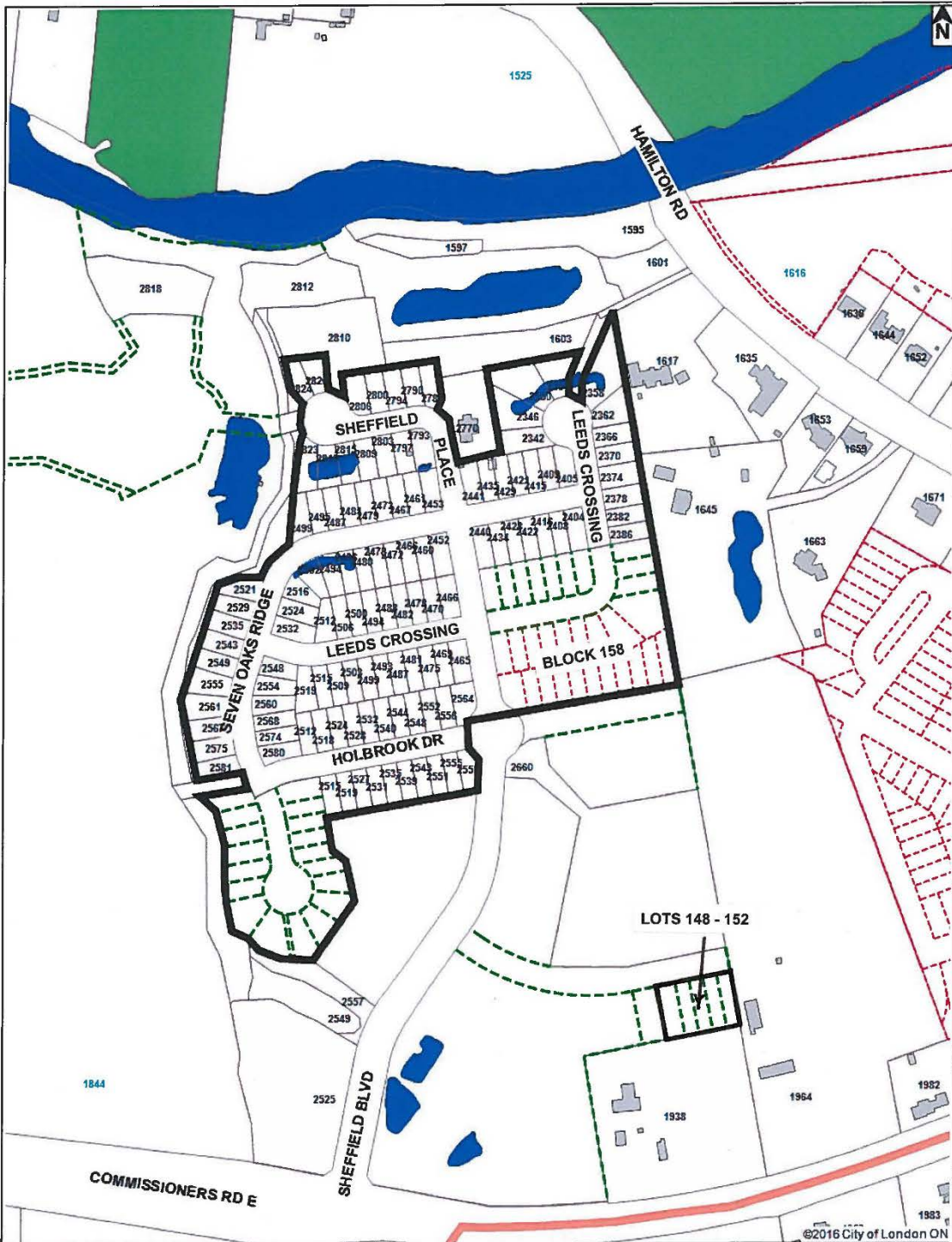
<b>Date Application Accepted:</b> September 16, 2015	<b>Agent:</b> n/a
<b>REQUESTED ACTION:</b>	
<p>Amendment to Zoning By-law Z.-1 to change the zoning from a Residential R1 (R1-4) Zone and a holding Residential R1 (h•h-100•R1-4) Zone to a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings.</p> <p>Amendment to Zoning By-law Z.-1 to change the zoning on Block 158 within the draft plan of subdivision from a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone to a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings. <b>Also</b>, consideration of red-line revisions to the draft plan of subdivision to divide the block into 20 single detached lots having frontage on public roads (Leeds Crossing and future Holbrook Drive).</p> <p>Amendment to Zoning By-law Z.-1 to change the zoning on Lots 148 to 152 within the draft plan of subdivision from a holding Residential R1 (h•h-100•R1-4) Zone to a Residential R1 (R1-3) Zone to permit single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres.</p>	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Future low density, medium density, and high density residential; commercial/office mixed use; and open space</li> <li>• <b>Frontage</b> – Approximately 290 metres (950 ft.) on Commissioners Rd. East</li> <li>• <b>Depth</b> – Approx. 800 metres (2,625 ft.)</li> <li>• <b>Area</b> – 29.8 hectares (73 acres)</li> <li>• <b>Shape</b> – Irregular</li> </ul>

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File No: 39T-09502 / Z-8528  
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Location Map



<p style="text-align: center;"><b>LOCATION MAP</b></p> <p>Subject Site: Victoria on the River                  File Number: 39T-09502 / Z-8528                  Created By: LM                  Date: 2016-03-10                  Scale: 1:3700</p>	<p style="text-align: center;"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Parks</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> Assessment Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Address Numbers</li> </ul>
<p>Corporation of the City of London                  Prepared By: Development and Compliance Services</p>	

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**Planner: L. Mottram**

<p><b>SURROUNDING LAND USES:</b></p> <ul style="list-style-type: none"> <li>• <b>North</b> – Thames River</li> <li>• <b>South</b> – agriculture and hydro corridor</li> <li>• <b>East</b> – residential and agriculture</li> <li>• <b>West</b> – woodland, meadowland and wetland</li> </ul>
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<p><b>OFFICIAL PLAN DESIGNATIONS:</b> (refer to map on page 6)</p> <p>Low Density Residential and Multi-family, Medium Density Residential</p>
<p><b>EXISTING ZONING:</b> (refer to map on page 7)</p> <p>Residential R1 (R1-4), Holding Residential R1 (h•h-100•R1-4), Holding Residential R5 / Residential R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31))</p>

<p><b>PLANNING HISTORY</b></p>
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On January 19, 2012, the City of London Approval Authority granted approval to the draft plan of subdivision submitted by Sifton Properties Limited, as red-line amended, consisting of 133 single family lots, one (1) multi-family, high density residential block, four (4) multi-family, medium density residential blocks, two (2) multi-family, low density residential blocks, one (1) commercial/office/mixed use block, seven (7) park blocks, seven (7) open space blocks, one (1) stormwater management facility block, and nine (9) reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Rd. East, and four (4) internal local streets. At its session held April 4, 2011, Municipal Council passed a resolution to advise the Approval Authority that it supported the Approval Authority issuing draft approval for the proposed plan of subdivision. Council also supported approval being given based on a five (5) year lapse date.

Further revisions to the Draft Plan, including technical amendments required as a result of the final design of the stormwater management pond and outlets, were considered at a public participation meeting on September 10, 2013. Draft approval was granted on December 10, 2013 for the revised plan of subdivision consisting of 152 single detached lots as well as several blocks for high, medium and low density residential development, stormwater management and open space uses, and one (1) commercial/office/mixed-use block.

