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**Draft Approval Extension 39T-08507
Alanna Riley**

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| TO: | CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE |
| FROM: | G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL |
| SUBJECT: | 911578 ONTARIO LTD. 2332 WICKERSON ROAD 39T-08507- WICKERSON HILLS SUBDIVISION EXTENSION TO DRAFT PLAN OF SUBDIVISION APPROVAL MEETING ON APRIL 25, 2016 |

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| RECOMMENDATION |
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That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Draft Plan of Subdivision application of 911578 Ontario Ltd. File No. 39T-08507, relating to the property located at 2332 Wickerson Road:

- a) The Approval Authority **BE ADVISED** that Municipal Council **SUPPORTS** a one (1) year extension of draft approval for draft approved plan 39T-08507 submitted by Mike Meddaoui, File No. 39T-08507 prepared by Bruce S. Baker (Archibald, Gray and McKay Ltd.) Drawing No. 06.174, dated November 18, 2008, which shows 173 single detached lots, three (3) future residential development blocks, one (1) walkway block and one (1) park block, served by three (3) local roads, two (2) secondary collector roads, and Wickerson Road **SUBJECT TO** the revised conditions contained in the attached Appendix "39T-08507";
- b) the Approval Authority **BE ADVISED** that Municipal Council supports the Approval Authority granting a further two (2) year extension of the draft plan of subdivision without further public notification or Council review **SUBJECT TO** the Applicant having advanced the application to final registration of the first phase within the initial one (1) year extension period; and,
- c) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Schedule "B".

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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June 1, 2009 – Draft Approval recommendation report and public participation meeting at Planning Committee

October 15, 2012 – Report to Built and Natural Environment Committee recommending an extension of Draft Approval to November 8, 2015.

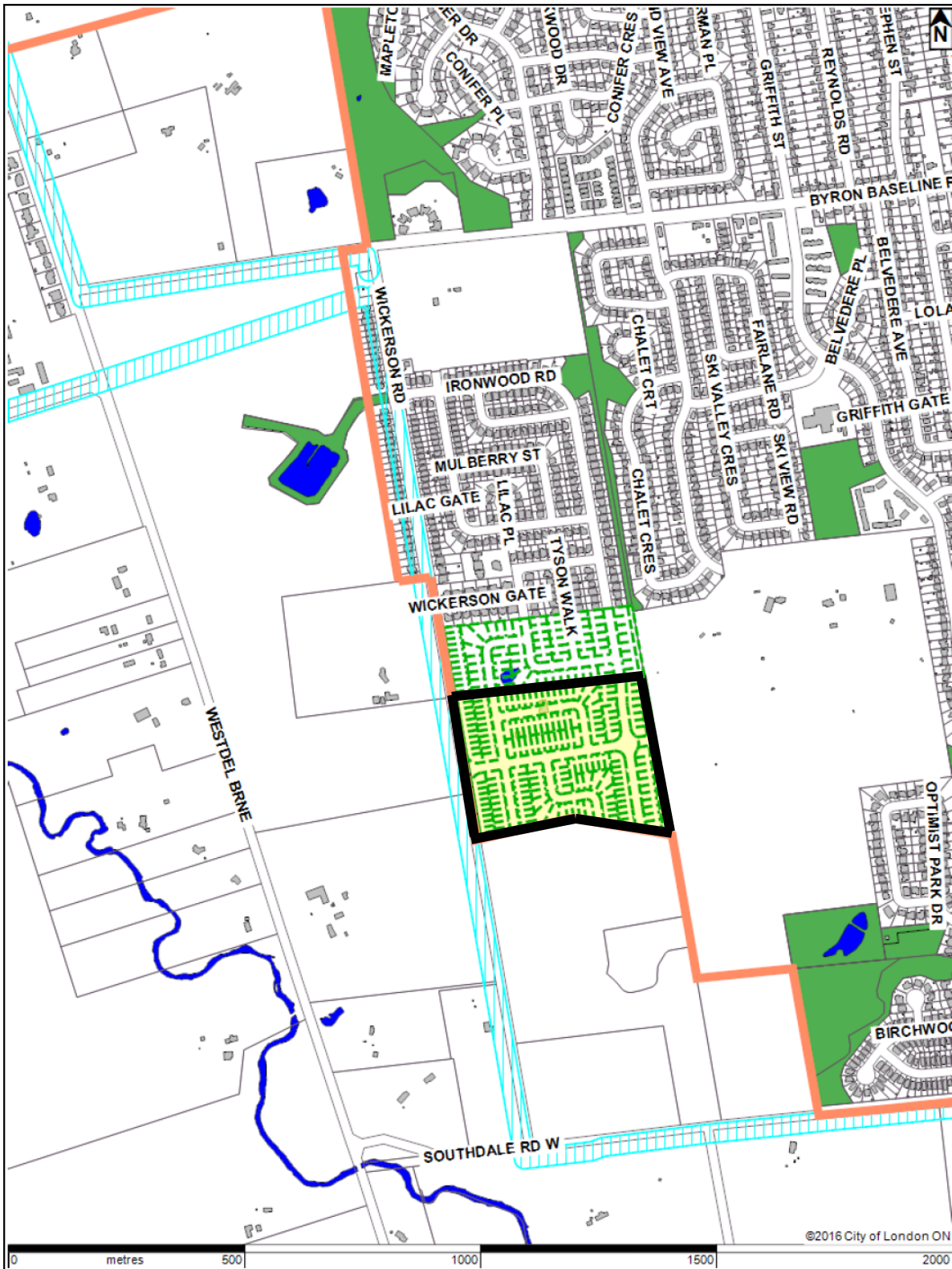
December 14, 2015 - Report to Planning Committee recommending Special Provisions for the Subdivision Agreement.

