

--	--

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: DREWLO HOLDINGS INC 1931 JUBILEE CRESCENT PUBLIC PARTICIPATION MEETING ON MAY 30, 2016

RECOMMENDATION

That, on the recommendation of the Planner II, Development Services, the following actions be taken with respect to the application of Drewlo Holdings Inc. relating to the property located at 1931 Jubilee Crescent:

- a) the proposed by-law attached hereto as Appendix "C" BE INTRODUCED at the Municipal Council meeting on May 31, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM a Compound Neighbourhood Facility (NF)/Residential R1 Special Provision (R1-3(4)) Zone which permits uses such as places of worship, elementary schools and day care centres, single detached dwellings with a minimum lot frontage of 10.0 metres, a minimum lot area of 300m², with special provisions to permit interior side yard depths of 1.2 metres, front yard and exterior side yard setbacks of 3 metres (local street)/4.5 metres (secondary collectors) for the main dwelling, and front yard and exterior side yard setback of 6 metres for garages, **TO** a Residential Residential R1 Special Provision (R1-3(4)) Zone, to delete the Neighbourhood Facility Zone; It being noted that; it has been determined that the subject property is not required for municipal purposes;
- b) the Approval Authority BE ADVISED of the issues, if any, raised at the public meeting with respect to the application by Drewlo Holdings Inc. for draft plan of subdivision relating to the property located 1931 Jubilee Crescent;
- c) the Approval Authority BE ADVISED that Municipal Council supports the issuance of draft approval of the proposed plan of residential subdivision, as submitted by Drewlo Holdings Inc. (File No. 39T-16501, prepared by Archibald, Gray and MacKay LTD., certified by Bruce Baker, OLS, which shows 73 single detached lots, all served by Blackacres Boulevard and Jubilee Crescent (a secondary collector road and local road), and 2 new local roads, SUBJECT TO the conditions contained in the attached Appendix "B"; and
- d) the applicant BE ADVISED that the Director of Development Finance has summarized claims and revenues information as attached in Appendix "D".

--	--

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March 2000 – O-5873 Official Plan amendments implementing the Hyde Park Community Plan.

May 2003 – 39T-02509/OZ-6309 Reports to Planning Committee on Draft Plan and Associated Official Plan and Zoning By-law amendments

January 2008 – 39T-02509 Report to Planning and Environment Committee pertaining the Special Provisions Report for Phase I

May 2009 – H-7370 Report to Planning and Environment Committee pertaining to the removal of holding provisions to permit development on the lands.

June 2009 – Report to Planning Committee on Draft Approval extension request

June 2012 – Report to Planning and Environment Committee on Draft Approval extension request

June 2013 – 39T-02509 Report to Planning and Environment Committee pertaining the Special Provisions Report for Phase II

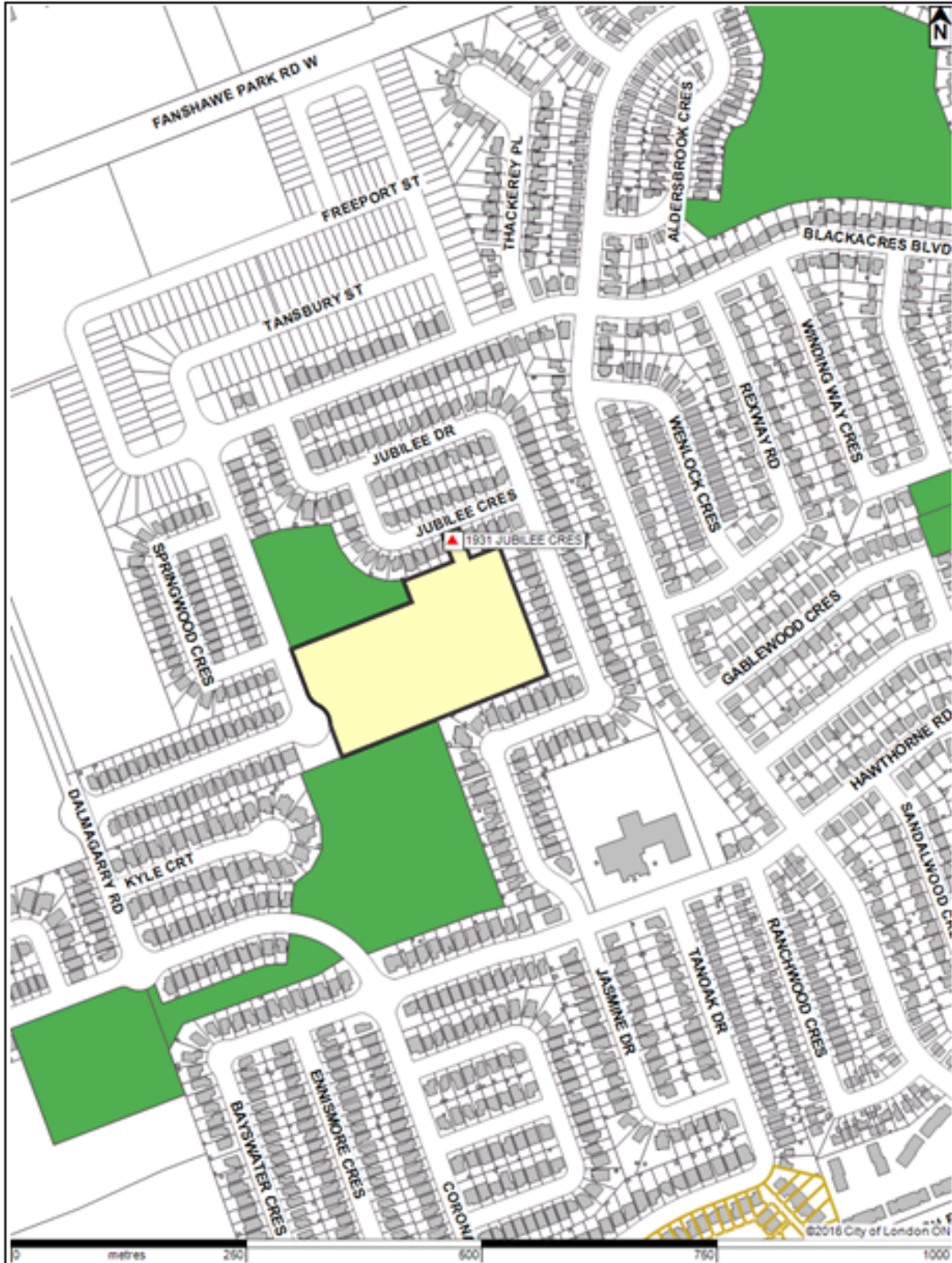
PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect is to permit the development of a subdivision with 73 single detached lots, all served by Blackacres Boulevard and Jubilee Crescent (a secondary collector road and local road), and 2 new local roads.