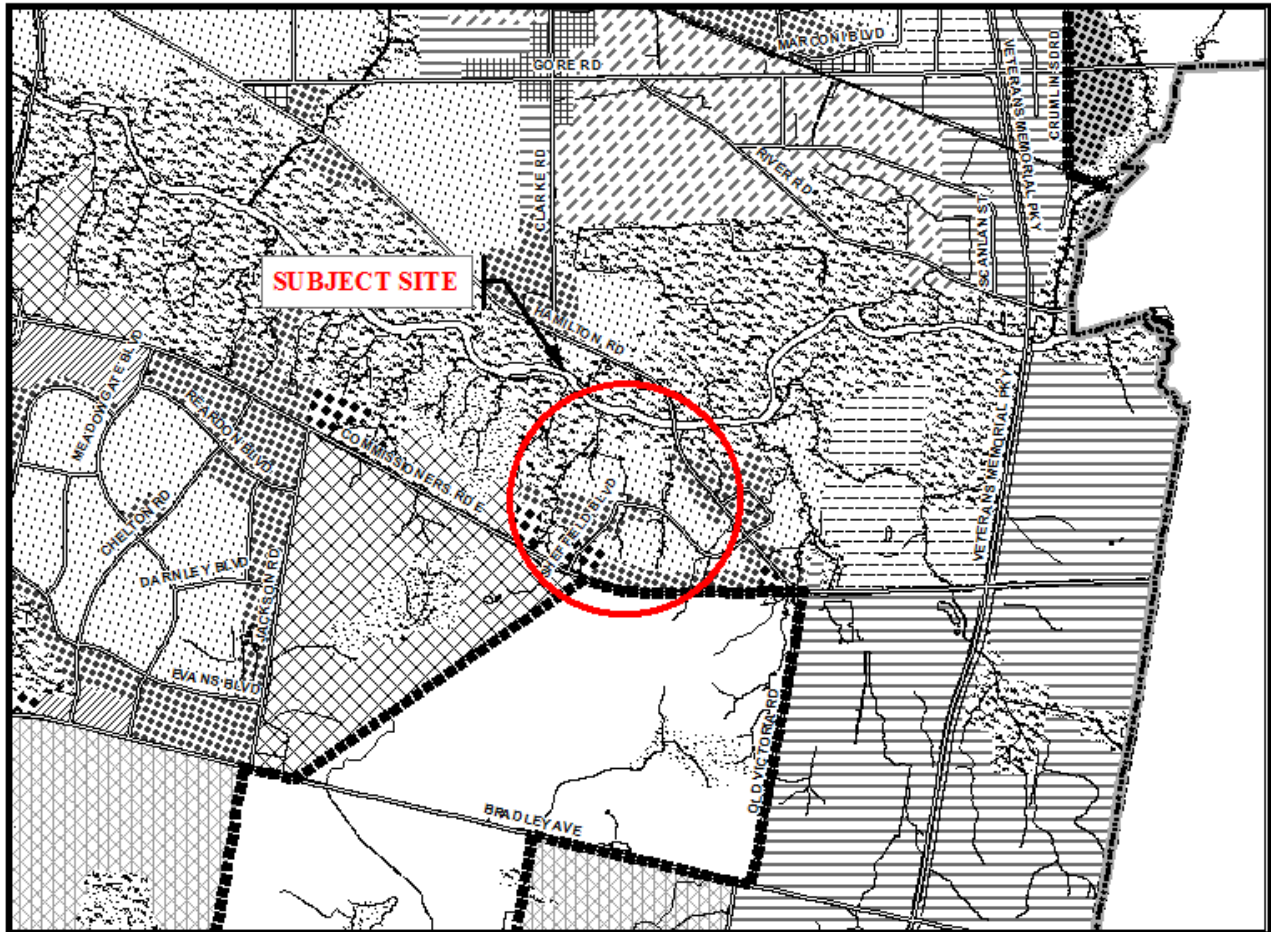
Phase 1, which consisted of 59 single detached residential lots, one (1) multi-family block and several park/open space blocks, was registered as Plan 33M-672 on July 31<sup>st</sup>, 2014. Phase 2, which consisted of 60 single detached residential lots and a neighbourhood park block, was registered as Plan 33M-688 on November 19, 2015.



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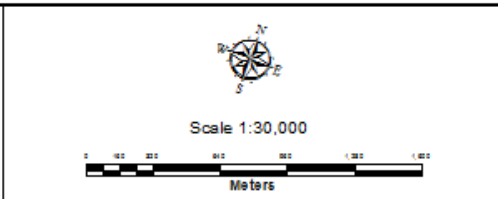
File No: 39T-09502 / Z-8528  
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Official Plan Map



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

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



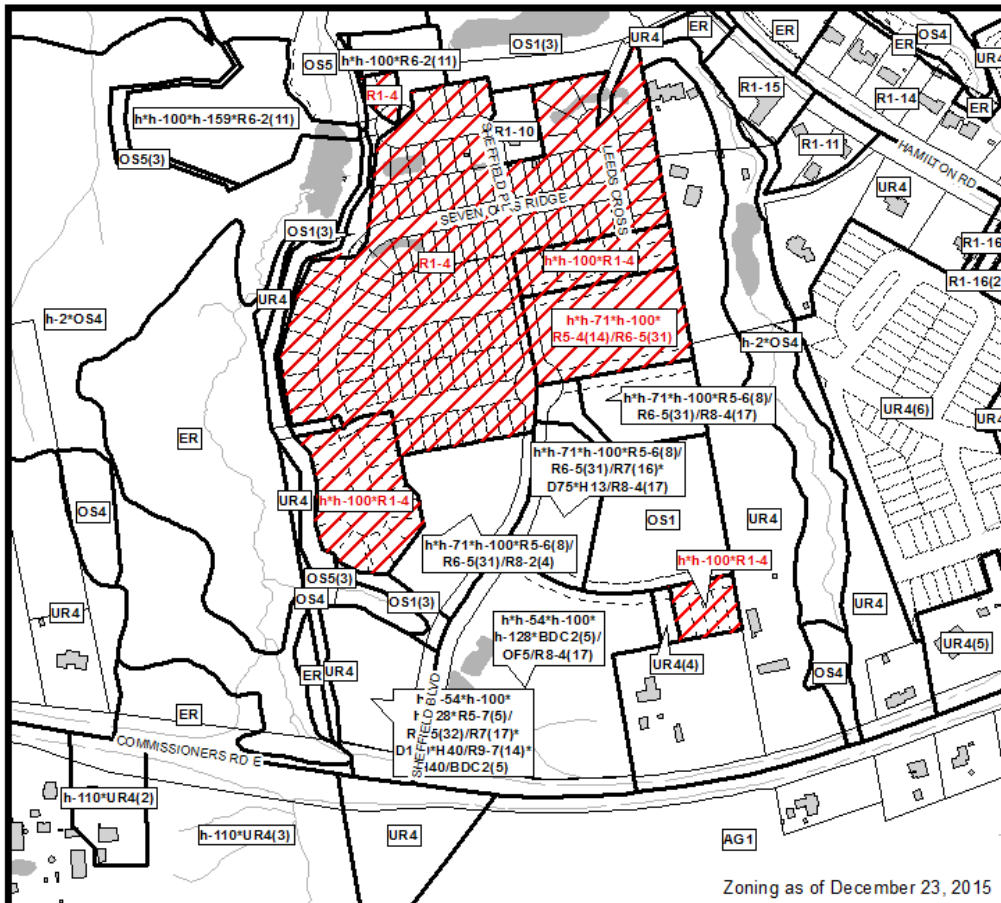
FILE NUMBER: 39T-09502 / Z-8528  
 PLANNER: LM  
 TECHNICIAN: JTS  
 DATE: January 14, 2016

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consolid00\excerpts\mxd\_templates\scheduleA\_b&w\_8x11\_with\_SWAP.mxd

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File No: 39T-09502 / Z-8528  
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Zoning Map



Zoning as of December 23, 2015

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

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

**CITY OF LONDON**  
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



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

FILE NO:  
 39T-09502 / Z-8528 LM

MAP PREPARED:  
 January 14, 2016 JTS

1:5,029  
 0 25 50 100 150 200 Meters









File No: 39T-09502 / Z-8528  
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Proposed Revised Plan



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**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

Upper Thames River Conservation Authority (UTRCA)

The subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. The UTRCA has no objections to this application. We remind the applicant to ensure that the necessary Section 28 approvals have been secured prior to undertaking any site alteration or development within the regulated area.

<b>PUBLIC LIAISON:</b>	On October 6, 2015, a Notice of Application - Revisions to Draft Plan of Subdivision and Zoning By-law Amendment was sent to 44 surrounding property owners. Notice was published in the "Londoner" on October 22, 2015.	1 reply received
<b>Nature of Liaison:</b> see "Requested Action" section.		
<b>Responses:</b> One written inquiry was received requesting further information and clarification.		