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| PURPOSE AND EFFECT OF RECOMMENDED ACTION |
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The effect of the recommendation is to allow for a one (1) year extension of the draft approval to permit time to register phase one, and if necessary, up to two (2) additional years in order to complete registration of phase two of this plan.

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LOCATION MAP
 Subject Site: 2332 WICKERSON ROAD
 Applicant: 911578 ONTARIO LTD.
 File Number: 39T-08507
 Planner: Alanna Riley
 Created By: Alanna Riley
 Date: 2016-04-07
 Scale: 1:10100

Corporation of the City of London
 Prepared By: Development and Compliance Services

LEGEND

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

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| BACKGROUND |
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Earlier applications for Draft Approval were received in 2003 and 2006 though final Draft Approval was never granted as a result of OMB appeals.

In November 2008, the applicant submitted a new subdivision application based on the outcome of the previous OMB proceedings. This application was presented to a public participation meeting of Planning Committee on June 1, 2009. A Zoning By-law amendment was adopted by Council and the plan of subdivision was draft approved on July 8th, 2009.

Since that time the following extensions have been granted for this draft plan of subdivision:

- June 28, 2012 - Administrative extension
- November 8, 2012 - Three (3) year extension
- October 21, 2015 - Administrative extension

A three (3) year extension was granted in November 2012 to reflect the proposed 2014 timing of construction of the permanent stormwater facility servicing both this subdivision and the Kape Subdivision to the north (39T-00519).

Proposed Extension

A further three (3) year extension has been requested for this subdivision. Since the last extension, the application has progressed through to accepted servicing drawings and approved special provisions. Still, additional time is required to fulfill all the conditions of Draft Approval for final registration.

The funding for the Storm Water SWM facility servicing this development was committed in 2014. Currently, requests are being made through the GMIS process to extend Storm Water Management (SWM) facility funding to other lands in the City. At the same time, the DC SWM fund is in a financially challenged position to respond positively to such requests (2017 GMIS report will be tabled in May). Considering the funding constraints, extension of the draft approval for a single year is appropriate in that in the event the Meddaoui and Kape subdivisions (or a phase thereof) are not registered within a year, Administration will in all likelihood be recommending to rescind the funding commitment previously made, and reallocate the funding to another location in the City.

Revised Conditions of Draft Plan Approval

It is staff's position that further extension requests should not be supported if the plan does not advance to a first phase of final registration within one (1) year of granting an extension. Therefore, an extension of one (1) year has been recommended with the ability to grant a further two (2) year extension administratively subject to registering a phase of development. The plan is anticipated to progress in more than one phase and the additional two (2) years will provide time for a subsequent phase(s).

