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39T-11503 DRAFT APPROVAL EXTENSION
C. Smith

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION OF DRAFT APPROVAL FOXWOOD DEVELOPMENTS (LONDON) INC. 1602 SUNNINGDALE RD W 39T-11503 MEETING ON MAY 30, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application of Foxwood Developments (London) Inc. relating to the property located at 1602 Sunningdale Road West:

- a) The Approval Authority **BE ADVISED** that Council supports the granting of a three (3) year extension of the draft plan of subdivision, as submitted by Bob Stratford (File No. 39T-11503 prepared by AECOM Ltd, certified by David Bianchi, OLS (dated November 8, 2011), as redline revised which shows 18 low density residential blocks, six(6) medium density residential blocks, one(1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive **SUBJECT TO** the conditions contained in the attached Schedule "39T-11503; and
- b) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Schedule "B".

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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March 26, 2012 – public meeting relating to the Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment (39T-11503/OZ-7985).

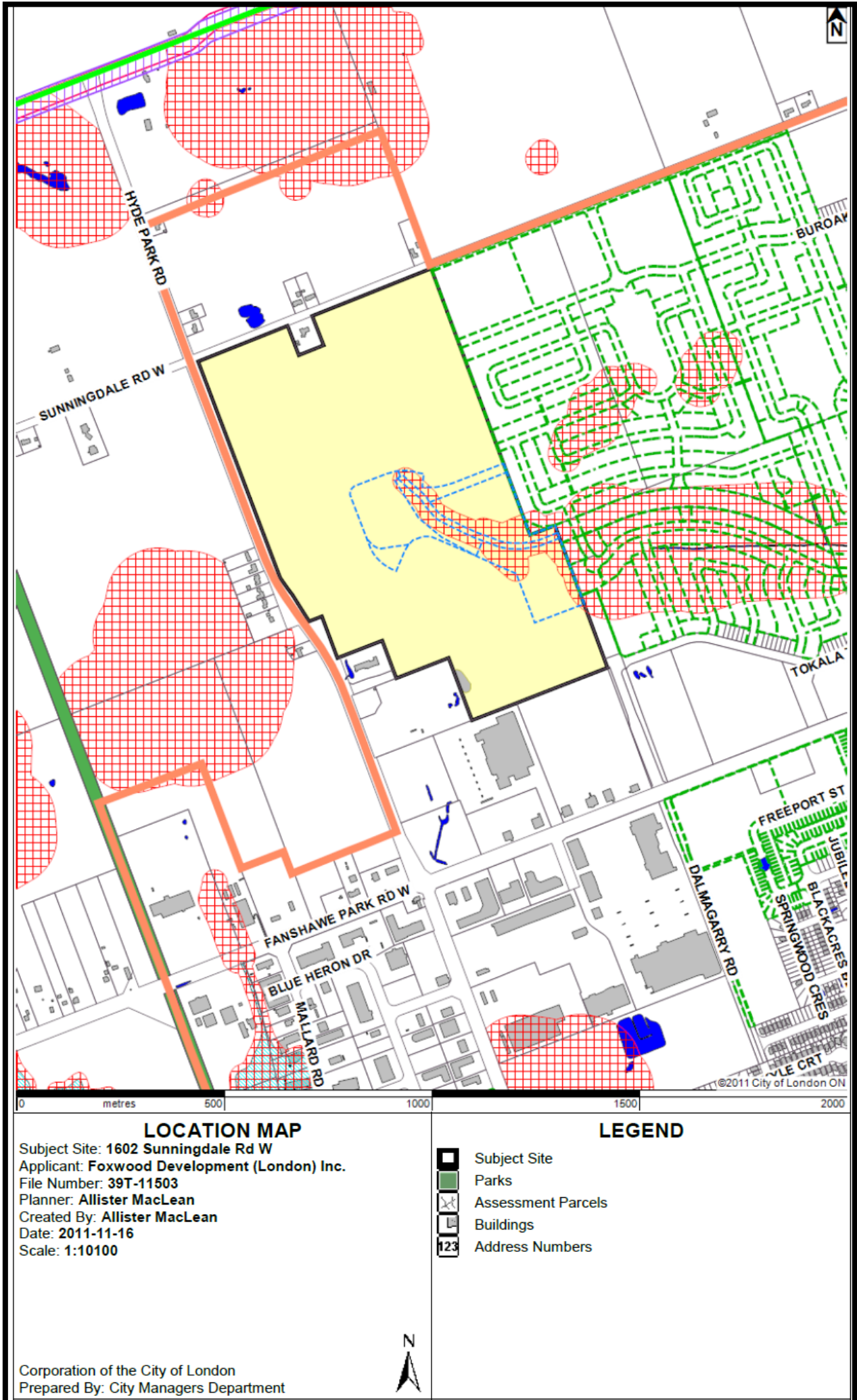
July 16, 2012 - Report on the appeals to the Official Plan and Zoning By-law amendments.

May 7, 2013 - Report on the appeal to the Conditions of Draft Plan Approval.