**ANALYSIS**

**Requested Action**

The application by Sifton Properties Limited is a request for zoning by-law amendments on their Victoria on the River residential development located north of Commissioners Road East, and west of Hamilton Road. The request is to permit an increased lot coverage for one (1) storey single detached dwellings to allow for the construction of larger homes in keeping with market demand and housing values of two (2) storey dwellings. In addition, an amendment is proposed to rezone a block (Block 158) within the subdivision from multi-family use to single family use in response to market demand, and to amend the Zoning By-law on a small number of lots (Lots 148-152) from R1-4 to R1-3 in order to ensure the draft approved plan complies with the Zoning By-law. The proposed red-line revisions to the draft subdivision plan are to divide Block 158 into 20 single detached lots with frontage on Leeds Crossing and Holbrook Drive.

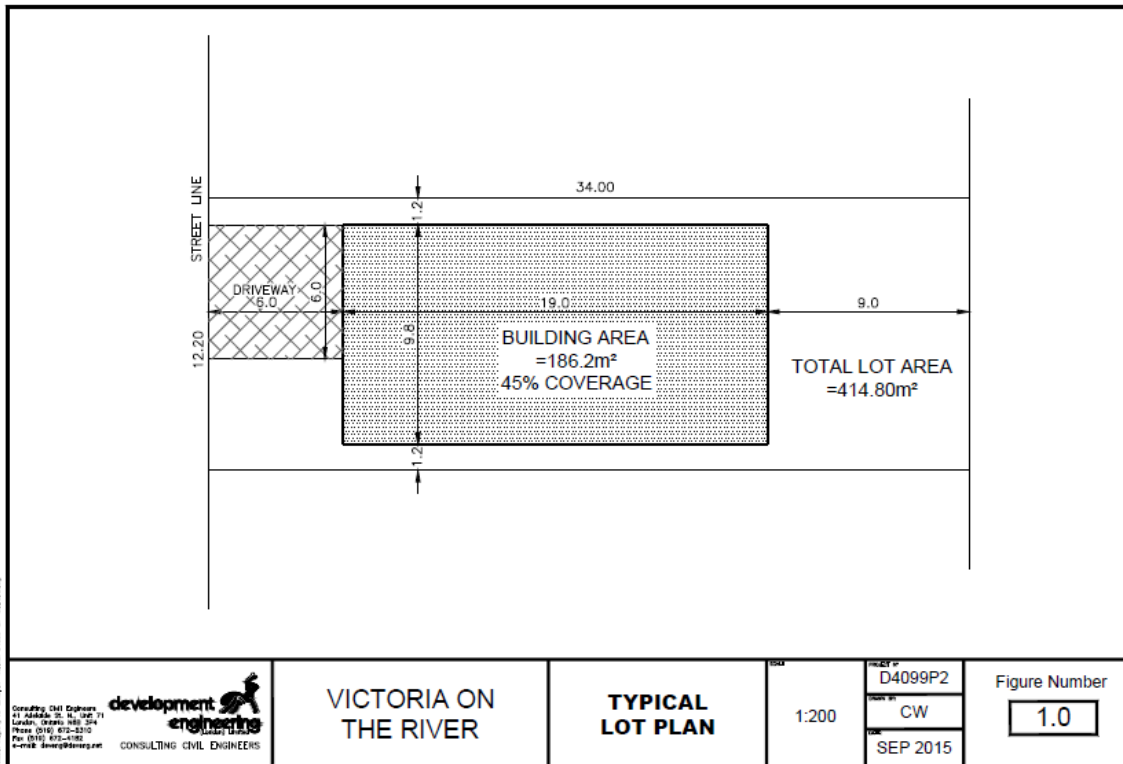
**Lot Coverage**

The maximum lot coverage regulation under the Residential R1 (R1-4) Zone is 40% coverage. The majority of single detached dwelling lots within the Victoria on the River subdivision, within draft-approved and registered phases, are a minimum of 12.2 metres frontage by 34 metres in depth. The applicant has indicated at present, with the existing coverage, the maximum habitable area for a one storey dwelling is less than 135 square metres (approx. 1450 sq. ft.) on a lot with 12.2 metres frontage when a double garage is attached. A typical (18' x 20') garage adds approximately 33.4 square metres of non-habitable building area.

With the proposed 45% maximum lot coverage, a building area of 186.7 square metres is achievable (153.3 m<sup>2</sup> habitable building area + 33.4 m<sup>2</sup> garage). This increase in building footprint can also be achieved while meeting the minimum front, side, and rear yard regulations of the Zoning By-law. Sifton indicated that demand for single storey dwellings tends to be up to 153.3 square metres (1,650 sq. ft.) livable floor space, therefore the proposed increase in coverage will allow for that size dwelling while still meeting (and exceeding) all required yard setbacks as illustrated by the typical lot plan figure below.



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The proposed amendment to the Zoning By-law would add a special provision to the R1-4 zone to permit increased lot coverage, as follows:

R1-4( )

- a) Regulations:
  - i) Lot Coverage 45%  
One (1) Storey  
Single Detached  
Dwelling  
(Maximum)

The special provision to increase lot coverage from 40% to 45% will allow for construction of one-storey bungalows with more floor area to meet the market demand while maintaining compatibility with existing and future adjacent development. Two storey dwellings are expected to continue to be built in order to meet homeowner needs and preferences. There were no concerns from a subdivision servicing perspective. Potential impacts on existing and future stormwater management, drainage and storm sewer infrastructure have been reviewed and no issues are anticipated. The proposed zoning amendment provides for larger one storey dwellings without requiring additional land area, and represents an efficient use of land and infrastructure. Based on our review the recommended amendment conforms to the policies of the Official Plan and is considered appropriate.

**Block 158**

The proposed zoning amendment involves a change to the zoning on Block 158 within the draft plan of subdivision from a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone which permits townhouses and various forms of cluster housing, to a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings. This zone



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change would facilitate proposed red-line revisions to the draft plan to divide the block into 20 single detached lots having frontage on public roads (future Leeds Crossing and Holbrook Drive).

The subject block is 0.984 hectares in area. With respect to the Official Plan designation and permitted uses, it can be seen on Schedule A – Land Use Map that the block is located at a transition point between Low Density Residential and Multi-family, Medium Density Residential. Under Section 3.3.1 of the Official Plan, areas designated Multi-family, Medium Density Residential may be developed for single detached, semi-detached, and duplex dwellings. The existing zoning would permit a maximum of 34 to 39 townhouse or cluster housing units based on maximum densities of 35-40 units per hectare, so the difference in the number of townhouse or cluster dwellings versus single detached dwelling units (20) is considered relatively small.

With the proposed rezoning and red-line revisions to Block 158, the Victoria on the River subdivision continues to maintain overall a reasonable mix of low, medium, and high density residential housing. Based on existing zoning the proportion of single family dwellings to multi-family dwellings is approximately 27%. With the proposed changes to Block 158 the proportion changes to approximately 31% which is still relatively low. Medium density Blocks 155, 156, and 157 combined will provide for upwards of approximately 90-95 multi-family dwelling units. Block 159 could provide up to 36-79 multi-family (medium) density units or 200 multi-family (high) density residential units based on existing zoning densities and range of permitted uses.

The proposed draft plan red-line revisions show nine (9) single detached lots fronting on Leeds Crossing, and 11 lots fronting on future Holbrook Drive. The lots frontages are between 12 to 13 metres similar to existing lot sizes in the subdivision. The proposed zoning and draft plan revision are considered to be appropriate and compatible with adjacent uses, and will maintain the continuity of lot fabric along these streets.