The subject lands are designated Low Density Residential which permits single detached dwellings and other forms of low rise residential development. The draft plan of subdivision was previously reviewed in conjunction with the 2005 Provincial Policy Statement and was considered to be consistent with those policies. The plan has also been reviewed in conjunction with the 2014 PPS and is also considered to be consistent with the new policies.

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and bold italic lettering (additions) on the attached Appendix. If granted, the new draft approval lapse date would be May 8, 2019.

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As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

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| CONCLUSION |
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The request for extension of draft approval is being made to allow sufficient time within which to complete registration of the plan. It is the opinion of Development Services that the extension of draft approval be supported and that a one year extension be granted subject to the attached modifications to the conditions of draft approval which will update terminology and implement current municipal servicing standards. These modifications do not affect the approved zoning or lotting pattern.

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

April 15, 2016
AR/ar

"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2008\39T-08507 - 2332 Wickerson Road (LM)\2016 extension\Report to PEC - Extension Report (Final).doc

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Appendix 39T-08507-1

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-08507 ARE AS FOLLOWS:

| NO. | CONDITIONS |
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Standard

1. That this approval applies to the draft plan submitted by Mike Meddaoui, File No. 39T-08507 prepared by Bruce S. Baker (Archibald, Gray and McKay Ltd.) Drawing No. 06.174, dated November 18, 2008, which shows, with 173 single detached lots, 3 future residential development blocks, 1 walkway block and 1 park block, served by 3 local roads, 2 secondary collector roads, and Wickerson Road.
2. This approval of the draft plan applies **May 8, 2017**, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The street(s) shall be named to the satisfaction of the City of London.
5. The municipal address shall be assigned to the satisfaction of the City of London.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
- ~~8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.~~
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
- ~~10. The Owner shall grant to the appropriate authorities such easements and/or land dedications as may be required for utility, road, drainage, or other municipal purposes.~~
- 10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.**
11. Phasing of this subdivision (if any) shall be to the satisfaction of the City of London and the City Engineer.
- ~~12. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City Engineer.~~

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12. **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.**
13. Prior to Final Approval, all required connections from this plan to municipal services shall be available.
14. In conjunction with the Design Studies, the Owner shall develop 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 Environment standards and requirements, all to the satisfaction of the City Engineer. This plan is to include measures to be used during all phases on construction, including any enhanced erosion and sediment controls that might be identified as a result of the functional stormwater management plan. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer.
15. Prior to the submission of engineering drawings, 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, to the satisfaction of the City Engineer. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer, included in the pertinent agreement(s) with the City of London prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.
- ~~16. Prior to any work on site, the Owner shall determine if there are any abandoned wells in this plan and shall decommission and permanently cap any abandoned wells located in this plan, in accordance with current Provincial legislation, regulations and standards. It is the responsibility of the Owner to determine if any abandoned wells exist in this plan.~~
- ~~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.~~
16. 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.
- ~~17. Prior to the submission of engineering drawings, the Owner shall have its professional engineer certify that sufficient sewage treatment and conveyance capacity is available to service the subdivision, to the satisfaction of the City Engineer.~~
18. 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.
- ~~19. The Owners professional engineer shall provide inspection services for all work during construction by its professional engineer for all work to be assumed by the City, and~~

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~~have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer.~~

19. **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.**
- ~~20. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan including required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and General Manager of Planning and Development.~~
20. **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.**
21. 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 Environment, City; etc.)
22. 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 of London and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City of London Development and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
23. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
24. That prior to final approval, the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
25. The Owner shall obtain and submit to the City of London prior to any work on the site a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. No final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.

PARKLAND / NATURAL HERITAGE SYSTEM

26. That the Owner shall dedicate the park block (Block 174) as the 5 percent parkland dedication of 0.593 hectares for this draft plan.

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27. Within one year of registration of the plan, the Owner shall fence all lots adjacent to open space areas to be assumed by the City, with a 1.5 metre chain link fence SPO4.8 with no gates. Any other fencing arrangements shall be to the satisfaction of the City of London.
28. The Owner shall grade, service and seed Block 174 within one year of registration of the plan, to the satisfaction of the City of London.
29. Prior to the submission of engineering drawings, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the City of London. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
30. The Owner shall implement the street tree planting requirements as per the standard cash-in-lieu subdivision conditions.

