

File Number: 39T-13505

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>SUBDIVISION SPECIAL PROVISIONS APPLICANT: WEST CORONATION DEVELOPMENTS INC. WEST CORONATION SUBDIVISION 39T-13505 MEETING ON APRIL 11, 2016</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and West Coronation Developments Inc. for the subdivisions of land over Part of Lot 24, Concession 3, (Geographic Township of London), City of London, County of Middlesex, situated on the south side Gainsborough Road, west of Coronation Drive and north of South Carriage Way, municipally known as 930 Gainsborough Road.

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and West Coronation Developments Inc. for the West Coronation Subdivision, (39T-13505) attached as Schedule “A”, **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues attached as Schedule “B”;
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Schedule “C”; and
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

<b>BACKGROUND</b>
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The property is located in Hyde Park on the south side of Gainsborough Road. On April 17, 2000, City Council adopted Official Plan Amendment No. 193 to implement land use designations and policies for the Hyde Park Community Plan. OPA 193 was appealed to the Ontario Municipal Board by the London Development Institute. At issue was the amendment to change the designation of three woodland patches within the Hyde Park Community Planning area from “Environmental Review” to “Open Space”. One of the three woodland patches (Patch #1006) was situated on these lands. The Ontario Municipal Board issued its decision on August 15, 2006 and did not deem the woodland significant and designated all the lands Low Density Residential.

On June 11, 2007, Municipal Council adopted Official Plan and Zoning By-law amendments for these lands. The amendments included the remnant woodlot located on the rear of these lands. The Official Plan was amended to change the land use designation on the rear portion from “Urban Reserve – Community Growth” to “Low Density Residential” and to delete the “Vegetation Patches Outside ESA’s and Wetlands” delineation on Schedule ‘B’ - Floodplain and Environmental Features Map. The zoning was also amended to permit residential uses.

On September 22, 2008 staff submitted an information report to Council summarizing the previous reports on these lands and lands in the immediate vicinity. Through the subdivision process on the lands to the south and during the development process of the Tricar lands to the east, grading and access issues regarding the wooded area were considered. The existing zoning designation on the



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property required a Tree Preservation Report to be submitted at the time of the subdivision approval process. The intent of the Tree Preservation Report was to consider the potential for the retention the wooded area.

On October 21, 2013 the City accepted an application for Draft Plan of Subdivision which included a Tree Preservation Study. It was circulated to the required agencies and municipal departments on January 10, 2014. A notice of Public Meeting was advertised in the Londoner on July 3, 2014 and a notice of Public Meeting was sent out on June 30, 2014. The Public Meeting was held on July 22, 2014. Through the Subdivision approval process, the recommendation of the Tree Preservation study was implemented by designating Block 61 Open Space. Block 61 is to be dedicated to the City as required parkland dedication. The Approval Authority granted Draft Approval on August 20, 2014, for a three year period, expiring August 20, 2017.

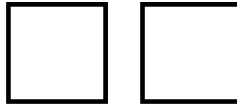
This subdivision will be registered in one (1) phase, consisting of 59 single family detached lots, one multi-family medium density residential block, and one open space block and road widenings and 0.3 m reserve blocks.