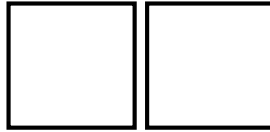
**Lots 148-152**

This final request is to change the zoning on Lots 148 to 152 within the draft plan of subdivision from a holding Residential R1 (h•h-100•R1-4) Zone to a Residential R1 (R1-3) Zone to permit single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres. The current lot frontages are 11.2 metres and are not compliant with the R1-4 zone. Siftons indicated a preference to rezone rather than red-line the plan to maintain the lot sizes as they are already approved and are a more efficient use of land. They are also in close proximity to planned medium and high density residential uses. The purpose of the proposed zoning change is to ensure the lots on the draft approved plan are compliant with by-law requirements for minimum lot frontage, and is considered an appropriate remedial action.

**Holding Provisions**

It is recommended that the standard holding (h) provision be applied in conjunction with the proposed R1-4( ) special provision zoning. This would only need to apply to the remaining single detached lots in the draft-approved plan and not the phases that have already been registered. The “h” provision is applied in almost all subdivision approvals for the purpose of ensuring adequate provision of municipal services, that the required security has been provided, and that conditions of approval of draft plan of subdivision ensure that a subdivision agreement or development agreement is entered into.

The holding (h-100) provision was previously removed from the zoning on Phase I and Phase II. The h-100 provision pertaining to water looping and emergency access was satisfied as a result of the Phase II final approval and execution of the subdivision agreement. Therefore, as the conditions for lifting the holding provision have been met, it is appropriate to remove the h-100 as requested for all areas subject to this zoning by-law amendment application.



**Notes to Red-Line Revisions**

It is recommended that the following notes be added to the red-line revised draft plan in order to (1) clarify the function of a pathway connection at the south end of Seven Oaks Ridge to the Park/Open Space block (Block 162), and (2) ensure that all technical standards for road and curb radii will be implemented:

*Clarify and identify width of block between Lots 64 and 65 and whether the block is a pathway or walkway.*

*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 Seven Oaks Ridge.*

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

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

*Identify all radii on plan and ensure to City standards.*

**Revised Draft Plan Conditions**

A review of the conditions of draft plan approval was undertaken and updated conditions have been prepared as part of this review process. The draft approval conditions issued on December 10, 2013 have been re-circulated and reviewed with municipal departments and agencies to determine their relevance within the context of current regulatory requirements. As a result, there are minor wording modifications and revisions, as well as a number of new clauses added reflecting current municipal standards and requirements. A number of conditions have also been deleted as the condition was satisfied prior to the registration of previous subdivision phases.

The proposed modifications and new conditions are briefly highlighted below:

1. **Standard Conditions** – Condition 1 has been updated to reflect the recommendation in Part (b) of this report. Condition 3 has been revised to provide for a 3 year extension of the lapse date as the current draft approval will expire in less than a year and it is expected that more time will be required to complete the final phases of the subdivision.
2. **Sewers and Watermains** – Conditions 14, 15, 18, 21, 26, 28 and 30 have been updated to reflect the engineering work that has been completed to date and the installation of existing servicing infrastructure. Minor modifications to clauses have been made to confirm that the Owner may be required to update subdivision Design Studies, if deemed necessary by the City. Condition 24 can be deleted as the SWM Facility that serves this subdivision has been completed by the City and is operational.
3. **Streets, Transportation and Surveys** – Conditions 31, 34, 36, 38, 39 have been updated to reflect engineering work that has been completed to date and the installation of transportation infrastructure, including roads and sidewalks. Conditions 42, 43, 45, 46 and 47 can be deleted as these boundary road works have been completed. Conditions 51 to 54 revised or deleted to reflect the progress and installation of traffic calming measures.
4. **General Conditions** – Conditions 73 and 77 reflect minor modifications to clauses that have been made to confirm the Owner may be required to update the subdivision Design Studies, if deemed necessary by the City.

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**Planner: L. Mottram**

5. **Planning Conditions** – Condition 90 can be deleted as Municipal Council has passed a by-law replacing the original heritage designation by-law with a new description and reasons for designation. Conditions 91 to 97 can be deleted as the parkland dedication requirements have been satisfied, and detailed plans for parks, pathway, and restoration areas have been completed. The neighbourhood park, multi-use pathway, and restoration/compensation areas have been/or will be completed in accordance with the Subdivision Agreements for the previously registered phases.
6. **New Conditions** – Several servicing/engineering-related conditions have been added to be incorporated in the draft plan conditions dealing with specific requirements for storm and stormwater management, roadworks, sidewalks and bikeways, and construction access.

### **Provincial Policy Statement**

The recommended red-line revised draft plan and the recommended Zoning By-law amendments are consistent with the PPS 2014, as summarized as follows:

1. **Building Strong Healthy Communities**

The recommended zoning changes are consistent with objectives of Section 1.1.1 by creating healthy, liveable, and safe communities sustained by promoting efficient development patterns, and compact and cost effective development by allowing for additional lot coverage and building size without increasing lot size and land requirements. The proposed changes are also consistent with policies to promote economic development and efficient use of existing municipal infrastructure.

2. **Wise Use and Management of Resources**

Environmental Impact Studies were prepared as part of the initial planning and approval process for this subdivision. Recommendations for protecting natural heritage features have been implemented including specific measures to enhance significant natural heritage resources through re-naturalization and restoration/compensation programs. There are no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources.

3. **Protecting Public Health and Safety**

The recommended red-line revisions and zoning amendments do not pose any public health and safety concerns, and there are no known human-made hazards.



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**File No: 39T-09502 / Z-8528**  
**Planner: L. Mottram**

<b>CONCLUSION</b>
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Based on our review, the recommended zoning and red-line revisions for the Victoria on the River subdivision are considered appropriate and represent sound planning, subject to the attached draft plan conditions which have been updated. The proposed zoning amendment provides for larger one storey dwellings without requiring additional land area, and represents an efficient use of land and infrastructure. The recommended amendment and red-line revisions conform to the policies of the Official Plan and are considered appropriate.

<b>PREPARED and RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES AND PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

March 21, 2016  
 GK/TG/AM/LM/lm  
 "Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2009\39T-09502 - 1603 Hamilton Road (NM)\2015 Revisions\Draft Plan Approval\PEC report.docx

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File No: 39T-09502 / Z-8528  
Planner: L. Mottram

**Responses to Public Liaison Letter and Publication in “The Londoner”**

**Telephone**

None

**Written**

Chris Gooyers on behalf of Johanna Gooyers  
1938 Commissioners Road East

- Request further information and clarification

**Bibliography**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, completed by Sifton Properties Limited, dated September 4, 2015

Red-line Revised Draft Plan of Subdivision prepared by Development Engineering (London) Ltd., dated September 3, 2015

**Reference Documents:**

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

*City of London, Zoning By-law No. Z.-1*, May 21, 1991, as amended

Ontario Ministry of Municipal Affairs and Housing, *Planning Act, R.S.O. 1990, CHAPTER P. 13*, as amended

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

City of London Development Services – Application for Approval of Draft Plan of Subdivision, Official Plan and Zoning by-law Amendments - File No. 39T-09502 / OZ-7692 – Sifton Properties Limited – 1603 Hamilton Road and 1844 Commissioners Road East

**Correspondence: (located in City of London File No. 39T-09502/Z-8528 unless otherwise stated)**

Various hard copy and e-mail correspondences to the Notice of Application - Revisions to Draft Plan of Subdivision and Zoning By-law Amendment

Two empty rectangular boxes for agenda item and page numbers.

File No: 39T-09502 / Z-8528  
Planner: L. Mottram

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 lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, within the Victoria on the River subdivision.

WHEREAS Sifton Properties Limited has applied to rezone lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, as shown on the attached map, **from** a Residential R1 (R1-4) Zone **to** a Residential R1 Special Provision (R1-4( )) Zone; **from** a holding Residential R1 (h•h-100•R1-4) Zone **to** a holding Residential R1 Special Provision (h•R1-4( )) Zone; **from** a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone **to** a holding Residential R1 Special Provision (h•R1-4( )) Zone; and **from** a holding Residential R1 (h•h-100•R1-4) Zone **to** a holding Residential R1 (h•R1-3) Zone.
2. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-4( )

(a) Regulations

- |    |  |     |
|----|--|-----|
| i) | Lot Coverage   | 45% |
|    | One (1) Storey<br>Single Detached<br>Dwelling<br>(Maximum) |     |



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**Planner: L. Mottram**

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

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) 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 subsection.

