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File No: 39T-15505 / OZ-8555
 Planner: L. Mottram

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: SIFTON PROPERTIES LIMITED 1733 HAMILTON ROAD AND 2046 COMMISSIONERS ROAD EAST APPLICATION FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS PUBLIC PARTICIPATION MEETING ON MAY 30, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited relating to the lands located at 1733 Hamilton Road and 2046 Commissioners Road East:

- (a) the Approval Authority **BE ADVISED** of the issues, if any, raised at the public meeting with respect to the application for draft plan of subdivision by Sifton Properties Limited relating to lands located at 1733 Hamilton Road and 2046 Commissioners Road East;
- (b) the Approval Authority **BE ADVISED** that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by Sifton Properties Limited, prepared by Development Engineering (London) Limited and certified by Bruce Baker, Ontario Land Surveyor (Drawing No. DEL13-123, dated April 25, 2016), as red line revised, which shows 111 single family lots, two (2) medium density residential blocks, one (1) park block, one (1) walkway block, one (1) future access block, one (1) primary collector road, two (2) local streets, two (2) road widening blocks, and seven (7) 0.3 metre reserve blocks, **SUBJECT TO** the conditions contained in the attached Appendix "C", and the adopted Official Plan amendment coming into effect;
- (c) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 31, 2016 to amend the Official Plan for a portion of the lands located at 1733 Hamilton Road and 2046 Commissioners Road East to change the land use designations on Schedule 'A' – Land Use **FROM** "Neighbourhood Commercial Node" and "Low Density Residential" **TO** "Multi-family, Medium Density Residential"; and to remove the "Aggregate Resource Area" delineation on Schedule 'B-2' – Natural Resources and Natural Hazards;
- (d) the proposed by-law attached hereto as Appendix "B" **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 as amended in Part 'C' above, to change the zoning of the subject lands **FROM** an Urban Reserve (UR4) Zone **TO** a holding Residential R1 Special Provision (h•R1-2()) Zone to permit single detached dwellings with a special provision for a maximum lot coverage of 50% for one (1) storey dwellings; a holding Residential R5/Residential R6 (h•h-54•R5-4/R6-5) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; and to an Open Space Special Provision (OS1(3)) Zone to permit conservation lands, recreational uses, public and private parks; together with a holding (h) provision to ensure adequate provision of municipal services and that a subdivision agreement or development agreement is entered into; and a holding (h-54) provision to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

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- (e) the Land Use Concept for the Old Victoria Area Plan **BE MODIFIED** by:
 - i) changing the land use designations at the northwest quadrant of Hamilton Road and the Primary Collector from “Neighbourhood Commercial” and “Low Density Residential” to “Medium Density Residential”.
- (f) 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
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September 24, 2007 - Planning Committee – Old Victoria Area Plan – City of London (File No. O-7062) (*Agenda Item #6*)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect is to recommend that the Approval Authority for the City of London issue draft approval of the proposed plan of subdivision, subject to conditions and red-line revisions; and Municipal Council approve the recommended Official Plan and Zoning By-law amendments.

RATIONALE

The rationale for approval of the recommended Official Plan amendment, Zoning By-law amendment and support for the redlined draft plan of subdivision is as follows:

- i) The recommended draft plan, Official Plan and Zoning amendments conform to the policies of the Official Plan, and are consistent with the Provincial Policy Statement;
- ii) The proposed subdivision draft plan is in keeping with the Council-adopted Old Victoria Area Plan;
- iii) The subject lands are located within the urban growth boundary where full municipal services are currently in place or are planned to service new development;
- iv) The proposal is compatible with surrounding land uses; contributes to compact urban form through the proposed range of housing and densities; and provides for integrated development with good connectivity and pedestrian accessibility.
- v) The proposed special provision to permit 50% maximum lot coverage for one storey dwellings is considered minor and will provide more flexibility for home builders.

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BACKGROUND

Date Application Accepted: September 16, 2015	Agent: n/a
<p>REQUESTED ACTIONS:</p> <p><u>Draft Plan of Subdivision</u> Draft plan of subdivision consisting of 111 single detached lots (Lots 1-111), two (2) medium density residential blocks (Blocks 115 & 116), one (1) park block (Block 112), one (1) walkway block (Block 113), one (1) future access block (Block 114), one (1) primary collector road (Street "C"), two (2) local streets (Streets "A" & "B"), two (2) road widening blocks (Blocks 124 & 125), and several 0.3 metre reserve blocks (Blocks 117-123).</p> <p><u>Official Plan Amendment</u> Amendment to the City of London Official Plan to change the land use designations fronting along Hamilton Road on Schedule 'A' – Land Use map from "Neighbourhood Commercial Node" and "Low Density Residential" to "Multi-Family, Medium Density Residential"; and to remove the "Aggregate Resource Area" delineation on Schedule 'B2' - Natural Resources and Natural Hazards map.</p> <p><u>Zoning By-law Amendment</u> Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone to a Residential R1 Special Provision (R1-2()) Zone to permit single detached dwellings on lots with a minimum lot frontage of 9 metres and minimum lot area of 300 square metres; with a special provision for a maximum lot coverage of 50% for one (1) storey single detached dwellings; a Residential R5/Residential R6 (R5-4/R6-5) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; and an Open Space Special Provision (OS1()) zone to permit conservation lands, recreational uses, public and private parks, with a special provision for no minimum lot area requirement.</p> <p>NOTE: The original application request was for approval of residential subdivision consisting of 95 single detached lots, 2 medium density residential blocks, and 1 park block served by 1 collector road and 2 local streets. Subsequent to meeting with City staff to review a possible road connection to Commissioners Road East, the applicant proposed further revisions to their application which are summarized as follows:</p> <ul style="list-style-type: none"> - reconfiguration of the plan to incorporate a public street connection to Commissioners Road East - incorporation of a walkway block - reduction in lot frontage on a number of single detached dwelling lots (<10m) - request for a Residential R1 Special Provision (R1-2()) Zone instead of a Residential R1 Special Provision (R1-3()) Zone 	