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

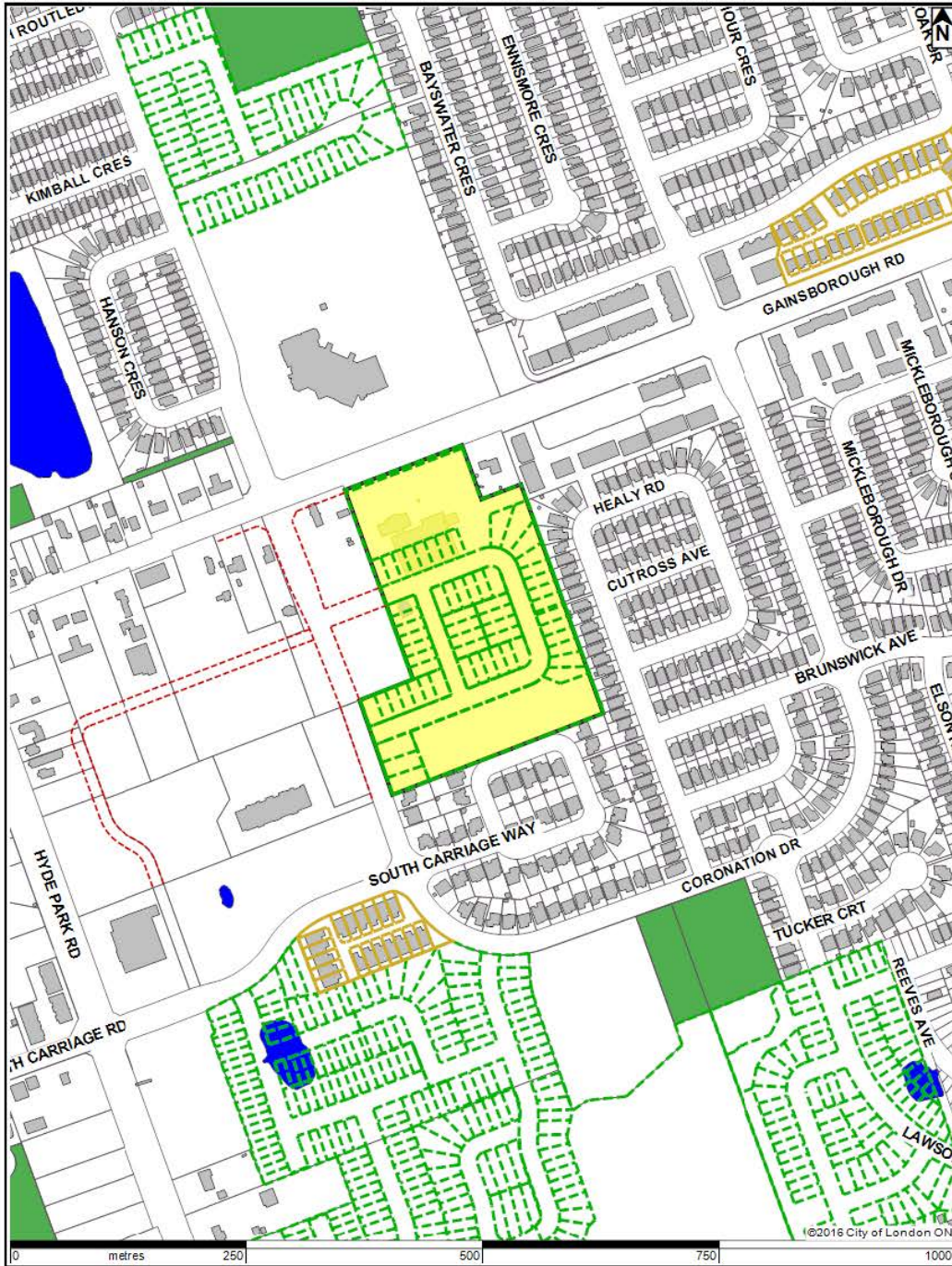
This report has been prepared in consultation with the City's Solicitors Office.






The anticipated reimbursements from the City Services reserve Fund are:

- (i) for the construction of eligible storm sewers in conjunction with the Plan, subsidized at an estimated cost of which is \$12,025.00, excluding HST; and
- (ii) for the construction of eligible watermains in conjunction with the Plan, subsidized at an estimated cost of which is \$5,058.00, excluding HST.

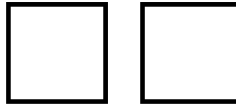


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<p><b>LOCATION MAP</b></p> <p>Subject Site: <b>930 Gainsborough Road</b>          Applicant: <b>Stephen Teske</b>          File Number: <b>39T-13505</b>          Planner: <b>Craig Smith</b>          Created By: <b>Frank Gerrits</b>          Date: <b>2016-03-24</b>          Scale: <b>1:5000</b></p> <p>Corporation of the City of London          Prepared By: Development and Compliance Services</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Subject Site</li> <li> Parks</li> <li> Assessment Parcels</li> <li> Buildings</li> <li> Address Numbers</li> </ul>
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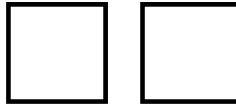