PASSED in Open Council on April 5, 2016.

Matt Brown  
Mayor

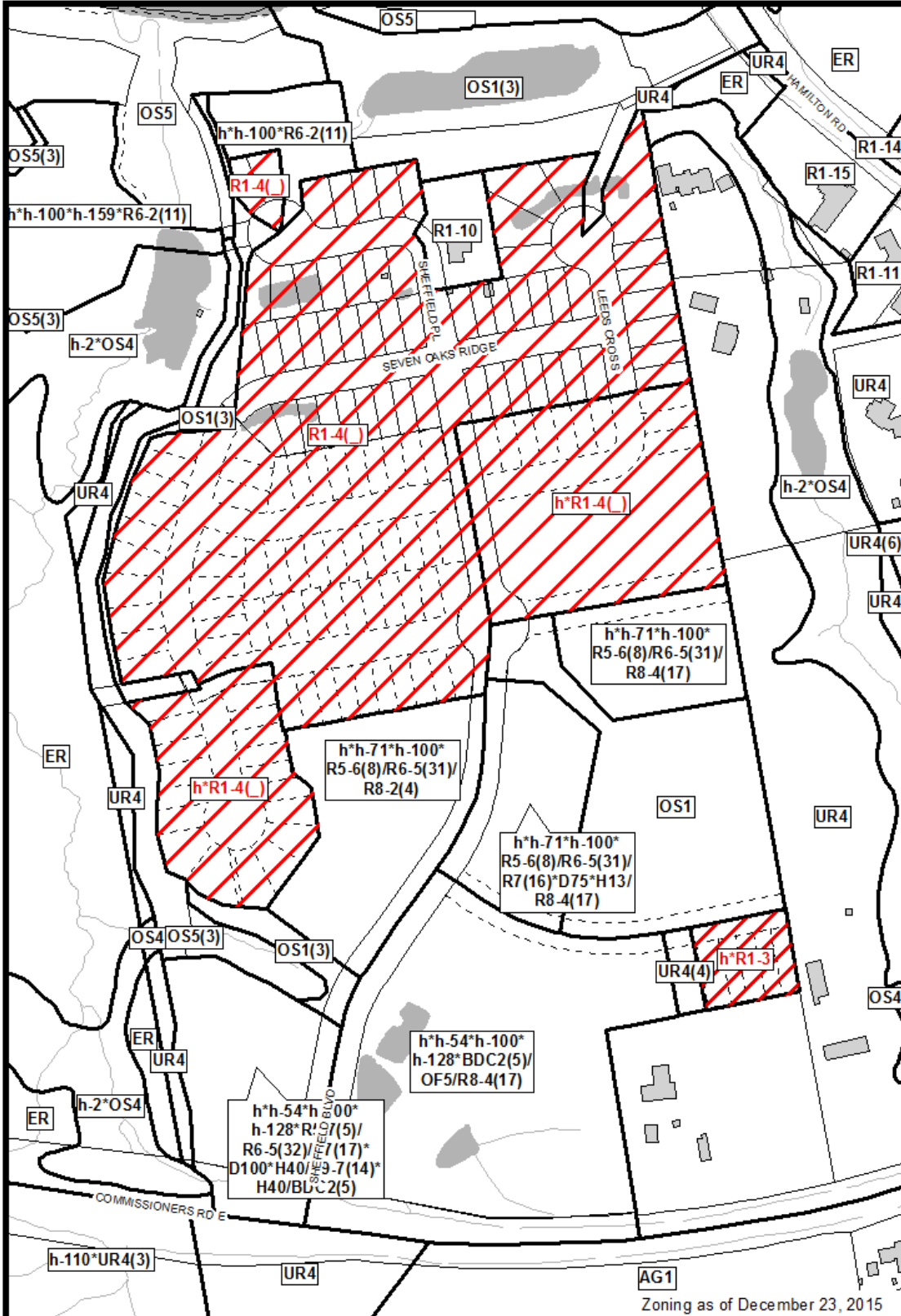
Catharine Saunders  
City Clerk


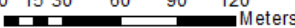

First Reading - April 5, 2016  
Second Reading – April 5, 2016  
Third Reading - April 5, 2016

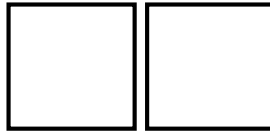
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Planner: L. Mottram

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



<p>File Number: 39T-09502 / Z-8528  Planner: LM  Date Prepared: January 14, 2016  Technician: JTS  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters </p> <p></p>
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File No: 39T-09502 / Z-8528  
 Planner: L. Mottram

**APPENDIX 39T- 09502-1  
 (Conditions to be included for draft plan approval)**

**THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-09502 ARE AS FOLLOWS:**

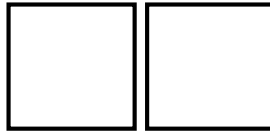
**\* Denotes Deleted, Revised, or New Condition**

NO.	CONDITIONS
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**Standard**

1. \* This draft approval applies to the draft plan, **as red line amended**, submitted by Sifton Properties Limited, prepared by Development Engineering (London) Limited and certified by ~~Robert D. Stirling~~ Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated ~~May 14, 2013~~ September 3, 2015), which shows ~~152~~ 172 single family lots, one (1) multi-family, high density residential block, ~~4~~ three (3) multi-family, medium density residential blocks, two (2) multi-family, low density residential blocks, one (1) commercial/office/mixed use block, seven (7) park blocks, nine (9) buffer/ open space/ restoration blocks, two (2) stormwater pond blocks, and seven (7) reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Road East, and four (4) internal local streets.
2. \* This draft approval and these conditions replace the conditions of draft approval granted on ~~January 19, 2012~~ December 10, 2013 for plan 39T-09502 as it applies to lands located south of the south branch of the Thames River, west of Hamilton Road, and north of Commissioners Road East; legally described as Part of Lots 8, 9, 10 Concession 1 and Part of Lots 8 and 9 Broken Front Concession “B” and Part of the Road Allowance between Concession 1 and Broken Front Concession “B” (Geographic Township of Westminster) in the City of London, and as described in Condition No. 1.
3. \* This draft plan approval applies until ~~January 19, 2017~~ January 19, 2019, 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.
4. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
5. The Owner shall request that streets be named to the satisfaction of the City.
6. The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
7. 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.
8. Prior to final approval, the Owner shall take all necessary steps to ensure that the zoning is in effect for this proposed subdivision.
9. The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
10. Phasing of this subdivision (if any) shall be to the satisfaction of the City.
11. Prior to the submission of engineering drawings, the City shall be satisfied that sufficient





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sewage treatment and conveyance capacity is available to service the subdivision.

12. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
13. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

**SEWERS & WATERMAINS**

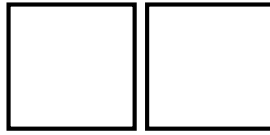
Sanitary:

14. \* ~~In conjunction with the Design Studies submission, the Owner shall have his professional engineer prepare and submit the following sanitary servicing design information:~~
  - ~~i) Provide a sanitary drainage area plan, including the 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 a hydrogeological report which includes an analysis of the water table of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of 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.~~

If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional engineer prepare and submit the following sanitary servicing design information:

- i) Provide a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
- ii) Propose a suitable routing for the 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 a hydrogeological report which includes an analysis of the water table of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of 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.

15. \* ~~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 750 mm (30") diameter sanitary sewer located on Hamilton Road;~~
  - ~~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;~~



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- ~~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.~~

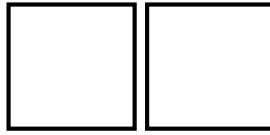
In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:

- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan, the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan and the 200 mm diameter sanitary sewer on Sevens Oaks Ridge;
- 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 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.

16. \* ~~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.~~

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 its 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.



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17. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Pottersburg 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.