PLANNING

31. Concurrent with registration of the plan, the Owner shall convey walkway Block 185 to the City of London.
32. Prior to final approval, the Owner shall remove, or demolish any accessory structures that exist on the subject lands.
33. In conjunction with the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of noise generated from adjacent recreational operation to the east on the proposed residential development. The study shall consider alternative noise abatement measures that may be applied in accordance with the requirements of the M.O.E.; and the Owner shall agree to implement results of the study including, but not limited to warning clauses, all to the satisfaction of the City of London. The Owner shall circulate the completed noise study to the London Ski Club for review.
34. In conjunction with the Design Studies submission, the Owner shall have a qualified consultant (ie. landscape architect) prepare a lighting study concerning the impact of night lighting generated from adjacent recreational operation to the east on the proposed residential development, and the study shall consider alternative design and positioning of residential buildings. The subdivider shall also be required to implement the recommendations of the final study which may include a warning clause and mitigation measures, such as screening and landscaping from the adjacent property to the east, for review by the London Ski Club and review and acceptance by the City of London.
- ~~36. In conjunction with the Design Studies submission, the Owner shall design an emergency access if it is determined that the plan will be registered with more than 80 units, to the satisfaction of the General Manager of Planning and Development and the City Engineer.~~
37. The Owner shall ensure any emergency access, if required, is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.

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ROADS

38. 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.

~~39. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan, to the satisfaction of the City Engineer. Any deviation to the City’s standards, guidelines or requirements shall be satisfactory to the City Engineer.~~

~~40. The following intersections are to be aligned in accordance with the requirements specified below:~~

- ~~i) Ironwood Road – north limit is to align with the proposed street in draft plan 39T-00519~~
- ~~ii) Street ‘B’ – north limit is to align with proposed street in draft plan 39T-00519~~

40. The following intersections are to be aligned in accordance with the requirements specified below:

- i) Ironwood Road – north limit is to align with the proposed street in draft plan 39T-00519**
- ii) Brayford Avenue – north limit is to align with proposed street in draft plan 39T-00519**

~~41. The Owner shall construct Street ‘A’, Ironwood Road and Wickerson Road to secondary collector road standards.~~

41. The Owner shall construct Tibet Butler Boulevard, Ironwood Road and Wickerson Road to secondary collector road standards.

~~42. The Owner shall construct a 1.5 metres (5’) sidewalk on both sides of the following streets:~~

- ~~i) Street ‘A’~~
- ~~ii) Ironwood Road~~

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

- ~~i) Wickerson Road – along frontage of plan of subdivision~~
- ~~ii) Street B’ – west boulevard~~
- ~~iii) Street D – west boulevard~~

42. The Owner shall construct a 1.5 metre sidewalk on both side of the following streets:

- i) Tibet Butler Boulevard**
- ii) Ironwood Road**

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

- i) Wickerson Road – along frontage of plan of subdivision**
- ii) Brayford Avenue – west boulevard**
- iii) Black Rail Terrace – outside boulevard**

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43. The Owner shall construct a pedestrian walkway within Block 185, including lighting if required by the City, in accordance with City requirements and standards.

~~44. The Owner shall reconstruct Wickerson Road, at no cost to the City, adjacent to this plan of subdivision to secondary collector road standards. The Owner shall reconstruct Wickerson Road to the north and south of this plan, if required by the City Engineer at no cost to the City, to ensure adequate safe decision sight distance is maintained at the intersection of Wickerson Road and Street 'A'.~~

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

~~44. The Owner shall construct Wickerson Road, adjacent to this plan, to secondary collector road standards, all to the satisfaction of the City. This reconstruction should ensure that there is adequate decision sight distance on Wickerson Road to accommodate any temporary access required to service the proposed development, all to the satisfaction of the City. The Owner shall be responsible for the entire cost of a full serviced road, including the construction of a major supply watermain where this subdivision abut Wickerson Road, all at no cost to the City.~~

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

45. The Owner shall dedicate sufficient land to widen Wickerson Road to 10.75 metres (35') from the centerline of the original road allowance.