RATIONALE

1. The proposed draft plan is consistent with the Provincial Policy Statement which encourages appropriate residential intensification.
2. The proposed Draft Plan of Subdivision and Zoning By-law Amendment provide for a form of residential infill that is consistent with the Low Density Residential policies of the Official Plan and compatible with the surrounding residential development.
3. The recommended Zoning By-law amendment will permit single detached dwellings that are compatible with existing single detached dwellings in the area.
4. The proposed development has access to existing municipal services.

--	--



LOCATION MAP

Subject Site: 1931 Jubilee Cres
 Applicant: Drewlo Holdings Inc.
 File Number: 39T-16501/Z-8589
 Planner: Sean Meksula
 Created By: Sean Meksula
 Date: 2016-02-03
 Scale: 1:5000

LEGEND

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



--	--

BACKGROUND

Date Application Accepted: January 28, 2016	Agent: Drewlo Holdings Inc. c/o George Bikas
REQUESTED ACTION: Application for a Draft Plan of Subdivision & Zoning By-law amendment to permit the development of a 73 lot residential subdivision.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none">• Current Land Use - Vacant• Frontage – 91m on Blackacres Boulevard and 19m along Jubilee Crescent• Depth – 235m• Area – 3.33 hectares

SURROUNDING LAND USES:
<ul style="list-style-type: none">• North – single detached residential/open space• South – single detached residential/open space• East – single detached residential• West – single detached residential

OFFICIAL PLAN DESIGNATION: (refer to map on page 5)
<ul style="list-style-type: none">• Low Density Residential
EXISTING ZONING: (refer to map on page 6)
<ul style="list-style-type: none">• Compound Neighbourhood Facility (NF)/ Residential R1 Special Provision (R1-3(4)) Zone

--	--

PLANNING HISTORY

The subject lands were located within the former London Township and were annexed to the City of London in 1993.

A Community Plan process was initiated in 1998 for the Hyde Park Planning Area. On April 17, 2000 City Council adopted Official Plan Amendment No. 193 to implement the land use designations and policies for the Hyde Park Community Plan, with the exception of certain matters that were deferred by Council, and site specific referrals. Official Plan Amendment 193 designated the subject property Low Density Residential.

On June 25, 2002, the Planning Division accepted an application for a 41-hectare (101 acre) residential plan of subdivision and associated zoning by-law amendment (39T-02509/OZ-6309) at 1128 Fanshawe Park Road. The plans consisted of a residential plan of subdivision which proposed a twenty-six (26) single detached residential blocks, five (5) multi-family, medium density residential blocks, one (1) school block(subject site), two (2) park blocks and one (1) walkway block, served by seven (7) internal roads.

The plan of subdivision was draft approved on July 31, 2003 and consisted of 26 single detached residential blocks, five (5) multi-family residential blocks, one (1) walkway blocks, one (1) school block, for a future elementary school (or residential development should the school site not be require by the school boards), one (1) park block, one (1) open space block and several reserve blocks served by a westerly extension of Blackacres Boulevard and five new internal roads. On May 4, 2009 Plan 33M-605 was registered. This plan included Block 241 (1931 Jubilee Crescent) as a possible future school site.

The date for the school boards option to purchase this school site commenced on November 18, 2011. The Thames Valley District School Board provided notice on July 2, 2013 that this site is not required by their board, releasing their interest in the site. As of February 10, 2015 the London Catholic District School Board, the French Boards, (Conseil Scolaire de District du Centre and/or Scholastic Council of Catholic Schools) have not expressed their interest in acquiring this site. The school boards option to purchase has now expired. In accordance with the subdivision agreement, the City has the option to purchase the site once the school boards have released their interests or upon the expiration of their option to purchase.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Appropriate conditions have been included in Appendix "C" to support the following comments.

Servicing Related Comments

Sanitary

The owner shall connect the proposed sanitary sewers to serve the existing 300mm diameter municipal sewer system, located on Blackacres Boulevard for lots fronting Blackacres Boulevard and the 200 mm diameter sanitary sewer stub located on Blackacres Boulevard.

Private drain connections will be required for (Lots 64 to 68) to connect to the existing sanitary sewer fronting Blackacres Boulevard in Plan 33M-605.

Stormwater

The Owner shall construct the proposed storm sewers to serve this plan to a municipal sewer system, which is located within the Stanton Drain Subwatershed and connected, to the existing 525 mm municipal storm sewer system stub located on Blackacres Boulevard and the 1350 mm storm sewer system on Blackacres Boulevard outletting to the Regional SWM Facility 3E.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Private storm drain connections will be required for (Lots 64 to 68) to connect to the existing sanitary sewer fronting Blackacres Boulevard in Plan 33M-605. The existing temporary 300 mm diameter storm sewer and catchbasin within this plan of subdivision will have to be removed, at no cost to the City.