February 4, 2014 - Report OMB notice of withdrawal of appeal

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BACKGROUND

This application for Draft Plan of Subdivision Approval was accepted on November 11, 2011. It was circulated to the required agencies and municipal departments on November 18, 2011 and advertised in the London Free Press Civic Corner on November 26, 2011. A notice of Public Meeting was advertised in the London Free Press on March 10, 2012, and a notice of Public Meeting was sent out on March 20, 2012. The Public Meeting was held on March 26, 2012.

On May 16, 2012, Old Oak Properties appealed the recommended Official Plan and Zoning By-law amendments. The basis of the Old Oak appeals related to concerns regarding staff's planning analysis and justification for the Zoning By-law amendment for the future high rise development on Foxwood's lands which provides for a maximum height of 45 metres. It was also Old Oak's position that there have been changes to the servicing scheme that would negatively impact the ability to develop their lands consistent with the Community Plan and in a cost effective and timely manner. At the January 11, 2013 prehearing conference, Old Oak Properties withdrew their appeals based on new servicing options available for their lands. The Board agreed to the withdrawal of the appeals and advised the parties that the Official Plan and Zoning By-law amendments are now in force as of January 11, 2013

Staff issued draft approval of the subdivision with conditions on January 24, 2013. Old Oak Properties Inc., the property owners of high density residential designated lands abutting the subdivision to the south-west at 2179 and 2201 Hyde Park Road, had concerns that the condition was insufficient to ensure the provision of full sanitary servicing for their property. Old Oak Properties Inc. appealed the draft plan of subdivision on February 15, 2013.

Staff met with representation of Old Oak Properties and Foxwood Developments and based on the discussion and additional information provided by Foxwood, Old Oak was satisfied that their servicing concerns were properly addressed. On July 31, 2013, the Ontario Municipal Board issued a notice advising the City of London Approval Authority that the appeal by Old Oak Developments was withdrawn by letter dated June 25, 2013.

As per Section 51 (51) of the *Planning Act*, the draft approval lapse date is June 26, 2016.

The applicant has registered the 1st phase of this subdivision (Plan, 33M-685) consisting of 95 single detached lots, one(1) medium density residential block, and various reserve blocks served by 1 new street and the extension of Dyer Drive and Tokala Trail on October 6, 2015. The applicant has requested a three (3) year extension of draft approval to allow sufficient time for the registration of additional phases.

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and ***bold italic lettering*** (additions) on the attached Schedule "A". If granted, the new draft approval lapse date would be June 26, 2019.

No changes are being proposed to the current zoning, road alignments and block pattern in this draft plan. 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

The revised draft plan and attached revised conditions of draft approval are appropriate to ensure that this subdivision is developed under today's standards.

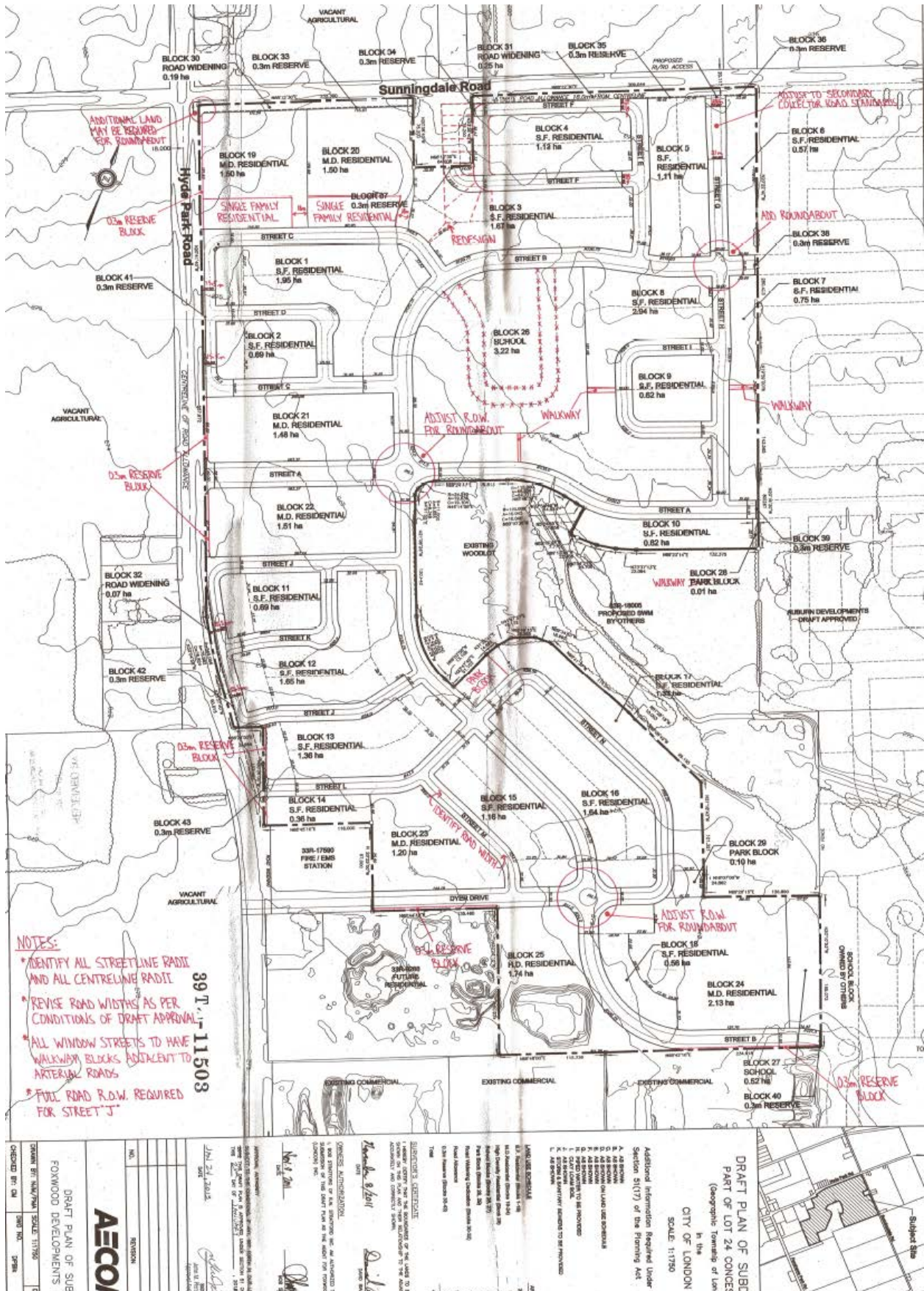
PREPARED and RECOMMENDED BY:	REVIEWED BY:
CRAIG SMITH SENIOR PLANNER-DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER-DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