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<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>C. SMITH SENIOR PLANNER DEVELOPMENT SERVICES DIVISION</b>	<b>A.MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>JENNIE A. RAMSAY P. ENG. MANAGER, DEVELOPMENT SERVICES</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

CS/fg  
Attach.  
March 29, 2016



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<p><b>Schedule "A"</b> <b>SPECIAL PROVISIONS</b></p>
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**5. STANDARD OF WORK**

**Remove** Subsection 5.7 and **replace** with the following:

- 5.7 The Owner shall provide minimum side yard setbacks as specified by the City for buildings which are adjacent to rear yard catch basin leads which are not covered by an easement on Lots in this Plan.

The Owner shall register against the title of Lots which incorporate rear yard catchbasins, which includes Lots 6, 7, 11, 12, 38 & 39 in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the Agreement of Purchase and Sale or Lease for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

**16. PROPOSED SCHOOL SITES**

**Remove** Subsections 16.1 to 16.7 as there are no school blocks in this Plan.

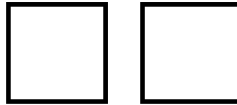
**25.1 STANDARD REQUIREMENTS**

**Remove** Subsection 25.1 (f) and **replace** with the following:

- (f) The Owner shall adhere to the recommendations of its Geotechnical Professional Engineer who shall provide full time supervision with respect to the removal of existing fill (including but not limited to organic and deleterious materials) and the placement of new engineered fill and the construction of utilities, roadways, foundation design, driveways and buildings on areas within this plan as identified by the Geotechnical Professional Engineer (the "Affected Lands") to ensure the satisfactory construction thereof. The Owner shall provide a Geotechnical Professional Engineer's certification to the City upon completion of the removal and/or filling that the works were carried out in accordance with the Geotechnical Professional Engineer's recommendations.

Prior to the issuance of a Certificate of Conditional Approval, the Owner shall identify to the City the Lots and Blocks within the Affected Lands and shall ensure that the specific requirements have been established by a Geotechnical Professional Engineer for each Lot and Block within the Affected Lands in order to protect the proposed buildings on the said Lots and Blocks from settlement and other harmful effects.

The Owner shall register against the title of each Lot within the Affected Lands, and shall include in the agreement of purchase and sale and in the transfer or deed of each Lot with the Affected Lands, a covenant by the purchase or transferee stating that the purchaser or transferee of the Lot within the Affected Lands must adhere to the recommendations of the Geotechnical Professional Engineer, and shall deliver a certificate of a Geotechnical Professional Engineer to the City's Director of Building Control upon completion of the foundation on the Lot within the Affected Lands that the building construction was completed in accordance with the Owner's Geotechnical Professional Engineer's recommendations.



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**Remove** Subsection 25.1 (h) and **replace** with the following:

- (h) Prior to the issuance of a Certificate of Conditional Approval, or as otherwise agreed to by the City, the Owner shall construct a chain link fence without gates, adjacent to the walkway, Block 62, in accordance with City Standard No. SR-7.0, all to the satisfaction of and at no cost to the City.

**Add** the following new Special Provisions:

- # The Owner shall remove any temporary works associated with this Plan and external to 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.
- # The Owner shall include in all Purchase and Sale Agreements for Lot 4 of this Plan, the requirement that the home to be designed and constructed shall be designed and constructed to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road, to the satisfaction of the City.

Prior to any submission of an application for building permit for Lot 4, the Owner shall obtain approval of their proposed design from the Managing Director of Planning and City Planner or his/her designate. This certification shall be included with any building permit application, all to the satisfaction of the City, and at no cost to the City.

## 25.2 CLAIMS

**Remove** Subsection 25.2 (b) and **replace** with the following:

- (b) If the Owner alleges an entitlement to any reimbursement or payment from the City Services Reserve Fund as a result of the terms hereof, the Owner may, upon approval of this Agreement, make application to the Director – Development Finance for payment of the sum alleged to be owing, and as confirmed by the City Engineer and the Director – Development Finance and the payment will be made pursuant to any policy established by Council to govern the administration of the said City Services Reserve Fund.