Water

The Owner shall construct watermains to serve the plan and connect them to the existing 300mm watermain along Blackacres Boulevard and the 150 mm diameter watermain on Jubilee Crescent.

The Owner shall also construct private water services to the watermain on Blackacres Boulevard for (Lots 64 to 68) to service the lots fronting Blackacres Boulevard in Plan 33M-605.

Transportation

The Owner shall reconstruct Blackacres Boulevard and Jubilee Crescent to accommodate servicing to the satisfaction of the City Engineer, at no cost to the City in accordance with the approved design criteria and accepted engineering drawings. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer prepare and submit a parking plan, to the satisfaction of the City Engineer.

Planning Division - Parks Planning

The owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and/or Open Space Blocks.

The owner shall prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The Owner shall not grade into any public Park or Open Space lands.

The Owner shall prepare, and deliver to the all homeowners adjacent to Block 63 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.

Union Gas

- Easements required as necessary.

Staff Note: Easements are not shown as blocks on a draft plan but will be shown on plans to be registered.

Thames Valley District School Board

- No comments

Bell

- No conditions/objections

Upper Thames River Conservation Authority

- No conditions/objections

HydroOne

- No conditions/objections

--	--

Canada Post

- The owner shall complete to the satisfaction of the Director of Engineering of the City of London and Canada Post:
 - a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i. that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii. that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
 - b) the owner further agrees to:
 - i. work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii. install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes
 - iii. identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - iv. determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

Staff Note: The proper placement and treatment for the installation of community mail-box will be determined at engineering drawing review.

PUBLIC COMMENTS

PUBLIC LIAISON:	On February 8, 2016, Notice of Application was sent to 213 property owners in the surrounding area. Notice of Application was also published in The Londoner on February 18, 2016.	5 replies received.
Nature of Liaison: The purpose and effect is to permit the development of a subdivision with 73 single detached lots, all served by Blackacres Boulevard and Jubilee Crescent (a secondary collector road and local road), and 2 new local roads.		
Responses:		
<ul style="list-style-type: none"> • Support for single family dwelling development over multifamily development • Increased traffic, dust, debris and noise concerns associated with the construction • Affect property value • Loss of green and park space prefer to remain natural area • Request to ensure that stormwater is contained and will not impact abutting residential uses to the east. 		

--	--

ANALYSIS

Disposition of School Site:

When the Hyde Park Meadows Subdivision was approved by the Approval Authority in 2003, there was a potential elementary school site identified. This was provided for in Block 241 - Plan 33M-605 which was registered in May 2009. This potential school site is located on the south side of Jubilee Crescent, east of Blackacres Boulevard, and is municipally referred to as 1931 Jubilee Crescent.

In accordance with the Subdivision Agreement, the School Boards have three (3) years to purchase the site from the date on which seventy percent (70%) of the dwelling units within the subdivision have had building permits issued or when the servicing of the subject site is completed to the satisfaction of the City Engineer, (whichever is the later). If the School Boards do not require the site, then the City has two (2) years from that date to determine if the site is required for municipal purposes and, if it is required, to give notice of intent to purchase the site.

By letter dated December 7, 2011, the Thames Valley District School Board, the London District Catholic School Board, the Conseil Scolaire de District du Centre Sud Ouest and the Scholastic Council of Catholic Schools Southwestern Region were notified that seventy percent (70%) of the units were completed on or about November 18, 2011. This commenced the Boards' option period and they had until November 18, 2014 to exercise their right to purchase.

The Thames Valley District School Board provided notice on July 2, 2013, to the City that they were not interested in purchasing this particular site. The remaining three (3) school boards did not provide a response by the deadline date of November 18, 2014, therefore forfeiting their option to purchase this site.

On February 10th, 2015, Finance and Corporate Services, Realty Services Division and Community Services, Parks and Recreation Division were canvassed to determine if there was any interest by these Civic Departments to acquire all or a portion of the subject lands for municipal purposes. The notice requested to have comments back to the Planning Division no later than March 20, 2015. Parks Planning responded indicating that they have no interest in acquiring the site.

On February 12, 2015, Realty Service Division liaised with internal Departments and external agencies to see if there was any interest in acquiring all or a portion of the lands. There was no interest expressed by any of the departments/agencies circulated by Realty Services.

As no Civic Departments have indicated an interest to acquire the property and the City has considered acquisition of this Block in accordance with Council Policy 19(34A), the Owner can be advised that the City waives its right to purchase the land.

Given that there was no interest expressed by any of the four school boards and the municipality in acquiring 1931 Jubilee Crescent for educational or municipal purposes, it is appropriate to allow for the consideration of this application for draft plan of residential subdivision as submitted by Drewlo Holdings Inc.

Subject Site

The subject site is located on the east side of Blackacres Boulevard, south of Fanshawe Park Road West. The site is approximately 3.3 hectares in size, with 91 metres of frontage along Blackacres Boulevard and 19 metres of frontage along Jubilee Crescent. The site is relatively flat and vacant. It is surrounded by single detached dwellings and Blackacres Park to the north, single detached dwellings and Walnut Woods Park to the west and south, and single detached dwellings to the east.

--	--



Provincial Policy Statement

The proposed use achieves objectives for efficient development and land use patterns, represents a form of intensification of a vacant parcel of land which is located within the City's urban growth area, utilizes existing public services and infrastructure, supports the use of public transit, and maintains appropriate levels of public health and safety. These lands have not been identified as a component of the Natural Heritage System, nor are they designated Open Space. They are designated and intended over the long term for residential uses.

This application has been reviewed against the 2014 PPS and it is staff's opinion that the proposed subdivision is consistent with, and generally conforms to, the Provincial Policy Statement.