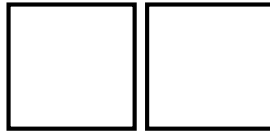
Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM):

18. \* ~~In conjunction with the Design Studies submission, the Owner shall have his professional engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:~~
- ~~i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;~~
  - ~~ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;~~
  - ~~iii) 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 of construction, to the satisfaction of City Engineer;~~
  - ~~iv) 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; and~~
  - ~~v) Ensuring retained lands outside of this plan of subdivision are included in any Design Studies with respect to drainage areas and servicing.~~

If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional 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 flows traversing this plan are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and to the satisfaction of the City;
- iii) Ensuring retained lands outside of this plan of subdivision are included in any Design Studies with respect to drainage areas and servicing;
- iv) 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, to the satisfaction of City Engineer;
- v) 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; and
- vi) 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



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Planner: L. Mottram**

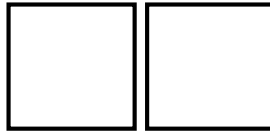
with open watercourses that services an upstream catchment are adequately addressed for lands within this plan. If necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback, if necessary.

19. \* ~~In conjunction with engineering drawings submission, the Owner shall ensure the proposed grading and maintenance/emergency access road design will match the grading of the proposed Stormwater Management Facility being built by the City, to the satisfaction of the City.~~
20. \* ~~The Storm/Drainage and SWM Servicing Functional Report or 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 South Thames Subwatershed Study and any addendums/amendments;~~
  - ~~ii) The Old Victoria Area Plan Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009) and with the agreed 25% reduction of the SWM block.~~
  - ~~iii) The approved Functional STM Servicing and SWM plans for the subject lands or any updated Functional Stormwater Management Plan;~~
  - ~~iv) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;~~
  - ~~v) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;~~
  - ~~vi) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and~~
  - ~~vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~

The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:

- i) The SWM criteria and environmental targets for the South Thames Subwatershed Study and any addendums/amendments;
  - ii) The Old Victoria Area Plan Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009) and with the agreed 25% reduction of the SWM block.
  - iii) The approved Functional STM Servicing and SWM plans for the subject lands or any updated Functional Stormwater Management Plan;
  - iv) 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.
  - v) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
  - vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
  - vii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
  - viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
21. \* ~~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 South Thames Subwatershed, and connect them to the proposed Regional Stormwater~~





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~~Management (SWM) Facility being constructed by the City on adjacent lands, and outletting to the Thames River.~~

- ~~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 boundaries of Lots/Blocks in this plan to blend in with the abutting SWM Facility, 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.~~

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 South Thames Subwatershed, and connect them to the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan, the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan and the existing 600 mm diameter storm sewer on Seven Oaks Ridge;
- 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) 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
- iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.

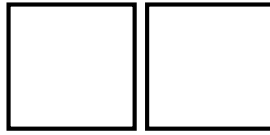
22. \* ~~In conjunction with the engineering drawings submission, the Owner's professional geotechnical engineer shall provide a geotechnical report to adequately address all geotechnical issues including erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all recommendations in the geotechnical report, to the satisfaction of the City and the UTRCA.~~

23. \* ~~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) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City.~~

Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:

- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
- ii) The Old Victoria SWM Facility # 2, to be built by the City, to serve this plan must be constructed and operational;
- iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
- iv) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.



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24. \* ~~The Owner acknowledges that the City, in accordance with the City's current Growth Management Implementation Strategy (GMIS), is constructing the proposed Regional SWM Facility for this plan in accordance with the preferred option of the accepted Old Victoria Area Plan Drainage Storm Drainage and SWM Municipal Class EA. The Owner shall cooperate with the City, as necessary, to complete the project, including providing access to the lands and easements, as necessary.~~
25. 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.
26. \* ~~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 is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.~~

~~Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.~~

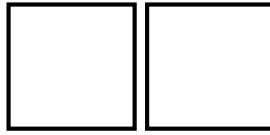
If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction 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 is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

27. ~~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.~~

Watermains

28. \* ~~In conjunction with the Design Studies submission, the Owner shall have his professional 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:
 
    - ~~a) Identify external water servicing requirements;~~~~

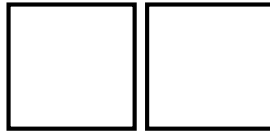


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- ~~b) Confirm capacity requirements are met;~~
  - ~~c) Identify need to the construction of external works;~~
  - ~~d) Identify the effect of development on existing water infrastructure – identify potential conflicts;~~
  - ~~e) Water system area plan(s)~~
  - ~~f) Water network analysis/hydraulic calculations for subdivision report;~~
  - ~~g) Phasing report;~~
  - ~~h) Oversizing of watermain, if necessary and any cost sharing agreements.~~
  - ~~i) Water quality~~
- ii) ~~Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:~~
- ~~a) valving to shut off future connections which will not be used in the near term; and/or~~
  - ~~b) automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or~~
  - ~~c) make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~
- iii) ~~Have its professional consulting engineer identify which areas of the plan are to be serviced by the southeast hydraulic grade line zone and which areas are to be served by the low level zone.~~

If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional 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:
    - a) Identify external water servicing requirements;
    - b) Confirm capacity requirements are met;
    - c) Identify need to the construction of external works;
    - d) Identify the effect of development on existing water infrastructure – identify potential conflicts;
    - e) Water system area plan(s)
    - f) Water network analysis/hydraulic calculations for subdivision report;
    - g) Phasing report;
    - h) Oversizing of watermain, if necessary and any cost sharing agreements.
    - i) Water quality
    - j) Identify location of valves and hydrants
  - ii) Have its professional consulting engineer identify which areas of the plan are to be serviced by the southeast hydraulic grade line zone and which areas are to be served by the low level zone.
29. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the water servicing report to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.
30. \* In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 600 mm (24”) diameter watermain on



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- ~~Commissioners Road East and the 250 mm (10") diameter watermain on Hamilton Road; and~~
- 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.~~

In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 250 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Holbrook Drive in this plan, the 200 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Leeds Crossing in this plan and the 200 mm diameter watermain on Seven Oaks Ridge;
- 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.

## STREETS, TRANSPORTATION & SURVEYS

### Roadworks

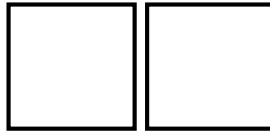
- 31. \* ~~The Owner shall construct cul-de-sacs on Street 'A', Street 'C' and Street 'D' in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.0m) within the cul-de-sacs or as otherwise directed by the City Engineer.~~

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

- 32. In conjunction with the engineering drawings submission, the Owner shall ensure the layout of the roads and rights-of-way in this plan are in accordance with City standards, unless otherwise accepted by the City 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.
- 33. 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 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.
- 34. \* ~~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 'A', Street 'C' and Street 'D'.~~

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 Seven Oaks Ridge.

- 35. In conjunction with the engineering drawings 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:"
- 36. \* ~~The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:~~
  - i) ~~Street 'A' from gateway to Street 'E' to the satisfaction of the City.~~



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- ~~ii) Street 'A' (from Street 'E' to Street 'B') and Street 'B' (from Street 'A' to east limit of plan) are to have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').~~
- ~~iii) Street 'A' (north of Street 'B' to Street 'C') and Street 'E' are to have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').~~
- ~~iv) Street 'E', at Street 'A', is to have a minimum road pavement width (excluding gutters) of 10.0 metres with a minimum road allowance of 21.5 metres (70') for a minimum length of 30 metres to the standard local road right of way width of 20.0 metres, to the satisfaction of the City.~~
- ~~v) Street 'B' (between Street 'A' and Street 'C') is to have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').~~
- ~~vi) Street 'C', Street 'D' and Street 'A' (north of Street 'C') are to have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').~~
- ~~vii) The Owner shall construct a gateway treatment, with no center island, on Street 'A' at the intersection of Commissioners Road East 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 primary collector road right of way width of 26.0 metres, to the satisfaction of the City.~~

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

- i) Holbrook Drive (from Sheffield Boulevard to east limit of plan) are to 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) Kettering Street are to have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
- iii) Seven Oaks Ridge and Leeds Crossing are to have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').

37. \* ~~The Owner shall construct Street 'A' and Street 'B' to secondary collector road standards.~~

The Owner shall construct Holbrook Drive to secondary collector road standards.