46. The Owner shall design and construct the following traffic calming measures, to the satisfaction of the City Engineer:

- ~~i) a roundabout at the intersection of Wickerson Road and Street 'A'.~~
- ~~ii) a roundabout at the intersection of Street 'A' and Ironwood Road.~~
- ~~iii) curb extensions along the east side of Ironwood Road from the north limit of the plan of subdivision to the south limit of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
- ~~iv) curb extensions along the south side of Street 'A' from Ironwood Road to Wickerson Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
- ~~v) curb extensions along the east side of Wickerson Road from the north limit of the plan to the south limit of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as identified by the London Transit Commission.~~

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- ~~vi) reduced curb radii (5.0 metre) on the inbound approach to all local roads intersecting Street 'A'.~~
- ~~vii) or other alternatives approved by the City Engineer.~~

46. The Owner shall design and construct the following traffic calming measures, to the satisfaction of the City Engineer:

- i) a roundabout at the intersection of Wickerson Road and Tibet Butler Boulevard;**
- ii) a roundabout at the intersection of Tibet Butler Boulevard and Ironwood Road;**
- iii) curb extensions along the east side of ironwood Road from the north limit of the plan of subdivision to the south limit of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission;**
- iv) curb extensions along the south side of Tibet Butler Boulevard from Ironwood Road to Wickerson Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission;**
- v) curb extensions along the east side of Wickerson Road from the north limit of the plan to the south limit of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as identified by the London Transit Commission;**
- vi) reduced curb radii (5.0 metre) on the inbound approach to all local roads intersecting Tibet Butler Boulevard;**
- vii) or other alternatives approved by the City Engineer.**

~~47. The Owner shall direct all construction and building trades traffic associated with this draft plan of subdivision to utilize Street 'A' via Wickerson Road or other routes as designated by the City Engineer.~~

47. The Owner shall direct all construction and building trades traffic associated with this draft plan of subdivision to utilize Tibet Butler Boulevard via Wickerson Road or other routes as designated by the City Engineer.

48. The Owner shall install street lighting along Wickerson Road abutting this subdivision, as warranted, and to the satisfaction of the City Engineer.

49. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property Owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.

~~50. Blocks for 0.3 m (1') reserves will be required at the following locations:~~

- ~~i) Ironwood Road north and south limits~~
- ~~ii) Street 'B' north and south limits~~
- ~~iii) Street 'D' south limit~~

50. Blocks for 0.3 m reserves will be required at the following locations:

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- i) Ironwood Road – north and south limits**
- ii) Brayford Avenue – north and south limits**
- iii) Black Rail Terrace – south limit**

~~51. The Owner shall construct a temporary turning facility for vehicles at the following locations, to the specifications of the City Engineer:~~

- ~~i) Ironwood Road – north and south limits~~
- ~~ii) Street ‘B’ – south limit~~
- ~~iii) Street ‘D’ – south limit~~

51. The Owner shall construct a temporary turning facility for vehicles at the following locations, to the specifications of the City Engineer:

- i) Ironwood Road – south limit**
- ii) Brayford Avenue – south limit**
- iii) Black Rail Terrace – south 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.

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

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

At ‘tee’ intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road.

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 on streets in this plan of subdivision.

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

- i) Ironwood Road and Tibet Butler Boulevard 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) Black Rail Terrace and Brayford Avenue have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2’) with a minimum road allowance of 20 metres (66’).**
- iii) Brunson Way has a minimum road pavement width (excluding gutters) of 7.0 metres (23’) with a minimum road allowance of 19 metres (62’).**