Planning Act - Section 51(24)

Planning staff have reviewed the requirements under section 2 of the Planning Act and regard has been given to matters of provincial interest. The subject lands are surrounded by development and there are no natural areas, features and functions affected within the immediate area. Municipal water is available to service this development. Municipal services are provided including sewage, water, garbage collection, roads and transportation infrastructure. The proposed draft plan is located in a municipality which actively promotes waste recycling/recovery programs, and will be served by "Blue Box" collection and other municipal waste recycling facilities. There is access to nearby parks and recreational facilities, fitness facilities, medical facilities, and emergency and protective services. There are elementary schools and various cultural/social facilities in the immediate area. This area is predominantly single family residential. The broader area contains a mix of low, medium and high density housing. There is adequate provision for a full range of housing. Employment areas are present throughout the City and in proximity to this site. The proposed draft plan implements the land use policies in accordance with the City's Official Plan. The proposed draft plan supports nearby public transit and the layout supports existing and future pedestrian movement through the adjacent subdivisions.

The requirements of outside agencies and the City of London for the Owner to adequately provide utilities and services are addressed in the conditions of draft plan which will be carried forward to the subdivision agreement, as needed.

Based on Planning staff's review of the criteria in the Planning Act under Section 51(24), the proposed draft plan has regard for the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality.

--	--

Official Plan Policies

The Official Plan designates these lands as "Low Density Residential", which permits single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they generally do not exceed an approximate upper limit of 30 units per hectare. The proposed development meets the density target outlined in the Official Plan.

The subject lands are not affected by any features of the Natural Heritage System identified on Schedule 'B' of the Official Plan. Blackacres Boulevard is classified as a Secondary Collector on Schedule 'C' of the Official Plan. Two new local streets are proposed to serve the subdivision, and will be constructed in accordance with the standards of the City of London.

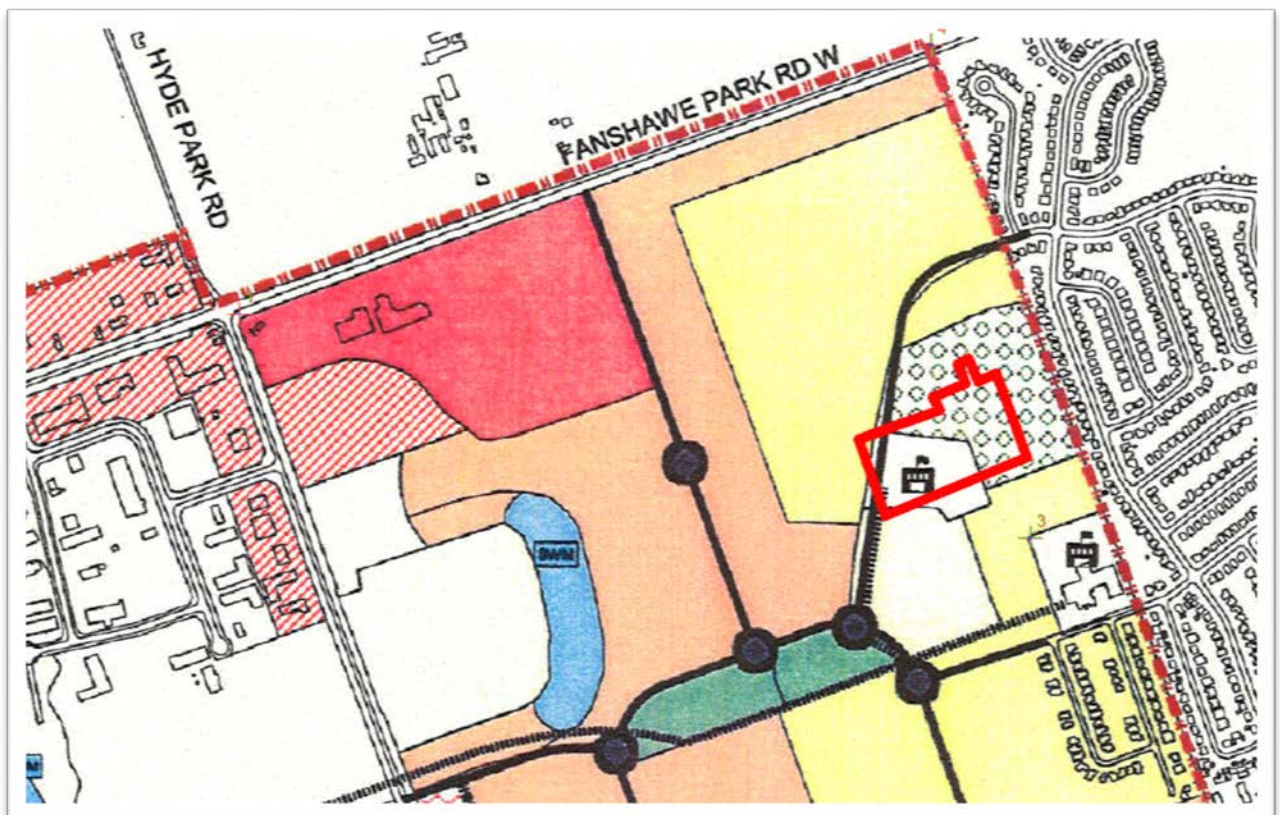
The proposed draft plan is sensitive to adjacent development, compatible with surrounding uses, and a good fit within the existing surrounding neighbourhood.

Hyde Park Community Plan and Community and Urban Design Guidelines

The Hyde Park Community Plan was adopted by Council pursuant to Section 19.2.1. of the Official Plan as a guideline document for the review of planning and development applications, for the planning of public facilities and services, and as the basis for amendments to the Official Plan and Zoning By-law and guide for subdivisions within the Hyde Park Community. The goals for the Hyde Park Community Plan, which was adopted by Council in December 2000, are:

- to provide an appropriate mix of housing types and to allow for choice in housing.
- to provide the required community facilities (ie: parks, schools, passive recreational facilities, etc.) for future residents.
- to provide appropriate linkages with adjacent existing and planned communities.
- to promote compatibility with the existing developed areas including the residential neighbourhoods of Whitehills and Gainsborough Meadows, the Hyde Park hamlet and the existing land uses west of Hyde Park Road, and
- to ensure adequate access to and utilization of community-wide public facilities.