May 19, 2016

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Draft Plan



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“Schedule B”

Foxwoods - Foxwood Development (London) Inc.
Draft Plan Extension
39T-11503

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} - Storm sewer oversized - DC14-MS01001 ^{Note 5} - Watermain oversized - DC14-WD01001 ^{Note 6} - Channelization on Street 'A' @ Hyde Park and Street 'G' @ Sunningdale	\$1,491,910 \$144,900 \$500,000
Claims for developer led construction from UWRF - None identified	\$0
Claims for City led construction from CSRF - None identified	\$0
Total	\$2,136,810
Estimated Total DC Revenues ^(Note 2) (2016 Rates)	Estimated Revenue ^(Note 3)
CSRF	\$13,336,858
UWRF	\$1,200,295
TOTAL	\$14,537,153

- 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 and any conclusions based on a comparison of the Estimated DC Funded Servicing Costs and Estimated Total DC 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.
- 5 An engineering work plan must be submitted and approved as per the rules of the 2014 DC Bylaw prior to entering into a subdivision agreement for the channelization work noted above.
- 6 At the subdivision agreement stage, the oversized claims will only be accommodated to the extent that approved capital budgets allow. Some claims may need to be deferred to a future year's budget (in accordance with the most current DC Bylaw).

Reviewed by:

May 11/16
Date

Peter Christiaans
Peter Christiaans
Director, Development Finance

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Schedule “39T-11503”

**Conditions to be included for Draft Plan Approval
(Deleted conditions Strikeout New Conditions in BOLD ITALIC LETTERING)**

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THE SUBDIVISION, FILE NO. 39T-11503 ARE AS FOLLOWS:

No. CONDITIONS

1. This draft approval applies to the draft plan submitted by Bob Stratford (File No. 39T-11503 prepared by AECOM Ltd, certified by David Bianchi, OLS (dated November 8, 2011), as redline revised which shows 18 low density residential blocks, six(6) medium density residential blocks, one(1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive.
2. This approval of the draft plan applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The Owner shall within 90 days of draft approval submit proposed street names for this subdivision to the City.
5. The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall enter into a subdivision agreement and 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 required subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. Phasing of this subdivision (if any) shall be to the satisfaction of the Approval Authority and the City Engineer.
11. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings. Any deviation to the City’s standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and the Approval Authority.

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12. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the 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.
13. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Approval Authority and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the General Approval Authority and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
14. Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
15. As part of the Design Studies submission, the Owner shall obtain and submit to the Director of Development Planning a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. The Owner shall not grade or disturb soils on the property prior to the release from the Ministry of Culture.
16. The Owner shall not commence construction or installations of any services (e.g. 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; (e.g. 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.)