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STORM/STORMWATER MANAGEMENT

- ~~52. The Owner shall construct the proposed storm sewers to serve this plan and connect them to the storm outlet which is the Dingman Creek, located within the Dingman Creek Subwatershed, via the proposed Regional Stormwater management (SWM) Facility located external to this plan.~~
- 52. 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 Dingman Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the proposed 1200 mm diameter storm outlet on Black Rail Terrace, which outlets downstream to the Regional Wickerson Stormwater (SWM) Facility SWMF # S-B located to the south and external to this plan;**
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;**
 - ii) 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**
 - iii) Address forthwith any deficiencies of the stormwater works and/or monitoring program.**
- ~~53. The Owner shall have its consulting professional engineer design and supervise the construction of the storm/drainage servicing and SWM system, including any temporary works, to accommodate the total catchment area(s), to the satisfaction of the City Engineer, and according to the recommendations and requirements of the following:~~
- ~~i) The SWM targets and criteria for the Dingman Creek Subwatershed Study Update (2005).~~
 - ~~ii) The Storm/Drainage and Stormwater Management (SWM) Servicing Works for the Wickerson Road Development Area Municipal Class Environmental Assessment.~~
 - ~~iii) The City approved functional SWM plan, to be completed by others, for permanent SWM Facility, and that will be consistent with the findings of the Municipal Class EA.~~
 - ~~iv) The Ministry of Environment's SWM Practices Planning and Design Manual (2003) and the City of London's Design Specifications and Requirements for storm/drainage SWM Facilities (2003).~~
 - ~~v) The City's Drainage and Waste Discharge By-laws, lot grading standards, policies, requirements and practices; and~~
 - ~~vi) All applicable Acts, Policies, Guidelines, Standards and Requirements of the applicable SWM agencies, including the City, the Ministry of the Environment and the Upper Thames River Conservation Authority.~~
- 53. The Owner shall have its consulting professional engineer design and supervise the construction of the storm/drainage servicing and SWM system, including any temporary works, to accommodate the total catchment area(s), to the satisfaction**

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of the City Engineer, and according to the recommendations and requirements of the following:

- i) The SWM targets and criteria for the Dingman Creek Subwatershed Study Update (2005);**
- ii) The Storm/Drainage and Stormwater Management (SWM) Servicing Works for the Wickerson Road Development Area Municipal Class Environmental Assessment;**
- iii) The City approved functional SWM plan, to be completed by others, for permanent SWM Facility, and that will be consistent with the findings of the Municipal Class EA;**
- iv) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual (2003) and the City of London’s Design Specifications and Requirements for storm/drainage SWM Facilities (2003);**
- v) The City’s Drainage and Waste Discharge By-laws, lot grading standards, policies, requirements and practices; and**
- vi) All applicable Acts, Policies, Guidelines, Standards and Requirements of the applicable SWM agencies, including the City, the Ministry of the Environment and Climate Change and the Upper Thames River Conservation Authority.**

~~54. Prior to the issuance of any Certificates of Conditional Approval for this plan, the Owner shall construct and have operational all stormwater servicing works and major overland flow routes, satisfactory to the City Engineer.~~

54. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works, including minor and major flows, to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted engineering drawings, all to the satisfaction of the City;

55. In the event the Owner constructs temporary storm servicing works and until said works are decommissioned, as required by the City, the Owner shall complete the following to the satisfaction of the City Engineer, and at no cost to the City:

- i) Operate, monitor and maintain the temporary works, at no cost to the City.
- ii) In the event that the works include a detention and/or treatment facility, have their professional engineer submit semi-annual monitoring reports to the City Engineer demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City’s “Monitoring and Operational Procedure for Stormwater management Facilities” guidelines. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until the temporary works are decommissioned.
- iii) Remove and dispose of sediment to an approved site.
- iv) Address forthwith any deficiencies of the temporary works and/or monitoring program.
- v) Have its consulting engineer design and implement a line in any temporary stormwater detention facility, to the satisfaction of the City Engineer.

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56. At such time as the permanent SWM Facility is available, the Owner shall redirect the flows and shall forthwith decommission the temporary works of the permanent works being constructed and operational. The Owner is responsible for all costs related to the temporary works including decommissioning and any redirection of sewers and overland flow routes.
- ~~57. Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of the City, or any approval given by the City Engineer, 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.~~
- 57. Prior to final approval, 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.**
58. Prior to the submission of engineering servicing drawings, the Owner shall have its consulting professional engineer identify the major and minor storm flow routes for the entire catchment area(s) to the satisfaction of the City Engineer.
59. Prior to final approval, the Owner shall implement storm water drainage controls for this subdivision satisfactory to City Engineer.
60. The Owner shall promote the implementation of SWM soft measure Best management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.
- # In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:**
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;**
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;**
 - iii) Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.**
 - 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; and**

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- 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.**

- # **The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event, where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for Permanent Private Stormwater Systems.**

- # **The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater 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.**

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

- # **Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.**

WATER

- ~~61. The Owner shall construct the proposed watermains to serve this plan and connect them to the existing municipal 450 mm (18") diameter water main on Wickerson Road, to the satisfaction of the City Engineer.~~