Excerpt of Community Plan adopted by Council December 2, 2000. /Approximate location of subject lands



Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Along with the Council adopted Community Plan, the Hyde Park Community and Urban Design Guidelines were adopted in 2000 to guide the overall design of the community and the development of individual sites within the Hyde Park Community Plan.

Section 4.1.5 of the Hyde Park Community and Urban Design Guidelines requires that buildings on corner lots should be designed with the exterior side elevation detailing similar to the front elevation. A condition of draft plan approval requires that buildings on corner lots provide architectural design and elements that engage the street.

The subject draft plan is consistent with the goals of the Hyde Park Community Plan in that it provides:

- appropriate pedestrian linkages to the existing parks to the north and south
- appropriate street linkages to facilitate the efficient movement of vehicular and pedestrian traffic within the community
- lot patterns and sizes which are consistent with the goals of the plan

Sidewalks will be provided within the subdivision to connect to the collector street and to the existing park. The plan of subdivision can be serviced with the extension of existing infrastructure. This subdivision will be integrated into the existing neighbourhood and will not put an undue strain on municipal services such as waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

This neighbourhood is well serviced by existing parkland. The City has been able to maximize parkland dedication through recent subdivision growth to the north of Gainsborough Road to protect 3 hectares of woodlands located at 1830 Coronation Drive and to establish 4 hectares of new neighbourhood parkland at 595 Blackacres Boulevard and 1965 Coronation Drive. There is also neighbourhood parkland located east of Alderbersbrook that services this neighborhood (Norwest Optimist and Jaycee Park).

The current parkland in the neighbourhood includes play equipment, swings, basketball court and space for a mini soccer field. There are also baseball diamonds and soccer fields located at Norwest Park and Jaycee Park.

Zoning By-law Amendment

The proposal, as submitted, to amend the Z.-1 Zoning By-law, in conformity with the Official Plan, to change the subject lands from a Compound Neighbourhood Facility/Residential R1 Special Provision/NF/(R1-3(4)) Zone to a Residential R1 Special Provision (R1-3(4)) is appropriate given the Boards decisions to waive their right to acquire the site for the development of a school.

Subdivision Design and Placemaking

The proposed subdivision design is consistent with the Official Plan policies in the general layout and arrangement of land uses. An existing collector street, and two (2) new local streets will service the subject site. Connections to existing municipal services, such as sanitary, stormwater and water are available.

Placemaking Guidelines were adopted by the City to ensure livable communities and provide an identifiable character, sense of place, and a high quality of life for new subdivision development. Rear-lotting along the existing and proposed streets is not proposed. Corner lots will have additional massing and design treatments to ensure an engaging street-wall. Sidewalks will be provided within the subdivision to connect to the existing collector road and allow for pedestrian movement to in an east/west direction towards an existing park. The plan of subdivision can be serviced with existing infrastructure. This subdivision will be integrated into the recently established neighbourhood and will not put an undue strain on municipal services such waste collection and disposal, public utilities, fire and police protection, parks, schools, and other community facilities.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Financial Considerations

As outlined in Appendix “A” there are no claims for DC funded servicing costs associated with this plan of subdivision. The total revenues generated, based on the 73 single detached residential lots being proposed, is estimated to be \$2,090,209.00.

Issues raised

The following issues were raised by the public through the liaison process:

1. Impacts of construction on existing dwellings
2. Proposed land use
3. Increased traffic

Unfortunately, construction impacts can occur in any new development. Development Services works with the Developer during construction to address any issues or complaints raised by existing residents in the neighbourhood. Construction traffic will utilize Blackacres Boulevard. Through the subdivision agreement there are general provisions related to mitigation against construction impacts such as noise, vibration and debris.

There was also concern as to the type of development for the block. The proposal, as submitted is to allow single-detached dwellings, which is appropriate given the recent decision of the Thames Valley District School Board to release this school site. The surrounding lots vary in size from 9m frontages on Blackacres Boulevard and Springwood Crescent to 12m frontages on Jubilee Crescent and Jubilee Drive. The size of the lots for this plan are consistent in size with the lots in the area, as they will have 10m frontages.

Residents of the area have expressed concern over increased and cut through traffic from Jubilee Crescent to Blackacres Boulevard. It is not expected that the construction of two local streets will increase cut through traffic into existing neighbourhoods, the cut through route would be long and circuitous and would not decrease driver travel times. The existing secondary collector road pattern is much faster and efficient for drivers to use.

Additionally there are a number of traffic calming measures already constructed in the neighbourhood which help control vehicle speed, the proposed streets do not have any significant length of straight stretches which would be conducive to vehicles travelling in excess of the speed limit.

Furthermore, Dalmagarry Road is to be constructed from Blackacres Boulevard to Fanshawe Park Road West later this year, further reducing potential cut through traffic and providing an alternative secondary collector connection to the arterial road network (a roundabout will also be constructed at Blackacres and Dalmagarry Road).

Redline Amendments

Lots 32-36, 37-47, 69-73 and will need to be redlined to reflect the required lot area of 300m² required by the R1-3(4) zone. This will result in the loss of a minimum of two lots.

--	--

CONCLUSION

Approval and development of these lands is consistent with Provincial Policy, and Official Plan policy. The recommended draft plan and conditions of draft approval ensures a compatible form of development within the recently established neighbourhood. Overall, the draft plan of subdivision with associated conditions and the requested zoning represent good land use planning and is an appropriate form of development.