The anticipated reimbursements from the Fund are:

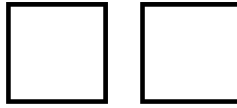
- (iii) for the construction of eligible storm sewers in conjunction with the Plan, subsidized at an estimated cost of which is \$12,025.00, excluding HST;
- (iv) for the construction of eligible watermains in conjunction with the Plan, subsidized at an estimated cost of which is \$5,058.00, excluding HST;

The estimated amounts herein will be adjusted in accordance with contract prices in the year in which the work is carried out.

Funds needed to pay the above claims will be committed (on a subdivision by subdivision basis) from approved capital budgets at the time of approval of this Agreement, unless funds in approved capital budgets are insufficient to accommodate commitment to the full extent of the estimated claims. In this case (ie. insufficient capital budget), the excess of the estimated claim over the approved budget shall be submitted for Council approval in the next following budget year.

Claims approvals shall generally not materially exceed approved and committed funding in the capital budget for the estimated claims listed in this Agreement.

Any funds spent by the Owner pending future budget approval (as in the case of insufficient capital budget described above), shall be at the sole risk of the Owner pending Council approval of sufficient capital funds to pay the entire claim.



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**Add** the following new Special Provisions:

- # Where the proposed development call for the construction of works and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary storm or water – the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:
- i) no works subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and
  - ii) in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.

#### 25.4 CONTAMINATION

**Remove** Subsection 25.4 and **replace** with the following:

- 25.4 Should any contamination or anything suspected as such be encountered during construction, the Owner shall forthwith report the matter to the City Engineer and all owners of the affected Lots and Blocks in this Plan and hire a geotechnical or environmental engineer to prepare a report that summarizes the site assessment and restoration and/or removal activities carried out at the contaminated site within this Plan and containing a "Schedule A – Record of Site Condition" including an "Affidavit of Consultant" in accordance with the requirements of latest Ministry of Environment "Guidelines for Use at Contaminated Sites in Ontario" and file appropriate documents to the Ministry in this regard with copies provided to the City.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendation(s) of the geotechnical or environmental engineer to remediate, removal and/or disposal of any contaminates within the proposed Streets, Lots 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.

Should the site be free of contamination, the Owner shall have its geotechnical or environmental engineer provide certification to this effect to the City.

#### 25.6 GRADING REQUIREMENTS

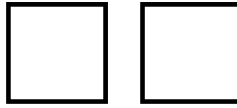
**Add** the following new Special Provision:

- # The Owner shall grade the portions of Block 60, which have a common property line with Gainsborough Road, to blend with the ultimate profile of Gainsborough Road, in accordance with the City Standard "Subdivision Grading Along Arterial Roads" and at no cost to the City.

The Owner shall direct its Professional Engineer to establish and have accepted by the City Engineer the grades to be taken as the future centreline grades of Gainsborough Road. From these, the Owner's Professional Engineer shall determine the elevations along the common property line which will blend with the reconstructed road. These elevations shall be shown on the subdivision Lot Grading Plan submitted for acceptance by the City.

- # Prior to the issuance of any Certificate of Conditional Approval for Lots 4 and 5, the Owner shall construct the proposed retaining wall located on the rear property line of Lot 5 and the along the rear and side property lines of Lot 4 of this Plan as shown on the accepted engineering drawings. The Owner's Professional Engineer shall certify that the said walls were constructed in accordance with the accepted engineering drawings, all to the satisfaction of the City and at no cost to the City.





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- # The Owner shall include in any Agreements of Purchase and Sale or Lease for the transfer of Lots 4 and 5 of this Plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Lot shall be responsible for the maintenance of the retaining wall and that all shall be at the sole expense of the Owner(s). The City of London will not be held liable for any maintenance, repair and/or replacement of the retaining wall.
- # Prior to assumption, the Owner's Professional Engineer shall certify to the City, the retaining wall on Lots 4 and 5 in this Plan and external to this Plan are in a state of good repair and functioning as intended, all to the satisfaction of the City.