Sanitary

17. ~~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 375 mm diameter sanitary sewer located at the west limit of draft plan 39T-04503 (Claybar Subdivision Phase 2). The sewer, is currently under construction in conjunction with the City's project to construct Phase 2 of the Fox Hollow Trunk sanitary sewer. The portion of the local sewer located through the SWM block will be constructed in conjunction with the City's project for the Fox Hollow SWM 1 Facility at the Owners expense. Details regarding the payment process shall be established prior to the City advertising the Tender for Fox Hollow SWM 1.~~
 - ~~ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;~~
 - ~~iii) Construct sewers within this plan at an appropriate size and depth to~~

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~~accommodate flows from upstream lands which are tributary to this system and external to this plan (eg. 1550 Sunningdale Road West), all to the specifications of the City;~~

- ~~iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City.~~

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 250 mm diameter sanitary sewer located on Tokala Trail;***
- ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;***
- iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and***
- iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.***

18. 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 identifying the preliminary sanitary sewer routing and any external areas to be serviced, to the satisfaction of the City;
- ii) Provide an analysis which shall indicate the water table level of lands within this plan with respect to depth of the sanitary sewers and an evaluation of additional measures, if any, which will need to be incorporated in the design and construction of the sewers to ensure that the sewers will meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407. Any measures identified shall be included in the engineering drawings for the subdivision.

~~19. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall:~~

- ~~i) Throughout the duration of construction within this draft plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City;~~
- ~~ii) Not allow any weeping tile connections into the sanitary sewers within this Plan; and~~

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~~iii) Following construction, the Owner shall have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407. Also, if requested, the Owner shall permit the City to undertake smoke testing of the sanitary system at any time prior to assumption of the subdivision.~~

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

- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;**
- ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;**
- iii) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and**
- iv) Implementing any additional measures recommended through the Design Studies stage**

21. Prior to registration of any phase of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway/Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

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

Storm and Stormwater Management

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

- i) Identify 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 Engineer;
- ii) Identify major and minor storm flow routes for the subject and external lands, to the satisfaction of the City Engineer;
- iii) 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 the Environment standards and requirements, all to the

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satisfaction of the City Engineer. This Plan is to include measures to be used during all phases on construction; and

- iv) Provide a preliminary plan demonstrating how the proposed grading and road design will match the grading of the proposed Stormwater Management Facility to be built by the City.
- v) Implement 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.

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

- i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study and any addendums/amendments;**
- ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;**
- iii) The requirements of the Hyde Park Road Road Widening and Improvements Municipal Class EA (January 2012);**
- iv) The accepted Fox Hollow Development Area Municipal Class Environmental Assessment (EA) Schedule 'C' report for the Storm/Drainage, Stormwater Management and Sanitary Servicing Works (September 2010) and any addendums/amendments;**
- v) The approved Functional Stormwater Management Plan for Fox Hollow Stormwater Management System Functional Design Report Community SWM System;**
- vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;**
- vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;**
- viii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and**
- ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.**

~~25. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater services for this draft plan of subdivision:~~

- ~~i) Construct storm sewers to be tributary to the Medway Creek Subwatershed and outlet them to the proposed Heard Drain realignment via the Regional Fox Hollow Community SWM System.~~
- ~~ii) Construct sewers within this plan at an appropriate size and depth to~~

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~~accommodate flows from upstream lands which are tributary to this system and external to this plan, all to the specifications of the City Engineer;~~

- ~~iii) Construct and implement erosion and sediment control measures as accepted in the Functional SWM and/or Drainage Servicing Report for these lands satisfactory to the City Engineer and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith;~~
- ~~iv) Grade the boundary of the plan to blend in with the abutting SWM pond lands to the east of this plan, to the satisfaction of the City Engineer, at no cost to the City.~~

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

- i) Construct storm sewers to be tributary to the Medway Creek Subwatershed and outlet to the Heard Drain via the Regional Fox Hollow Community SWM System.***
- ii) Construct sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan, all to the specifications of the City Engineer;***
- iii) Construct and implement erosion and sediment control measures as accepted in the Functional SWM and/or Drainage Servicing Report for these lands satisfactory to the City Engineer and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith;***
- iv) Grade the boundary of the plan to blend in with the abutting SWM pond lands to the east of this plan, to the satisfaction of the City Engineer, at no cost to the City.***

26. ~~Prior to the issuance of any Certificates of Conditional Approval, the Owner shall complete the following:~~

- ~~i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer;~~
- ~~ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City Engineer;~~

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

- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works, including the proposed regional SWM Facilities and related storm/drainage servicing, to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;***
- ii) The SWM Facility, to be built by the City, to serve this plan must be constructed and operational;***

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- iii) ***Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;***
 - iv) ***Implement all geotechnical recommendations made by the geotechnical report accepted by the City;***
 - v) ***Ensure post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems;***
 - vi) ***Ensure that all existing upstream external flows traversing this plan are accommodated within the overall minor and major storm conveyance system, all to the specifications and satisfaction of the City Engineer.***

- 27. ***Prior to the issuance of any Certificate of Conditional Approval for any lot and/or block in this plan, the SWM Facility, to be built by the City, to serve this plan must be constructed and operational.***

- 28. ~~Prior to the issuance of any Certificate of Conditional Approval for lots and blocks within this plan, the proposed regional SWM Facilities and all related storm/drainage servicing shall be constructed and operational by the City, to the specification and satisfaction of the City Engineer.~~

- 29. ~~The Owner shall provide a security in the amount of \$60,000 to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City Engineer approval procedure and criteria. In the event of failure to implement and maintain the required ESCP, the security will be used to undertake all necessary clean up work for the proposed Fox Hollow Community SWM Facility System, all to the satisfaction of the City Engineer.~~