Sidewalks/Bikeways

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

- ~~i) Street 'A' — from Commissioners Road East to Street 'B'~~
- ~~ii) Street 'B' — east of Street 'A' to east limit of plan~~

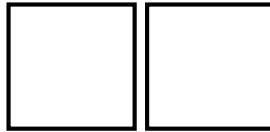
The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:

- i) Holbrook Drive— east of Sheffield Boulevard to east limit of plan

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

- ~~i) Street 'A' — east boulevard from Street 'B' to cul-de-sac bulb~~
- ~~ii) Street 'E' — south boulevard~~
- ~~iii) Street 'C' — west and north boulevard~~





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- iv) ~~Street 'D'—south and east boulevard from Street 'A' to cul-de-sac bulb~~
- v) ~~Street 'B'—south boulevard between Street 'C' and Street 'A'~~

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

- i) Kettering Street – south boulevard
- ii) Seven Oaks Ridge – west boulevard
- iii) Leeds Crossing – south and east boulevard from Sheffield Boulevard to cul-de-sac bulb

- 40. The Owner shall construct a walkway between Lots 64 and 65 in accordance with City standards, to the satisfaction of the City, at no cost to the City.

Street Lights

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

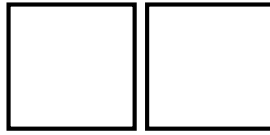
The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City. Within one year of registration, where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed 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 lighting already existing or approved along the developed portion of the street, to the satisfaction of London Hydro for the City of London.

Boundary Road Works

- 42. \* ~~In conjunction with Design Studies submission, the Owner shall verify the adequacy of the decision sight distance on Commissioners Road East at Street 'A' to the satisfaction of the City. If sight lines are not adequate, Street 'A' is to be relocated and/or roadwork undertaken to establish adequate decision sight distance, all at no cost to the City.~~
- 43. \* ~~In conjunction with the Design Studies submission, the Owner shall verify the adequacy of the decision sight distance on Hamilton Road at the temporary access road to the satisfaction of the City. If sight lines are not adequate, this access is to be relocated and/or road work undertaken to establish adequate decision sight distance, all at no cost to the City.~~
- 44. \* ~~The Owner shall be required to make minor boulevard improvements on Commissioners Road East and Hamilton Road 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.~~

The Owner shall be required to make minor boulevard improvements on Commissioners Road East 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.

- 45. \* ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install street lighting at the intersection of Commissioners Road East and Street 'A' to adequately illuminate the intersection, to the specifications of the City at no cost to the City.~~
- 46. \* ~~In conjunction with the engineering drawings submission, the Owner shall have it's professional consulting engineer submit design criteria for the left turn and right turn lanes on Commissioners Road East at Street 'A' for review and acceptance by the City.~~
- 47. \* ~~Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct a left turn and right turn lane on Commissioners Road East at Street 'A' with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Old Victoria Planning Area, to the satisfaction of the City, at no cost to the City.~~



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Road Widening

- 48. \* ~~The Owner shall dedicate sufficient land to widen Commissioners Road East and Hamilton Road to 18.0 metres (59.06') from the centreline of the original road allowance.~~

The Owner shall be required to dedicate sufficient land to widen Commissioners Road East to 18.0 metres (59.06') from the centreline of the original road allowance.

- 49. \* ~~The Owner shall dedicate 6.0 m x 6.0 m “daylighting triangles” at the intersection of Street ‘A’ and Commissioners Road East in accordance with the Z-1 Zoning By-law, Section 4.24.~~

Vehicular Access

- 50. \* ~~No vehicular access will be permitted to Blocks 165, 174 and 179 from Hamilton Road (except gated emergency access on Block 174) and Blocks 159 and 160 from Commissioners Road East unless a Transportation Impact Study is completed and accepted by the City at site plan submission stage. All vehicular access is to be via the internal subdivision streets.~~

The Owner shall ensure that no vehicular access will be permitted to Block 160 from Commissioners Road East unless a Transportation Impact Study is completed and accepted by the City at site plan submission stage. All vehicular access is to be via the internal subdivision streets.

Traffic Calming

- 51. \* ~~In conjunction with the engineering drawings submission, the Owner shall have it's professional engineer design the proposed traffic calming measures along Street ‘A’, Street ‘B’ and at the intersection of Street ‘A’ and Street ‘B’, including traffic calming circle, parking bays, curb extensions and other measures, to the satisfaction of the City.~~

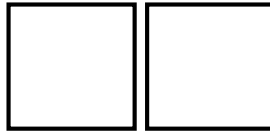
In conjunction with the engineering drawings submission, the Owner shall have it's professional engineer design the proposed traffic calming measures along Holbrook Drive and at the intersection of Sheffield Boulevard and Holbrook Drive, including traffic calming circle, parking bays, curb extensions and other measures, to the satisfaction of the City.

- 52. \* ~~The Owner shall install a roundabout at the intersection of Street ‘A’ and Street ‘B’, including all necessary sidewalks in accordance with City standards, to the satisfaction of the City. The Owner shall locate the driveways for abutting lots in accordance with the Design Specifications and Requirements Manual.~~

- 53. \* ~~The Owner shall install curb extensions along Street ‘A’ from Commissioners Road East to Street ‘B’ to the satisfaction of the City with parking bay removed for utilities (fire hydrants), for transit stop locations as defined by the London Transit Commission and for future development block accesses. Reduced curb radii on the inbound approach to all local road intersecting Street ‘A’ shall also be installed.~~

- 54. \* ~~The Owner shall install curb extensions along Street ‘B’ from Street ‘A’ to the easterly limit of the plan of subdivision to the satisfaction of the City with the parking bay removed for utilities (fire hydrants), for transit stop locations as defined by the London Transit Commission and for future development block accesses.~~

The Owner shall install curb extensions along Holbrook Drive from Sheffield Boulevard to the easterly limit of the plan of subdivision, to the satisfaction of the City with the parking bay removed for utilities (fire hydrants), for transit stop locations as defined by the London Transit Commission and for future development block accesses.



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Construction Access/Temporary/Emergency/Maintenance Access Roads

55. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Commissioners Road East or other routes as designated by the City.

56. \* ~~Development of the subdivision shall be limited to a maximum of 80 units until such time as a second public access is available for the site, to the satisfaction of the City. Prior to development of more than 80 units, the Owner shall make the necessary arrangements with adjacent property owners, or make modifications to the draft plan of subdivision, to provide an emergency access to this subdivision should the plan be registered in phases.~~

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

57. \* ~~The Owner shall construct a maintenance/emergency access to Hamilton Road in a location satisfactory to the City and provide any necessary easements, at no cost to the City.~~

58. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have 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.

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

- ~~i) Street 'B' east limit~~
- ~~ii) Street 'E' 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.~~

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

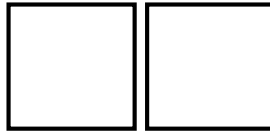
- i) Holbrook Drive- east limit
- ii) Kettering Street- east limit

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.

**GENERAL CONDITIONS**

60. 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.

61. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.



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- 62. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
- 63. 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.
- 64. 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.
- 65. 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.
- 66. \* ~~The Owner shall have the common property line of Commissioners Road East and Hamilton Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.~~

~~Further, the grades to be taken as the centreline line grades on Commissioners Road East and Hamilton Road are the existing centreline of road elevations as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the existing road grades, all to the satisfaction of the City.~~

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

Further, the grades to be taken as the centreline line grades on Commissioners Road East are the existing centreline of road elevations as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the existing road grades, all to the satisfaction of the City.

- 67. 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.

- 68. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:
  - i) commence upon completion of the Owner's service work, connections to the existing unassumed services; and

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ii) continue until the time of assumption of the affected services by the City.

69. 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.

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

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

71. 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.

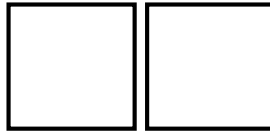
72. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.

73. \* ~~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.~~

If deemed necessary by the City, in conjunction with an updated 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.