## 25.7 STORM WATER MANAGEMENT

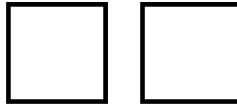
**Remove** subsection 25.7 (a) and **replace** with the following:

- (a) The Owner shall have its Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works, in compliance with the drawings accepted by the City Engineer, and according to the recommendations and requirements of the following, all to the satisfaction of the City Engineer:
  - i) The SWM criteria and environmental targets for the Stanton Drain Subwatershed Study and any addendums/amendments;
  - ii) The accepted Environmental Assessment for Storm/Drainage and Stormwater Management Servicing Works for the Hyde Park Community Plan (2002) Environmental Assessment (EA) and any addendums/amendments;
  - iii) The approved Functional SWM for the Regional Hyde Park South SWM Facility # 1 by Earth Tech Canada Inc. (March 2006) and any additional documents;
  - iv) The approved Functional Stormwater Management Plan for the subject lands;
  - v) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
  - vi) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
  - vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
  - viii) The City of London Design Specifications and Requirements Manual, as revised;
  - ix) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual (2003); and
  - x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

## 25.8 SANITARY AND STORM SEWERS

**Remove** Subsection 25.8 (c) and **replace** with the following:

- (c) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct the following, to the specifications of the City Engineer:
  - i) construct storm sewers over Parts 6, 9 and 10 of Plan 33R-17520 (future Coronation Drive) from the existing municipal storm sewer system, being the 1200 mm diameter storm sewer adjacent to the south limits of this Plan to Sophia Crescent in this Plan;
  - ii) construct storm sewers to service the Lots and Blocks in this Plan and connect them to the storm sewers as required herein over Parts 6, 9 and 10 of Plan 33R-17520 (future Coronation Drive); and



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- iii) servicing for Block 60 in this Plan shall be from the existing storm sewer on Gainsborough Road fronting that Block with sufficient stormwater control measures as required herein;

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

**Remove** Subsection 25.8 (d) as there are no sanitary or storm sewer manholes on private property.

**Remove** Subsection 25.8 (e) as there are no storm or sanitary easements on park/school blocks.

**Remove** Subsection 25.8 (j) as there are no sanitary private drain connections required.

**Add** the following new Special Provisions:

- # Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct the following, to the specifications of the City Engineer:
  - i) construct sanitary sewers over Parts 6, 9 and 10 of Plan 33R-17520 (future Coronation Drive) from the existing municipal sanitary sewer system being the 250 mm diameter sanitary sewer adjacent to the south limit of this Plan to Sophia Crescent in this Plan;
  - ii) construct sanitary sewers to service the Lots and Blocks in this Plan and connect them to the sanitary sewers as required herein over Parts 6, 9 and 10 of Plan 33R-17520 (future Coronation Drive);
  - iii) Extend the sanitary sewers to the limit of this Plan and/or property line to service the upstream external lands;
  - iv) Make provisions for a servicing easement and sanitary private drain connection through Block 60 in this Plan to accommodate sanitary servicing for 910 Gainsborough Road from the sanitary sewers on Sophia Crescent;

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

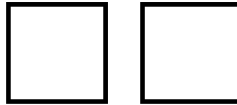
## 25.9 WATER SERVICING

**Remove** Subsection 25.9 (c) and **replace** with the following:

- (c) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct the following to the specifications of the City Engineer:
  - i) construct watermains over Parts 6, 9 and 10 of Plan 33R-17520 (future Coronation Drive) from the existing watermain being the 300 mm diameter watermain adjacent to the south limit of this Plan to Sophia Crescent;
  - ii) construct watermains to service the Lots and Block in this Plan and connect them to the watermain as required herein on Coronation Drive over Parts 6, 9 and 10 of Plan 33R-17520 and the 400 mm diameter watermain on Gainsborough Road.

**Remove** Subsection 25.9 (d) and **replace** with the following:

- (d) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall install and commission temporary automatic flushing devices and meters 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



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use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on the 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.

**Add** the following new Special Provision:

- # The Owner shall include in all Agreements of Purchase and Sale or Lease for Block 60 in this Plan a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.