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

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

- 31. ***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."***

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Watermains

32. ~~In accordance with City standards or as otherwise required by the City Engineer, the Owner shall construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm (12") diameter watermain on Hyde Park Road at Dyer Drive (high level) and the 300 mm (12") diameter watermain on Dalmagarry Road and Tokala Trail (high level).~~

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

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm diameter PVC watermain (high level) on Tokala Trail, west of Dyer Crescent, and the existing 300 mm diameter PVC watermain (high level) on Hyde Park Road, north of Dyer Drive;***
- 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;***
- iii) Identify the available fireflows and appropriate hydrant colour code (in accordance with the City of London Design Criteria) on the engineering drawings;***
- iv) Have the City of London install the fire hydrant colour code markers at the time of Conditional Approval.***

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

- 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.
 - Identify fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;
 - Water quality;
 - Identify location of valves and hydrants;
 - Identify location of automatic flushing devices, as necessary;
 - Looping strategy.
- ~~ii) To address water quality requirements for the watermain system by the use of the following:

 - design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or
 - the use of valving to shut off future connections which will not be used in the near term; and/or~~

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- ~~the use of automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or~~
- ~~make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~

iii) Submit a servicing layout to the lots for the street townhouse configuration which indicates adequate separation requirements will be met for all servicing.

- 34.** Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the water servicing report, noted in condition 29 i), to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City. ***The requirements or measures which are necessary to meet water quality requirements shall also be shown clearly on the engineering drawings.***
- 35.** ***Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install and commission temporary automatic flushing devices and meters at all dead ends and/or other locations as deemed necessary by the hydraulic modelling results 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.***
- 36.** ***With respect to the proposed medium density condominium Blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks 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.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

- 37.** At the time of registration of this plan, the Owner shall dedicate to the City sufficient lands over Blocks 13 and 14 and over the west limit of Street 'L' to accommodate a future 15.5 metre realigned window street connection to Street 'J' (south leg) . Alternatively, The Owner shall make all necessary arrangements to extend Street 'L' over the existing Hyde Park Road road allowance to the west and north to align with Street 'J' as a City standard window street, as shown on the plan of subdivision, including, but not limited to land needs, design construction, etc.

Prior to assumption, the Owner ***shall build a future 15.5 metre realigned window street connection to Street 'J' (south leg)*** if the Hyde Park Road road allowance is not acquired or pay to the City an amount for the construction of the road connection between Street 'L' and Street 'J' (south leg) if the abutting lands are not available.

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Should the street connection be made over the external lands, the City will transfer the dedicated lands back to the Owner of this plan and/or any payment made to the City for the construction of this road.

38. At the time of registration of this plan, the Owner shall dedicate to the City sufficient lands over Blocks 3 and 4 to accommodate a future 19.0 metre road connection between Street 'F' (north leg) and Street 'F' (south leg) should the future development of 1550 Sunningdale Road West not include a connecting road between these streets.

Prior to assumption, the Owner is to build **a future 19.0 metre road connection between Street 'F' (north leg) and Street 'F' (south leg)** if the abutting lands are developed without a road connection between Street 'F' (north leg) and Street 'F' (south leg) or pay to the City an amount for the construction of the road connection between Street 'F' (north leg) and Street 'F' (south leg) if the abutting lands are not built.

Should the street connection be made over the external lands, the City will transfer the dedicated lands back to the Owner of this plan and/or any payment made to the City for the construction of this road.

39. The Owner shall construct the following streets to secondary collector road standards:

- i) ~~Dyer Drive~~
- ii) Street 'A' between Hyde Park Road and Street 'B'
- iii) Street 'B'
- iv) Street G from Street 'B' to Sunningdale Rd E

40. The Owner shall realign Street 'J' (south leg) on the final plan to provide a full width right-of-way at its intersection with the west leg of Street 'J', to the specifications of the City Engineer.

41. ~~The Owner shall complete all works with respect to the existing roundabout at Street 'B' and Dalmagarry Road, external to this plan, including but not limited to, the removal of the temporary channel, extending of pavement and sidewalks westerly to this site and redirecting minor and major storm flows from the Calloway-Reit temporary SWM Pond (north of the roundabout) to the ultimate SWMF, all to the specifications of the City Engineer, at no cost to the City.~~

42. All through intersection and connections with existing and draft approved streets and internal streets 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.

43. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends on streets in this plan of subdivision, to the satisfaction of the City Engineer.

44. The Owner shall provide minimum 30 metre tapers at all locations in the Plan where streets are reduced in width (eg. from 20.0 metre to 19.0 metre road width, all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.