74. The Owner shall have its professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".

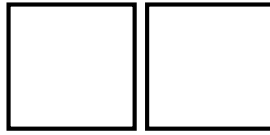




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75. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
76. 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.
77. \* ~~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.~~  
  

If deemed necessary by the City, in conjunction with an updated 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.
78. 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.
79. 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.
80. In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
81. 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.
82. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
83. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
84. The Owner shall submit confirmation that they have complied with any requirements of Hydro One Networks Inc.
85. The Owner shall make all necessary arrangements with the abutting property owners to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of this plan to City standards, to the satisfaction of the City.

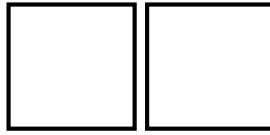


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- 86. The Owner shall hold Block 153 out of development until such time as the completion of an Environmental Impact Study, to the satisfaction of the City and the Upper Thames River Conservation Authority.
- 87. The Owner shall hold Block 182 out of development for future access and servicing of lands to the south, to the satisfaction of the City, at no cost to the City.
- 88. \* ~~The Owner shall provide private services for the existing house on Lot 23, to the satisfaction of the City, at no cost to the City.~~

**PLANNING**

- 89. In conjunction with any Design Studies submission which includes Block 160, the Owner shall submit a conceptual design of a future public square together with pedestrian linkages to get access to the public square to the satisfaction of the City. The accepted conceptual plan will be incorporated into any site plan application for Block 160.
- 90. \* ~~Prior to final approval, the Owner shall apply to the City to change the description of the Heritage Designation as it currently applies to the property known municipally as 1603 Hamilton Road.~~
- 91. \* ~~The Owner shall convey to the City of London lands for park purposes at a rate of 1 hectare per 300 residential dwelling units. Parkland dedication for lands designated and zoned for commercial will be taken at a rate of 2% of the block area. The lands required to be dedicated for parkland purposes are identified on the draft plan as red-line amended as Blocks 161, 162, 163, 164, 165, 166, and 167.~~
- 92. \* ~~The Owner shall grade, service and seed Park Blocks 161, 162, 164, 165, 166 and 167 to the satisfaction of the City within 1 year of registration of the plan of subdivision.~~
- 93. \* ~~In conjunction with the Design Studies submission, the Owner shall provide park concept plans for park Block 161, a pathway concept for Blocks 162, 164, 165, 166, 167, 168, and 175 and a restoration concept for Block 175. These are to be prepared by a registered landscape architect. The consultant shall pre-consult with Parks Planning and Design to determine the appropriate budget and amenities to be included in the park. In addition, the applicant shall submit with the standard engineering servicing drawings submission, full design and construction plans to the satisfaction of the City.~~
- 94. \* ~~In conjunction with the Engineering Drawings submission, the Owner shall submit a detailed park, pathway and restoration plan for the entire site, including Blocks 161, 162, 164, 165, 166, 167, 168, and 175, and a restoration plan for Blocks 176, 177, and 178. The detailed plans shall be prepared by a registered landscape architect with the assistance of a restoration ecologist to the satisfaction of the City.~~
- 95. \* ~~Within one (1) year of registration of the Plan, the Owner shall construct and maintain (up to assumption) the recreational pathway within Blocks 162, 164, 165, 166, 167, 168, and 175 of this Plan, in accordance with the approved detailed plans to the satisfaction of the City.~~
- 96. \* ~~Within one (1) year of registration of this Plan the Owner shall install the required neighbourhood park amenities within Block 161 of this Plan, in accordance with the approved detail plans and to the satisfaction of the City.~~
- 97. \* ~~Within one (1) year of registration of this Plan, the Owner shall construct the restoration/compensation area within Blocks 175, 176, 177, and 178 of this Plan, in accordance with the approved detail plans and to the satisfaction of the City.~~
- 98. In conjunction with the Design Studies submission, the Owner shall provide a tree preservation report for the entire subdivision. The tree preservation report will focus on the preservation of specimen trees of good quality and will be completed to the satisfaction of City as part of the Design Study Review process. The recommendations of the approved tree preservation report shall be included in the engineering drawings



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submission and conditions in the subdivision agreement.

- 99. \* Within one year of registration of the plan, the Owner shall construct 1.5 metre high chain link fencing without gates in accordance with current City park standards (SPO 4.8), or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and Open Space Blocks, and SWM Facilities, to the satisfaction of the City. ~~Fencing shall be completed within 1 year of registration of the plan.~~
- 100. The Owner shall make a cash-in-lieu payment to the City to provide for the planting of street trees.
- 101. Within one year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.
- 102. In conjunction with the Design Studies submission, the Owner shall prepare and submit calculations to establish a compensation rate acceptable to the City for the restoration of open space lands in exchange for developable lands within Block 153. The final delineation of Block 153 shall be confirmed prior to preparation of the Subdivision Agreement based on the approved compensation rate, and any adjustments made as a result shall require a change to the draft plan. If the compensation area is substantially different than anticipated, the City will initiate a Zoning By-law Amendment to reflect the revised compensation plan.
- 103. The Owner, in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas". The Owner shall install signage as the streets are constructed, indicating "Possible Future Transit Stop Area" in the approximate stop locations. The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.
- 104. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from the Upper Thames River Conservation Authority.
- 105. In conjunction with the Design Studies submission, the Owner shall provide detailed design information for the site works and alterations for the proposed crossing/laneway between the cul-de-sac (at the end of Street 'A') and Block 153. Once the details of the proposed works have been identified, an Environmental Impact Study (EIS) to address the potential impacts of the laneway will be required to the satisfaction of the City and the UTRCA.
- 106. \* The Owner shall implement ~~all the~~ recommendations of the Victoria Ridge Plan of Subdivision Environmental Impact Study dated June 24, 2009 as amended by subsequent addendums, to the satisfaction of the City.
- 107. The Owner shall identify on the accepted Engineering Drawings the fencing proposed along the rear of Lots 1 – 11 inclusive.

**Add** the following updated conditions under the Storm and Stormwater Management section:

- # The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide on-site

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SWM controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.

- # 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.

**Add** the following updated conditions under the Watermains section:

- # 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. These devices 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 the 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.
- # Should any blocks in this plan develop as Vacant Land Condominiums, the Owner shall advise the purchasers that if the private watermains serving a vacant land condominium is deemed a "regulated drinking water system" under the Safe Drinking Water Act and O.Reg. 170/03, the City of London could be ordered to operate this system in which case the system shall be required to be constructed to applicable City standards, to the satisfaction of the City Engineer.

**Add** the following updated condition under the Roadworks section:

- # All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centres with each other, unless otherwise approved by the City Engineer.

**Add** the following updated condition under the Sidewalk/Bikeway section:

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- # Should the Owner direct any servicing within the walkway between Lots 64 and 65 or if 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.

**Add** the following updated condition under the Construction Access section:

- # The Owner shall reconstruct Sheffield Boulevard in Plan 33M-672 to remove the temporary emergency access and pavement marking and restore, including but not limited to, the boulevard, pathway, trees, street lights, parking bay, associated roadworks, etc., to the satisfaction of the City, when a second public access is provided to the subdivision at the direction and satisfaction of the City Engineer, at no cost to the City.

**Add** the following updated condition under the General section:

- # If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall provide to the City for review and acceptance, a geotechnical report or update the existing geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City.
- # The Owner shall remove any temporary works, including easements, associated with this plan, when no longer required and restore all affected areas, at no cost to the City, to the specifications and satisfaction of the City.



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**APPENDIX 39T- 09502-2**  
**Related Estimated Costs and Revenues**

Victoria on the River, Phase 3 - Sifton Properties Limited  
 Subdivision Agreement  
 39T-09502

**Related Estimated Costs and Revenues**

Estimated DC Funded Servicing Costs <sup>(Note 1)</sup>	Estimated Cost (excludes HST)
Claims for developer led construction from CSRFF - None identified.	\$0
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRFF - None identified.	\$0
<b>Total</b>	<b>\$0</b>
Estimated Total DC Revenues <sup>(Note 2)</sup> (2016 Rates)	Estimated Revenue
CSRFF	\$6,418,417
UWRF	\$760,437
<b>TOTAL</b>	<b>\$7,178,854</b>

- 1 There are no claims for DC funded works associated with this application.
- 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.

Reviewed by:

March 17 / 16

Peter Christiaans

Date

Peter Christiaans  
 Director, Development Finance