If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements.

## 25.11 ROADWORKS

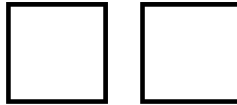
**Remove** Subsection 25.11 (b) and **replace** with the following:

- (b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
- (i) Coronation Drive as a fully serviced secondary collector road over Parts 6, 9 and 10 of Plan 33R-17520 with a minimum 21.5 metre right-of-way in accordance with the approved design criteria and accepted drawings, including all underground services and related works and including the removal of all existing works and services;
  - (ii) a fully serviced road connection where Coronation Drive in this Plan joins with Coronation Drive in Plan 33M-526, including all underground services and all related works as per the accepted engineering drawings;
  - (iii) a fully serviced road connection where Sophia Crescent in this Plan joins with future Coronation Drive, including all underground services and related works; and
  - (iv) install storm and watermain connection and all related works on Gainsborough Road to service Block 60 as shown on the accepted engineering drawings;

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

The Owner shall complete the works specified above on a schedule acceptable to the City or as otherwise specified herein. Where the Owner is required to close any City of London road section the Owner shall have available for submission to the City a Traffic Protection Plan acceptable to the City Engineer (or his/her designate), a schedule of construction for the proposed works on the above-noted street(s) and a detail of the proposed timing and duration of the said works in accordance with the Ministry of Labour and Ministry of Transportation requirements within the Ontario Traffic Manual Book 7. Further, the Owner shall obtain a Permit for Approved Works from the City prior to commencing any construction on City land or right-of-way.

Where required by the City Engineer, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the



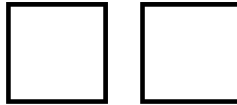
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travelling public and access concerns of area property owners in conformity with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this Plan of Subdivision. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP shall be submitted by the Owner at the time of submission of servicing drawings for this Plan of Subdivision, and shall become a requirement of the said drawings.

**Add** the following new Special Provisions:

- # Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make all necessary arrangements, financial and otherwise to construct Coronation Drive as a fully serviced secondary collector road, over Parts 6, 9 and 10 of Plan 33R-17520 with a minimum of 21.5 metre right-of-way in accordance with the approved design criteria and accepted drawings, including the removal of all existing works and services, as needed, to the satisfaction of the City, at no cost to the City.
- # The Owner shall close the existing accesses from this Plan to Gainsborough Road and restore the boulevard to City standards, including barrier curb, sidewalks and grass necessary to close the said accesses to the satisfaction of the City Engineer and at no cost to the City. No construction or public access will be permitted from Gainsborough Road.
- # Prior to the issuance of any Certificate of Conditional Approval or at a time acceptable to the City, the Owner shall place a barricade on Coronation Drive at the northerly limit of Part 6 and 9 over Plan 33R-17520 and the west limit of Sophia Crescent, to the satisfaction of the City Engineer.
- # Barricades are to be maintained at northerly limit of Coronation Drive and the westerly limit of Sophia Crescent until lands to the east or north develop or as otherwise directed by the City.  
  
The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.
- # The Owner shall make all necessary arrangements with owners of the lands abutting the future Coronation Drive (over Parts 6, 9 and 10 of Plan 33R-17520) to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of the proposed street to City standards, to the satisfaction of the City, at no cost to the City.
- # Within one (1) year of registration of this Plan, the Owner shall install street lighting along Coronation Drive over Parts 6, 9 and 10 of Plan 33R-17520 to the satisfaction of the City, at no cost to the City.
- # The Owner shall construct traffic calming measures, including a parking bay, in accordance with the accepted drawings, within the future Coronation Drive (over Parts 6, 9 and 10 of Plan 33R-17520) to the satisfaction of the City Engineer, at no cost to the City.
- # Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a temporary emergency access road between Sophia Crescent and Gainsborough Road, over Block 60 in this Plan in accordance with the approved design criteria and accepted drawings, provide any necessary easements, temporary barricades, and include all temporary measures to the satisfaction of the City Engineer, at no cost to the City.
- # When a second access is available between this Plan and Gainsborough Road, the Owner shall decommission the temporary emergency access road between Sophia Crescent and Gainsborough Road over Block 60 in this Plan, to the satisfaction of the City Engineer at no cost to the City.