45. ~~The Owner shall eliminate/limit the bulge in the curb line on Street 'D' and Street 'K' to only a maximum offset of 1.0 metre from the standard curbline radius required to achieve the minimum curb distance for driveways (5.5 metres), as accepted by the City Engineer. Further, the bulge in the street line is only to be to the extent required to~~

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~~achieve the minimum frontage for the abutting lots.~~

46. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:
- ~~i) Street 'A' (from Hyde Park Road to Street 'B'), Street 'B', Street 'G' from Sunningdale Rd W to Street 'B', and Dyer Drive have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').~~

Street 'A' (from Hyde Park Road to Street 'B'), Street 'B', Street G' from Sunningdale Road West to Street 'B' have a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres
 - ii) Street 'A' (from Street 'B' to the east limit of the plan), Street 'C' (north and south legs), Street 'E', Street 'H', Street 'J' (north and south legs), Street 'L' and Street 'M' have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
 - ~~iii) Street 'I', Street 'F' (south leg) and Street 'N' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').~~

Street 'I' and Street 'F' (south leg) have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres;
 - iv) Street 'D' and Street 'K' have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
 - v) Street 'C' (west leg), Street 'F' (north leg), realigned Street 'G', Street 'J' (west leg) and Street 'L' (west leg) have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 15.5 metres (50.8') in accordance with the City's window street standard UCC-2M.
47. The Owner shall construct a gateway treatment on Street 'A' between Hyde Park Road and Street 'B' with a right of way width of 28.0 metres **as per City standards**. ~~If a centre median is constructed, vehicle access to lots opposite the gateway will be restricted to right in and right out only.~~
48. The Owner shall construct Street G at the intersection of Sunningdale Rd W with a right of way width of **28.0** metres for a minimum length of 45.0 metres tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City.
- ~~49. The Owner shall construct a gateway treatment on Dyer Drive at the intersection of Hyde Park Road with a right of way width of 28.0 metres for a minimum length of 45.0 metres tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City and the Fire Department. If a centre median is constructed, vehicle access to lots opposite the gateway will be restricted to right in and right out only and it must be designed so as not to conflict with the exiting Fire Station/EMS operation at 2225 Hyde Park Road.~~
- ~~50. The Owner shall install temporary street lighting at the intersection of Dyer Drive and Hyde Park Road, Street 'G' and Sunningdale Road W and at Street 'A' and Hyde Park~~

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~~Road, to the specifications of the City, at no cost to the City.~~

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

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

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

52. ***The Owner shall construct the window streets in this plan abutting the arterial roads in accordance with the City's window street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.***

53. ***The Owner shall ensure that no vehicular access will be permitted to any Lots/Blocks in this plan from Sunningdale Road West or Hyde Park Road. All vehicular access is to be via the internal subdivision streets.***

Sidewalks/Walkway

54. ~~The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:~~
- ~~i) Street 'A' – from Hyde Park Road to Street H~~
 - ~~ii) Street 'B'~~
 - ~~iii) Dyer Drive – from Hyde Park Road to Street 'B'~~
 - ~~iv) Street 'G'~~
 - ~~v) Street 'H'~~

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

- i) Street 'A' – from Hyde Park Road to Street 'B'***
- ii) Street 'B'***
- iii) Street 'G'***

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

- ~~i) Street 'A' (from Street 'B' to east limit of plan) – south boulevard~~
- ~~ii) Street 'C' (north leg) – north boulevard~~
- ~~iii) Street 'C' (south leg) – south boulevard~~
- ~~iv) Street 'C' – Street 'D' to north leg – east boulevard~~
- ~~v) Street 'C' – Street 'D' to Street 'B' north boulevard~~
- ~~vi) Street 'E' – east boulevard~~
- ~~vii) Street 'E' – Street 'F' to Street 'B' – west boulevard~~
- ~~viii) Street 'F' (south leg) – south and west boulevards~~
- ~~ix) Street 'J' (north leg) – north boulevard~~
- ~~x) Street 'J' (south leg) – south boulevard~~
- ~~xi) Street 'J' – Street 'K' to south leg – east boulevard~~
- ~~xii) Street 'J' – Street 'K' to Street 'B' – south boulevard~~
- ~~xiii) Street 'L' – south boulevard~~
- ~~xiv) Street 'M' – east boulevard~~

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- ~~xv) Street 'N' — outside boulevard~~
- ~~xvi) Street 'I' — outside boulevard~~
- ~~xvii) Street 'K' — outside boulevard~~
- ~~xviii) Street 'D' — outside boulevard~~

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

- i) Street 'A' (from Street 'B' to east limit of plan) – south boulevard***
- ii) Street 'C' (north leg) – north boulevard***
- iii) Street 'C' (south leg) – south boulevard***
- iv) Street 'E – east boulevard***
- v) Street 'F' (south leg) – south and west boulevards***
- vi) Street 'H' – west boulevard***
- vii) Street 'J' (north leg) – north boulevard***
- viii) Street 'J' (south leg) – south boulevard***
- ix) Street 'L' – south boulevard***
- x) Street 'M' – east boulevard***
- xi) Street 'I' – outside boulevard***

56. ~~The Owner shall provide sidewalk links from Street 'C', Street 'F', Street 'J', Street 'L' and the realigned Street 'G' to the proposed sidewalks on Hyde Park Road and Sunningdale Road West, respectively, in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve shall be provided on the plan to be registered.~~

The Owner shall provide sidewalk links from Street 'C', Street 'F', Street 'J' and Street 'L' to the proposed sidewalks on Hyde Park Road and Sunningdale Road West, respectively, in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve shall be provided on the plan to be registered.