- 61. **Prior to the issuance of any Certificate of Conditional Approval and 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, all to the satisfaction of the City Engineer:**
 - i) **Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 450 mm diameter watermain on Wickerson Road and interim long term 200 mm diameter watermain on Wickerson Road, the future 200 mm diameter watermain on Brayford Avenue, Tibet Butler Boulevard, Black Rail Terrace and Ironwood Road;**
 - 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;**

- 62. **The Owner shall extend the existing water main on Wickerson Road to the south limit of this plan of subdivision, to the satisfaction of the City Engineer. The Owner shall obtain authorization from the City Engineer prior to proceeding with the work since these works are a Capital Works project. Any claim submitted for the extension of the trunk watermain shall be limited to a maximum amount of \$225,000.00 upon completion of these works.**

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~~63. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a water servicing report which addresses the following:~~

- ~~i) identify external water servicing requirements;~~
- ~~ii) confirm capacity requirements are met;~~
- ~~iii) identify need for the construction of external works;~~
- ~~iv) identify the effect of development on existing water infrastructure/identify potential conflicts;~~
- ~~v) water system area plan(s);~~
- ~~vi) water network analysis/hydraulic calculations for subdivision report;~~
- ~~vii) phasing report;~~
- ~~viii) oversizing of water main/cost sharing agreements.~~

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

- i) A water servicing report which addresses the following:**
 - Identify external water servicing requirements;**
 - Confirm capacity requirements are met;**
 - Identify need to the construction of external works;**
 - Identify the effect of development on existing water infrastructure – identify potential conflicts;**
 - Water system area plan(s)**
 - Water network analysis/hydraulic calculations for subdivision report;**
 - Phasing report;**
 - Oversizing of watermain, if necessary and any cost sharing agreements.**
 - Water quality**
 - Identify location of valves and hydrants**
 - Identify location of automatic flushing devices as necessary**

~~64. In conjunction with the Design Studies submission, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the City Engineer, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~

64. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall install and commission temporary automatic flushing devices and meters as identified on engineering drawings 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 engineering drawings. 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 automatic flushing devices is/are the responsibility of the Owner.

SANITARY

~~65. The Owner shall construct the proposed sanitary sewers to serve this plan and connect them to the municipal sewer system in a manner and at a location to be confirmed by the Owner's consulting engineer, prior to the submission of engineering drawings and to the satisfaction of the City Engineer.~~

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- ~~66. 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. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.~~
- 66. Prior to the issuance of a Certificate of Conditional Approval and 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 future external 300 mm diameter trunk sanitary sewer located on Ironwood Road that is part of the subject Wickerson Woods draft plan of subdivision (39T-00519) which ultimately outlets to the 250 mm diameter sanitary sewer on Ski View Road;**
 - ii) Provide a connection to the 200 mm diameter sanitary sewer on Brayford Avenue to service lands as part of the adjacent Wickerson Woods draft plan of subdivision (39T-00519);**
 - iii) 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;**
 - iv) 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**
 - v) 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.**
67. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.
- Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of 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.
- ~~68. The Owner shall make any provisions necessary for oversizing of internal sanitary sewers in the subdivision plan to accommodate flows from upstream lands external to this plan, satisfactory to the City Engineer.~~
- ~~69. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.~~
- ~~70. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, and identify and confirm in writing the residual capacity limit for the existing downstream sewer system (to the trunk sewer), all to the satisfaction of the City Engineer.~~

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70. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
- i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Identify and confirm in writing the residual capacity limit for the existing downstream sewer system (to the trunk sewer), to the satisfaction of the City;
 - iii) 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;
 - iv) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide a hydrogeological report that includes an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken.

~~71. The Owner shall 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 construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City.~~

71. 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) Install Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.
 - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - v) Implementing any additional measures recommended through the Design Studies stage.

OTHER SERVICE ISSUES

72. The Owner shall not burn any materials on site.
73. The Owner shall comply with all restrictions, recommendations and design requirements of Union Gas Ltd. with respect to construction in the vicinity of the existing Union Gas pipeline, all to the satisfaction of Union Gas.

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- 74. 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.
- 75. In the event the draft plan develops in phases, upon registration of the first 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.
- 76. 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.