When this Plan is assumed, if a second access is not available between this Plan and Gainsborough Road, the Owner shall pay to the City an amount of \$5,500 for the cost of the future decommissioning of the said temporary emergency access road over Block 60, to the satisfaction of the City Engineer.



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- # The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site to utilize Hyde Park Road via Coronation Drive and South Carriage Road.
- # The Owner shall be required to make minor boulevard improvements on Gainsborough Road adjacent to this Plan, consisting of clean-up, grading and sodding as necessary, all to the specifications of the City, and at no cost to the City.

## 25.12 PARKS

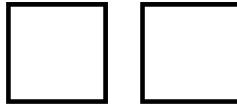
**Amend** following clause to read:

- (a) Within one (1) year of registration of the plan, the Owner shall construct a 1.5 metre black chain link fence without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of Lots 1, 2, 3, and 39 adjacent to the existing and/or future Park and Open Space Blocks to the satisfaction of the City and the owner shall registered on Title and in subsequent Offers of Purchase of Sale, obliging the purchasers of these Lots to maintain the fence in a satisfactory condition at their expense.

Within (1) year of registration of this Plan, the Owner shall have its consultant provide a certificate to the City Planner that identifies that the fencing has been installed as per the approved plan.

**Add** the following clause:

- # Within one (1) year of registration of this Plan, the Owner shall prepare and deliver to all homeowners adjacent to Block 61 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 Planner, all at no cost to the City.



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**SCHEDULE “C”**

This is Schedule “C” to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between The Corporation of the City of London and West Coronation Developments Inc. to which it is attached and forms a part.

**SPECIAL WORKS AND SERVICES**

Roadways

- Coronation Drive (over Parts 6, 9 and 10 of Plan 33R-17520) from Plan 33M-526 to northerly limits of Plan 33R-17520 shall have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2’) with a minimum road allowance of 21.5 metres (70’).
- Sophia Crescent shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2’) with a minimum road allowance of 20.0 metres (66’).
- Jessica Way shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7’) with a minimum road allowance of 18 metres (60’)

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of the following:

- i) Coronation Drive
- ii) Sophia Crescent from west limit of plan to Jessica Way

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

- (i) Jessica Way – west boulevard
- (ii) Sophia Crescent (from Jessica Way) – outside boulevard

Pedestrian Walkways

City of London standard 3.0m wide pedestrian walkways shall be constructed on Block 62 of this Plan.

**SCHEDULE “D”**

This is Schedule "D" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between The Corporation of the City of London and West Coronation Developments Inc. to which it is attached and forms a part.

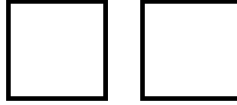
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

**LANDS TO BE CONVEYED TO THE CITY OF LONDON:**

0.3 metre (one foot) reserves:	Blocks 64, 65, 66 and 67
Road Widening (Dedicated on face of plan):	Block 63
Walkways:	Block 62
5% Parkland Dedication:	Block 61
Stormwater Management:	NIL

**LANDS TO BE SET ASIDE FOR SCHOOL SITE:** NIL

**LANDS TO BE HELD IN TRUST BY THE CITY:** NIL



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**SCHEDULE “E”**

This is Schedule “E” to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between The Corporation of the City of London and West Coronation Developments Inc. to which it is attached and forms a part.

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

CASH PORTION:	\$ 251,486
BALANCE PORTION:	<u>\$1,425,085</u>
TOTAL SECURITY REQUIRED	\$1,676,571

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

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

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

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

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

**SCHEDULE “F”**

This is Schedule “F” to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between The Corporation of the City of London and West Coronation Developments Inc. to which it is attached and forms a part.

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

**Multi-Purpose Easements:**

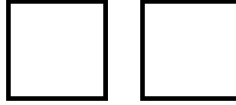
(a) Multi-purpose easements for an easement for emergency access shall be deeded to the City in conjunction with this Plan, within this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:

(i) Over Block 60

(b) A private easement shall be provided to service 910 Gainsborough Road as identified on the accepted engineering drawings.