57. ***Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.***

Street Lights

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

Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City of London

Boundary Road Works

59. In conjunction with the Design Studies submission, the Owner shall undertake a traffic impact assessment in accordance with the City's Traffic Impact Assessment guidelines, to the satisfaction of the City Engineer. Prior to undertaking this assessment, the Owner shall meet with the City to discuss the scope and requirements of the assessment. The Owner shall undertake any recommendations of the assessment as required by the City

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Engineer, to the satisfaction of the City and at no cost to the City.

- 60. ~~The Owner shall reconstruct that section of Dyer Drive that lies outside this plan of subdivision to fully serviced secondary collector road standards, including, but not limited to, underground services, road pavement, curbs, street lighting, sidewalks, etc. from Hyde Park Road to Street 'B', all to the specifications of the City, at no cost to the City.~~
- 61. In conjunction with Design Studies submission, the Owner shall have it's professional engineer verify the adequacy of the decision sight distance along Hyde Park Road at both Street 'A' and Dyer Drive and Sunningdale Rd W at Street 'G'. If the sight lines are not adequate in accordance with the Design Specifications and Requirements Manual, Street 'A' and Dyer Drive road works may be required on Hyde Park Road to establish adequate decision sight distance to the satisfaction of the City and at no cost to the City.
- 62. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer submit design criteria for the left turn and right turn lanes on Hyde Park Road at both Street 'A', Street 'G' and Dyer Drive and Sunningdale Rd W at Street 'G' for review and acceptance of the City.
- 63. ~~Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct left and right turn lanes along Hyde Park Road at Street 'A', and Dyer Drive and Sunningdale Rd W at Street 'G' with sufficient storage and taper to accommodate traffic anticipated by the full build out of the Foxhollow area to the satisfaction of the City.~~

Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct left and right turn lanes along Hyde Park Road at Street 'A' and Sunningdale Road West at Street 'G' with sufficient storage and taper to accommodate traffic anticipated by the full build out of the Foxhollow area, to the satisfaction of the City.

- 64. The Owner shall be required to make minor boulevard improvements on Hyde Park Road and Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

Road Widening

- 65. The Owner shall be required to dedicate sufficient land to widen Hyde Park Road and Sunningdale Road West to 18.0 metres metres (59.06') from the centreline of the original road allowance.
- 66. The Owner shall provide a road widening dedication at the intersection of Sunningdale Road West and Hyde Park Road as indicated in the Hyde Park Road Environmental Assessment to accommodate a future roundabout, to the satisfaction of the City, at no cost to the City.
- 67. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'A' with Hyde Park Road and Street "G" with Sunningdale Road W. in accordance with the Z-1 Zoning By-law, Section 4.24.

Traffic Calming

- 68. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct roundabouts, including splitter islands, at the following intersections in accordance with the Design Specifications and Requirements Manual and to the satisfaction of the City:

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- ~~i) Dyer Drive and Street 'B'~~
- ii) Street 'A' and Street 'B'
- iii) Street "G" and Street "B"

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

- 69. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer proposed traffic calming measures along Street 'B' including parking bays, curb extensions and other measures, to the satisfaction of the City.
- 70. The Owner shall construct traffic calming measures along Street 'B' including parking bays, curb extensions and other measures to the satisfaction of the City.

Construction Access/Temporary/Second Access Roads

- 71. The Owner shall utilize construction access routes designated by the City.
- 72. The Owner shall ensure any emergency access required is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of site lines, provisions of channelization, adequacy of road geometries and structural design etc.
- 73. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
- 74. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles on the adjacent draft plan lands and restore the road including sidewalks to the satisfaction of the City, at no cost to the City.
- 75. ***The Owner shall construct a temporary/emergency access to Sunningdale Road West or Hyde Park Road in a location satisfactory to the City, provide any necessary easements and include a temporary left turn lane on Sunningdale Road West or Hyde Park Road, at no cost to the City, to the specifications and satisfaction of the City.***
- 76. ***Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision.***

GENERAL CONDITIONS

- ~~77. 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.~~
- ~~78. 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.~~

Prior to the issuance of any Certificate of Conditional Approval for each

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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.

79. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services situated on private lands outside this plan, and shall provide satisfactory easements to the City over the sewers, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
80. 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.
81. 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.
82. ~~In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands within the Urban Growth Boundary outside of this draft plan to the limit of the Plan.~~
83. The Owner shall have the common property line of Hyde Park Road and Sunningdale Road West graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Hyde Park Road and Sunningdale Road West are the future centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. 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.

84. 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.

85. 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.
86. 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,

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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.