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

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2016\39T-16501 - 1931 Jubilee Crescent (SM)\Draft Approval\39T-16501_Z-8589_PEC Report Final.docx

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Bibliography of Information and Materials

Request for Approval:

City of London Draft Plan of Subdivision Application Form, completed by Drewlo Holdings Inc. c/o George Bikas, January 28th, 2016.
City of London Zoning By-law Amendment Application Form, completed by Drewlo Holdings Inc. c/o George Bikas, January 28th, 2016.

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.
City of London. Zoning By-law No. Z.-1, July 1, 1993, as amended.
Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, April 30, 2014.
City of London. City of London Placemaking Guidelines. November 2007.
City of London. Hyde Park Community Plan, November 2001.
City of London. Hyde Park Community and Urban Design Guidelines. December 1999.

Correspondence:

*all located in City of London File No. 39T-16501/Z-8583 unless otherwise stated.
Also see attached public correspondence in previous section.

Reports submitted with Application:

Geotechnical Report and Preliminary Hydrogeological Evaluation Block 241, Plan 33M-605, Hyde Park Meadows Subdivision, LAW Engineering (London) Inc. Joseph Law, November 13, 2015
Tree Preservation Report - Hyde Park Meadows, BioLogic December 11, 2015
Resident Brochure Draft - Hyde Park Meadows, BioLogic December, 2015
Water Balance Analysis Brief, Strik Baldinelli Moniz. Kevin Moniz, December 18, 2015
Hyde Park Meadows Water Balance Report Comments, BioLogic December 21, 2015
Hyde Park Meadows - Parking Plan, Strik Baldinelli Moniz December 22, 2015
Final Proposal Report, Drewlo Holdings Inc. George Bikas, January 14, 2016.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Appendix “A”

Responses to Public Liaison Letter and Publication in “Living in the City”

Written

Telephone

Paul Christiaans
1936 Jubilee Crescent
London, ON N6G 0H6

- Years of construction, noise, dust, debris, and traffic associated with the construction of so many new homes
- No housing development – formal declaration and construction of green space instead is preferential
- No thru-street connecting to Jubilee Cres
- Proposed frontage of new housing should be 12.5m, not 10m
- Only single detached homes

Jacqueline and Ron Bunt
1948 Jubilee Crescent
London, ON N6G 0H7

- Increase in traffic on the Jubilee Crescent both during and after construction
- Effect on property value

Matthew Valdis
1957 Jubilee Crescent
London, ON N6G 0H7

- Concerned about the reduction in both property values and quality of living that these changes will bring for myself, my neighbours and this community

Bobbi Regier
1734 Jubilee Drive
London, ON N6G 5K5

- The area is too small for what is being proposed
- Adding a street entrances between two existing homes that now are going to be corner lots is not acceptable
- Home owners and many others purchased their lots based in the existing zoning that a new school would eventually be built
- Noise, dirt and construction traffic to deal with

Peter and Alissa Park
1845 Jubilee Drive
London, ON N6G 0H5

- The area be used to develop only single family detached homes

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Appendix "B"
Conditions of Draft Approval

APPENDIX 39T-16501

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS TO DRAFT APPROVAL FOR THE THIS SUBDIVISION, FILE NUMBER 39T-16501 ARE AS FOLLOWS:

NO.	CONDITIONS
------------	-------------------

1. This draft approval applies to the draft plan as Drewlo Holdings Inc. (File No. 39T-16501, prepared by Archibald, Gray and MacKay LTD., certified by Bruce Baker, OLS, which shows 73 single detached lots, all served by Blackacres Boulevard and Jubilee Crescent (a secondary collector road and local road), and 2 new local roads
2. This approval 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 request that street(s) shall be named to the satisfaction of the City.
5. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
6. Prior to final approval, the Owner shall submit to the City 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. The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
8. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements, including any private easements, and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
9. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
10. Prior to final approval for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
11. Prior to final approval, the appropriate zoning shall be in effect for this proposed subdivision.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

PARKS

12. Within 1 year of the registration of the plan, 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.

13. In conjunction with the Design Studies submission, the owner shall prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the Manager of Parks Planning and Design prior to servicing drawing submission.

14. The Owner shall not grade into any public Park or Open Space lands. In instances where this is not practical or desirable, any grading into the public Park or Open Space lands shall be to the satisfaction of the Manager of Parks Planning and Design.

15. The Owner shall prepare, and deliver to the all homeowners adjacent to Block 63 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 Manager of Parks Planning and Design.

SEWERS & WATERMAINS

Sanitary:

16. In conjunction with the Design Studies submission, the Owner shall have their consulting engineer prepare and submit the following sanitary servicing design information:
 - i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;
 - iii) Provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407;

17. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 300 mm diameter sanitary sewer located on Blackacres Boulevard for lots fronting Blackacres Boulevard and the 200 mm diameter sanitary sewer stub located on Blackacres Boulevard;
 - ii) Construct private drain connection (Lots 64 to 68 to connect to sewer on lot frontages) to the existing sanitary sewer on Blackacres Boulevard in Plan 33M-605 to serve the Lots in this plan fronting that street;
 - iii) 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.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

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

- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
- ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;
- iii) Install Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer;
- iv) Having their consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
- v) Implementing any additional measures recommended through the Design Studies stage.