**Road Easements:**

There are no road easements.



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**Schedule "B"**  
**Related Estimated Costs and Revenues**

Agenda Item # Page #

West Coronation Subdivision - West Coronation Developments Inc.  
 Subdivision Agreement  
 39T-13505

**Related Estimated Costs and Revenues**

Estimated DC Funded Servicing Costs <sup>(Note 1)</sup>	Estimated Cost <sup>(Note 3)</sup> (excludes HST)
Claims for developer led construction from CSRF <sup>Note 4</sup> - Storm sewer oversized - 48.1 m of 1200 mm - DC14-MS01001 - Watermain oversized - 84.3 m of 300 mm - DC14-WD01001	\$12,025 \$5,058
Claims for developer led construction from UWRF - None identified	\$0
Claims for City led construction from CSRF - None identified	\$0
<b>Total</b>	<b>\$17,083</b>
Estimated Total DC Revenues <sup>(Note 2)</sup> (2016 Rates)	Estimated Revenue <sup>(Note 3)</sup>
CSRF	\$2,029,400
UWRF	\$182,673
<b>TOTAL</b>	<b>\$2,212,073</b>

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2015 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
- 4 Oversizing subsidy amounts have been estimated based on the information provided by the applicant. The final eligible amount will be based on actual length of pipe constructed and will be confirmed through the review of the final claim once submitted.

Reviewed by:

Mar 17/16  
Date

Peter Christiaans  
Peter Christiaans  
Director, Development Finance





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**Schedule "C"**  
**SOURCE OF FINANCING**

#16046  
April 1, 2016

Chair and Members  
Planning & Environment Committee

**RE: Subdivision Special Provisions - West Coronation Developments Inc.**  
West Coronation Subdivision  
(Subledger WW160005)  
Capital Project ES5429 - Storm Sewer Internal Oversizing Subsidy DC14-MS01001  
Capital Project EW3818 - Watermain Internal Oversizing Subsidy DC14-WD01001

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

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

<b>SUMMARY OF ESTIMATED EXPENDITURES</b>	<b>Approved Budget</b>	<b>Committed to Date</b>	<b>This Submission</b>	<b>Balance for Future Work</b>
<b>ES5429-Storm Sewer Internal Oversizing Subsidy</b>				
Construction	\$3,448,230	\$541,282	\$12,236	\$2,894,712
<b>EW3818-Watermain Internal Oversizing Subsidy</b>				
Construction	350,000	93,717	5,147	251,136
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$3,798,230</b>	<b>\$634,999</b>	<b>\$17,383 1)</b>	<b>\$3,145,848</b>
<b>SUMMARY OF FINANCING:</b>				
<b>ES5429-Storm Sewer Internal Oversizing Subsidy</b>				
Drawdown from Sewage Works R.F.	\$25,300	\$3,971	\$90	\$21,239
Drawdown from City Services - Major SWM Fund (Development Charges)	2) 3,422,930	537,311	12,146	2,873,473
	3,448,230	541,282	12,236	2,894,712
<b>EW3818-Watermain Internal Oversizing Subsidy</b>				
Drawdown from Industrial Oversizing-Water R.F.	1,700	455	25	1,220
Drawdown from City Services - Water Component (Development Charges)	2) 348,300	93,262	5,122	249,916
	350,000	93,717	5,147	251,136
<b>TOTAL FINANCING</b>	<b>\$3,798,230</b>	<b>\$634,999</b>	<b>\$17,383</b>	<b>\$3,145,848</b>

1) <b>FINANCIAL NOTE:</b>	<b>ES5429</b>	<b>EW3818</b>	<b>TOTAL</b>
Contract Price	\$12,025	\$5,058	\$17,083
Add: HST @13%	1,563	658	2,221
Total Contract Price Including Taxes	13,588	5,716	19,304
Less: HST Rebate	1,352	569	1,921
Net Contract Price	\$12,236	\$5,147	\$17,383

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

EH

  
Alan Dunbar  
Manager of Financial Planning & Policy