87. 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.
88. The Owner's professional engineer shall provide inspection services for all work during construction by it's professional engineer for all work to be assumed by the City, and have it's professional engineer supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City.
89. In conjunction with the Design Studies submission, the Owner shall have it's 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.
90. 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".
91. In conjunction with the Design Studies submission, the Owner shall submit a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction.
92. In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, as well provide recommendations for foundation design should high groundwater be encountered, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
93. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional

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engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

94. Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.
95. 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.
96. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall complete the following:
 - i) Submit a phasing plan, all to the specifications and satisfaction of the City Engineer.
 - ii) If any temporary measures are required in conjunction with the phasing, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City.
 - iii) 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, to the satisfaction of the City.
97. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
98. 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 Engineer.
99. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City Engineer, at no cost to the City.
100. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- ~~101. 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.~~
- The Owner shall remove any temporary works associated with this plan when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City, at no cost to the City.***
- ~~102. The Owner shall make all necessary arrangements with the abutting property owners (eg. Street 'B' abutting the south boundary, Dyer Drive abutting the south boundary and Block 14 abutting the south boundary) to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of this plan, to City standards, to the satisfaction of the City.~~

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The Owner shall make all necessary arrangement with the abutting property owners (eg. Block 14 abutting the south boundary) to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of this plan, to City standards, to the satisfaction of the City

- ~~103. The Owner shall co-ordinate the work associated with this plan of subdivision with the City's proposed construction of the Regional Fox Hollow Community SWM System and the sanitary trunk sewer adjacent to the east boundary of this plan, to the satisfaction of the City, at no cost to the City.~~

The Owner shall co-ordinate the work associated with this plan of subdivision with the City's proposed construction of the Regional Fox Hollow Community SWM system adjacent to the east boundary of this plan, to the satisfaction of the City, at no cost to the City.

104. The Owner shall grade, service and seed all park blocks to the satisfaction of the Manager of Parks Planning and Design within 1 year of registration of the plan of subdivision which contains the park block.
105. The proposed development must meet all existing grades at property lines where it abuts all City owned open space lands.
106. At the design study stage, the owner shall prepare a conceptual park layout for the City owned lands and the redlined park block. The concept plan will illustrate the park layout and matching grades. The City will undertake the construction of the park once the phase containing this block has been registered.
107. The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and/or Open Space Blocks. Fencing shall be completed to the satisfaction of the Manager of Parks Planning and Design, within 1 year of the registration of the plan.
108. At the Design Study stage, the owner shall illustrate the inclusion of the multi-use pathway system into the gateway design of Street A from the roundabout to Hyde Park Road. The design studies should also address how safe bicycle and pedestrian movements can be accommodated at the proposed roundabout at Dyer Drive and Street "A" should this location be required as a component of the bicycle/multi-use system.
109. Block 29 and the redlined park block accounts for a portion of the required parkland dedication. The remaining parkland dedication for Blocks 1-24 will be taken as cash-in-lieu as per By-law CP-9.
- ~~110. The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on corner lots flanking collector roads in this Plan, are required to have a side entry garage, with driveway access from the local street, a main entry of the home which fronts the collector road and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Director of Development Planning prior to any submission of an application for a building permit for corner lots with an exterior sideyard abutting the collector roads in this Plan.~~

The Owner shall register on title and include in all Purchase and Sale or Lease Agreements the requirement that the homes to be designed and constructed on

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all corner lots in this Plan, are to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard. Further, the owner shall obtain approval of their proposed design from the Managing Director of Planning and City Planner and his/her designate prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan

111. As part of the Design submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the City. The proposed block lotting plan shall also be reviewed and accepted with respect to City services, road geometries, easement requirements, etc., to the satisfaction of the City. The accepted lotting pattern shall be reflected on the final registered plan.
112. Prior to the submission of Engineering Drawings, the Owner shall submit for approval an on-street parking plan (if necessary), whereby one on street parking space for each two dwelling units is to be used as the basis for the design, to the satisfaction of the General Manager of Planning and Development. The approved parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.
113. ~~The Owner shall include Block 27 in the first phase of the plan to be registered. The Owner shall agree to set aside Block 26 as a school site. Both school sites shall be set aside for a period of three (3) years from the date of registration of the plan containing these blocks.~~
114. In conjunction with the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on future single detached lots abutting Hyde Park Road and Sunningdale Road which considers noise abatement measures that are to be applied in accordance with the requirements of the M.O.E. and City Official Plan policy to be reviewed and accepted by the City. The final accepted recommendations shall be constructed or installed by the Owner or may be incorporated into the subdivision agreement.
115. ***In conjunction with engineering drawing submission, the Owner shall have his consulting engineer demonstrate how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on streets in this plan with R4-3 zoning. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.***
116. ***Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the approved servicing for the street townhouse units on streets in this plan with R4-3 zoning, to the satisfaction of the City Engineer.***
117. ***The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:***

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- 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.*

118. 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 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.

119. In conjunction with the engineering drawing 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.

Should the current or any future Owner submit a revised development proposal for these lands, the applicant may be required to complete a design studies submission as per the File Manager process.