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

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

Storm and Stormwater Management (SWM)

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

- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
- ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
- iii) Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision, to the satisfaction and specifications of the City.
- iv) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction;
- v) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer; and

--	--

**File: 39T-16501/Z-8589
Planner: S. Meksula**

- vi) Should the proposed Storm/Drainage and SWM servicing works vary from the approved Functional SWM Plan for the Hyde Park 3E Facility, an updated Functional SWM Plan may be required to address the above, in lieu of a SWM Servicing Letter/Report of Confirmation.
21. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Stanton Drain Subwatershed Study and any addendums/amendments;
 - ii) The approved Hyde Park 3E Functional Design Report;
 - iii) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - iv) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - v) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vi) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual, as revised; and
 - vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
22. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Stanton Drain Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 525 mm diameter storm sewer stub located on Blackacres Boulevard and the 1350 mm diameter storm sewer on Blackacres Boulevard outletting to the Regional SWM Facility 3E;
 - ii) Construct storm private drain connections to the storm sewer on Blackacres Boulevard in Plan 33M-605 to serve the lots in this plan fronting that street (Lots 64 to 68);
 - iii) Removal of the existing temporary 300 mm diameter storm sewer and catchbasin within this plan of subdivision, to the specifications of the City Engineer, at no cost to the City;
 - iv) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith;
 - v) Address forthwith any deficiencies of the stormwater works; and
 - vi) Ensure all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system design, all to the specifications and satisfaction of the City Engineer.
23. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;

--	--

File: 39T-16501/Z-8589
Planner: S. Meksula

- ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iii) Implement all geotechnical recommendations made by the geotechnical report accepted by the City.
24. 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.
25. In conjunction with the engineering drawing 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.
- Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
26. The Owner shall ensure development of this plan inclusive of all lots, conforms to the City of London's City Council Resolution dated August 7, 2002 to ensure that post-development surface water flows into the Woodlot Area are equivalent to pre-development conditions in accordance with the Water Balance included in the Hyde Park Community Functional SWM Report for Facility # 3, to the specifications and satisfaction of the City.

Watermains

27. In conjunction with the Design Studies submission, the Owner shall have their consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
- iv) A water servicing report which addresses the following:
 - a. Identify external water servicing requirements;
 - b. Confirm capacity requirements are met;
 - c. Identify need to the construction of external works;
 - d. Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - e. Water system area plan(s)
 - f. Water network analysis/hydraulic calculations for subdivision report;
 - g. Phasing report;
 - h. Oversizing of watermain, if necessary and any cost sharing agreements.
 - i. Water quality
 - j. Identify location of valves and hydrants
 - k. Identify location of automatic flushing devices, as necessary
 - l. Indicate fire flows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

28. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City. The requirements or measures which are necessary to meet water quality requirements shall also be shown clearly on the engineering drawings.
29. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm diameter watermain on Blackacres Boulevard and the 150 mm diameter watermain on Jubilee Crescent;
 - v) Construct private water services to the watermain on Blackacres Boulevard in Plan 33M-605 to service the lots in this plan fronting that street (eg. Lots 64 to 68);
 - vi) Identify the available fireflows and appropriate hydrant colour code (in accordance with the City of London Design Criteria) on the engineering drawings;
 - vii) Have the City of London install the fire hydrant colour code markers at the time of Conditional Approval.
30. 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 in accordance with the accepted engineering drawings. 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 automatic flushing devices and meters are to be installed and commissioned prior to the issuance of any Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

31. The Owner shall reconstruct Blackacres Boulevard and Jubilee Crescent to accommodate servicing to the satisfaction of the City Engineer, at no cost to the City in accordance with the approved design criteria and accepted engineering drawings.
32. In conjunction the Design Studies submission, the Owner shall have its consulting engineer prepare a concept plan show the roundabout layout and the connection of Street 'A' into Blackacres Boulevard.
33. The Owner shall align Street 'A' opposite Blackacres Boulevard, to the satisfaction of the City Engineer. The Owner shall make any associated adjustments to the abutting lots, all to the satisfaction of the City Engineer.
34. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer prepare and submit a parking plan, to the satisfaction of the City Engineer.

--	--

35. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
36. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends on Street 'A'.
37. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii, which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions.
38. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Street 'A' has a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').
 - ii) Street 'B' has a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60')

Sidewalks/Bikeways

39. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
 - i) Blackacres Boulevard – along the frontage of this plan
 - ii) Street 'A' – south and east boulevards
 - iii) Street 'B' – north and west boulevards

Street Lights

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

Boundary Road Works

41. The Owner shall make minor boulevard improvements on Blackacres Boulevard and Jubilee Crescent 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.

Traffic Calming

42. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall connect Street 'A' to the existing roundabout on Blackacres Boulevard to City standards and install a splitter island on Street 'A' or provide temporary measures acceptable to the City, all to the specifications and satisfaction of the City Engineer.

Construction Access/Temporary/Second Access Roads

43. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Blackacres Boulevard or other routes as designated by the City.
44. 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

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

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

GENERAL CONDITIONS

46. 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.

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

48. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.

49. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, foundation design, removal of existing fill (including but not limited to organic and deleterious materials), the placement of new engineering fill, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City, all to the satisfaction of the City. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.

50. 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.

51. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.

52. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

53. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.

54. 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.

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

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

56. 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.

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

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

58. If 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

--	--

**File: 39T-16501/Z-8589
Planner: S. Meksula**

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.

59. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall complete the following, to the satisfaction of the City, at no cost to the City:
- i) Have his geotechnical engineer investigate and identify areas of the extent of existing organic fill and deleterious fill materials, on lots, blocks and streets in this plan;
 - ii) Have his geotechnical engineer make recommendations on the proper removal and disposal of the said fill materials;
 - iii) Remove and dispose of the said fill materials under the supervision of his geotechnical engineer, in accordance with the recommendations of the geotechnical engineer and in compliance with provincial regulations;
 - iv) Replace the removed fill materials with suitable engineered fill, under the supervision of his geotechnical engineer and as recommended by his geotechnical engineer; and
 - v) Have his geotechnical engineer certify that the said fill materials have been properly removed and disposed of, and replaced with suitable engineered fill.
60. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
61. 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.
62. The Owner shall have its professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
63. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
64. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
65. The Owner shall remove any temporary works associated with this plan when no longer required and restore all affected areas, at no cost to the City, to the specifications and satisfaction of the City.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

66. 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.
67. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
68. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
69. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer prepare and submit a concept plan showing how servicing is to be accommodated for Lots 64 to 68 on Blackacres Boulevard and servicing and access/driveway locations for Lots 1 and 73, to the satisfaction of the City Engineer. It is noted driveway locations for Lots 1 and 73 may be restricted due to the required splitter island on Street 'A'.
70. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct new services and make adjustments to the existing works and services on Blackacres Boulevard in Plan 33M-605, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the Lots in this plan fronting this street (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.
71. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make adjustments to the existing works and services on Jubilee Crescent in Plan 33M-605, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the sewer and watermain connections to Jubilee Crescent in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.