~~77. Prior to the submission of engineering drawings, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative acceptable arrangements have been made to the City.~~

78. 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.

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

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

~~80. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner.~~

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

82. Further, the grades to be taken as the centerline line grades on Wickerson Road are the future centerline of road grades as determined by the Owner's professional engineer satisfactory to the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City Engineer.

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

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

84. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.

OTHER

85. That prior to final approval of this plan and subject to the satisfaction of all School Boards having jurisdiction in the City of London, the Owner shall include in the subdivision agreement a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary facilities and/or bused outside the neighbourhood for their education.

86. Prior to the submission of engineering drawings, the Owner shall obtain approval from London Hydro for an electrical layout for the Wickerson Road area. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.

87. The Owner shall obtain a permit from the Upper Thames River Conservation Authority prior to undertaking any works including filling, grading, construction or alteration to a watercourse in the regulated area.

88. The Owner shall support the City initiated Official Plan Amendment to Schedule C for adding a secondary collector road which extends from the existing southerly limit of Ironwood Road to the Urban Growth Boundary, and a Zoning By-law amendment to change Section 4.2.1 of Road Allowance Requirements – Specific Roads of the Z.-1 By-law to add a secondary collector road extending from the existing southerly limit of Ironwood Road to the Urban Growth Boundary.

- # 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, in accordance with the requirements**

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of latest Ministry of Environment and Climate Change “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

- # Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City.
- # Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
- # In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, foundation design, removal of existing fill (including but not limited to organic and deleterious materials), the placement of new engineering fill, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City, all to the satisfaction of the City. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
- # 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.
- # The Owner shall have it’s 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”.
- # In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

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- # **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.**

- # **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.**

- # **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.**

- # **All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.**

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

- ~~# The Owner shall cooperate and coordinate with other land owners and developers in the area with respect to the provision of municipal services, to implement the approved servicing scheme for the overall area, all to the satisfaction of the City.~~

- ~~# Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct new services and make adjustments to the existing works and services on Wickerson Road in this plan, to accommodate the proposed works and services within this plan fronting this street (eg. Private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City, at no cost to the City.~~

- # **Should the current or any future Owner come in with a revised development proposal for these lands, the applicant may be required to complete a design studies submission as per the File Manager process and resubmit engineering drawings, all to the satisfaction of the City.**

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SCHEDULE 'B'

Related Estimated Costs and Revenues

| Estimated DC Funded Servicing Costs ^(Note 1) | Estimated Cost ^(Note 3) (excludes HST) |
|---|---|
| Claims for developer led construction from CSRF ^{Note 4, 5} - Storm sewer oversized - 237m of 1200mm (DC14-MS01001) - Sanitary sewer oversized - 541m of 300mm (DC14-WW02001) - Watermain oversized - 165m of 450mm (DC14-WD01001) - Open space network (DC14-PR00067) - Engineering fees for the open space network (DC14-PR00067) | \$59,250 \$13,525 \$40,425 \$23,700 \$9,207 |
| Claims for developer led construction from UWRF - None identified. | \$0 |
| Claims for City led construction from CSRF ^{Note 6} - Wickerson SB SWMF (DC14-MS00041) | \$3,227,000 |
| Total | \$3,373,107 |
| Estimated Total DC Revenues ^(Note 2) | Estimated Revenue ^(Note 3) |
| CSRF | \$4,545,056 |
| UWRF | \$408,453 |
| TOTAL | \$4,953,509 |

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2016 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
- 4 New requirements of developer constructed works were incorporated into the 2014 DC By-law. The developer led construction work above will require a work plan to be provided and approved by the City. The work plan should include summary of work completed and costs incurred prior to the passage of the 2014 DC study, as well as estimated costs of all Engineering and construction of the works in question.
- 5 Oversizing costs identified are based on preliminary estimates through the design study phase. The various pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process.
- 6 Wickerson SB SWMF construction and design will be led and constructed by the City and is a required component of the Wickerson Woods 39T-00519 abutting this development. This budget item includes the value of land purchased from the host property owners under a separate by-law. Sources of Financing for this project will be brought forward by EES as part of engineering and construction awards as the work proceeds.

Reviewed by:

Apr 14/16
Date

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