Agenda Item #	Page #

File: 39T-16501/Z-8589
Planner: S. Meksula

Appendix "C"
Zoning By-law Amendment

Bill No.
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1931 Jubilee Crescent.

WHEREAS the City of London has applied to rezone an area of land located at 1931 Jubilee Crescent, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1931 Jubilee Crescent, as shown on the attached map, from a Compound Neighbourhood Facility (NF)/Residential R1 Special Provision (R1-3(4)) Zone to a Residential R1 Special Provision ((R1-3(4)) Zone.

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

This By-law shall come into force and be deemed to come into force in accordance with subsection 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on May 31, 2016.

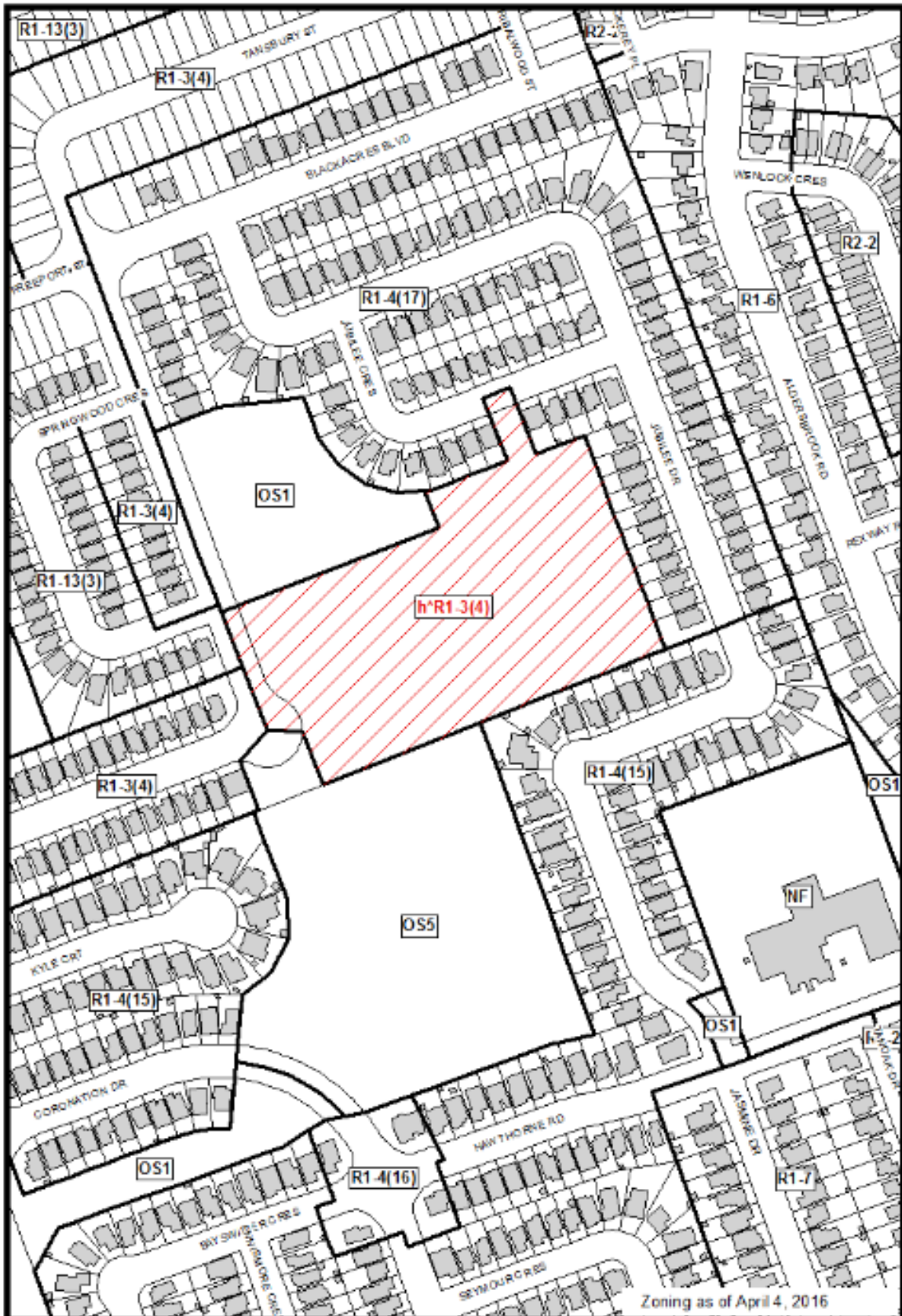
Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading - May 31, 2016
Second Reading - May 31, 2016
Third Reading - May 31, 2016

Empty boxes for Agenda Item # and Page #

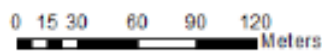
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-8589
 Planner: SM
 Date Prepared: April 12, 2016
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000



--	--

Appendix "D"

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - None identified.	\$0
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRF - None identified.	\$0
Total	\$0
Estimated Total DC Revenues ^(Note 2) (2016 Rates)	Estimated Revenue
CSRF	\$1,917,856
UWRF	\$172,353
TOTAL	\$2,090,209

1 No claims have been identified by the applicant.

2 Estimated Revenues are calculated using 2016 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.

3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed by:

May 11 / 2016

Peter Christiaans

Date

Peter Christiaans
Director, Development Finance