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<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – vacant agricultural field - cash crops • Frontage – Approx. 294 metres (965 ft.) on Hamilton Road and 260 metres (853 ft.) on Commissioners Rd. E. • Depth – Approx. 220 metres (722 ft.) • Area – 8.13 hectares (20 acres) • Shape – Irregular

<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – single detached and estate residential dwellings • South – agriculture and rural residential dwellings • East – agriculture, vacant land, and single detached dwellings • West – estate residential dwellings and vacant lands for future development

<p>OFFICIAL PLAN DESIGNATIONS: (refer to map on page 6)</p> <p>“Low Density Residential”, “Multi-family, Medium Density Residential”, and “Neighbourhood Commercial Node”</p>
<p>EXISTING ZONING: (refer to map on page 7)</p> <p>Urban Reserve (UR4)</p>

<p>PLANNING HISTORY</p>

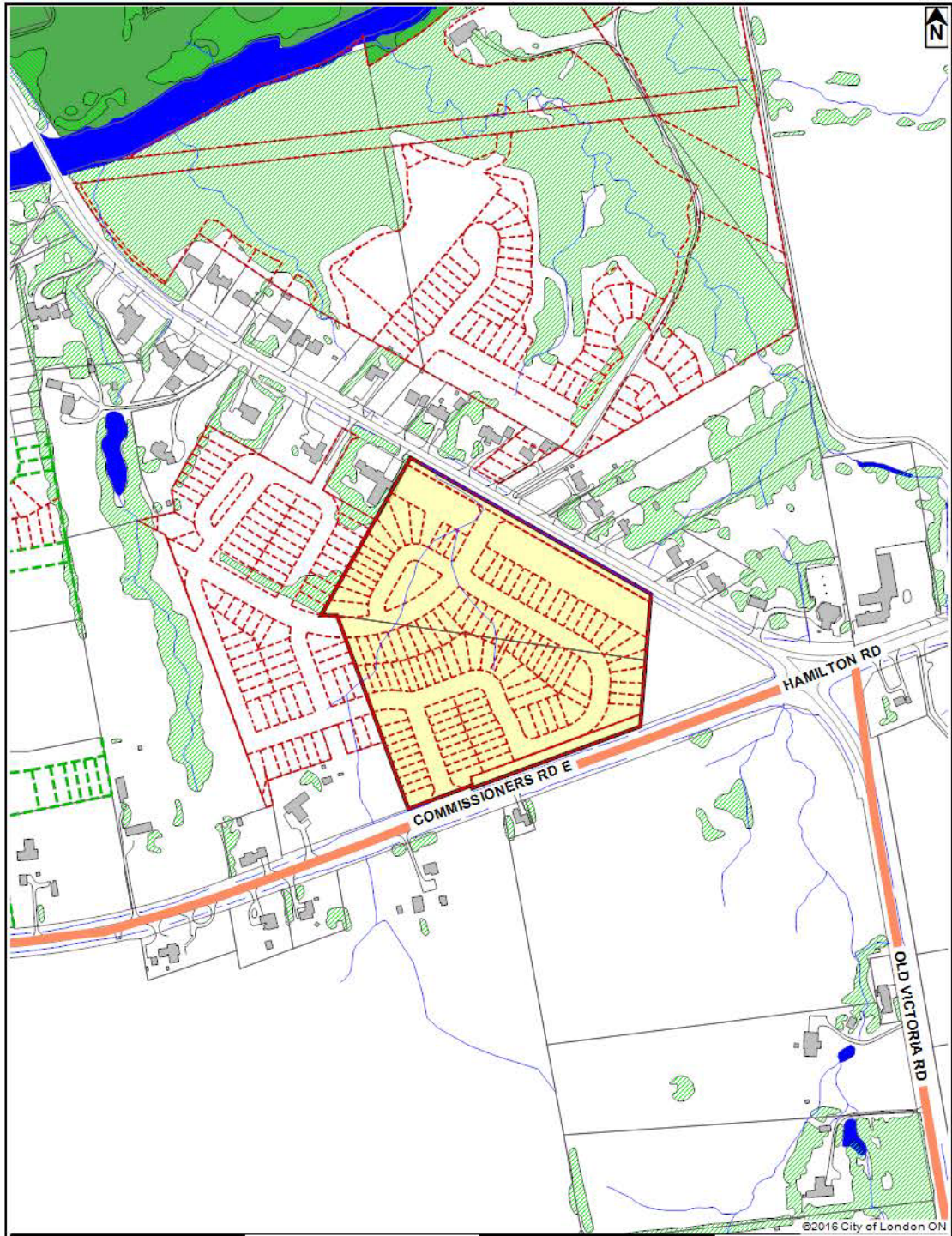
The subject lands were included within the Urban Growth Boundary and designated Urban Reserve - Community Growth through the “Vision London” planning process, which was implemented through the adoption of Official Plan Amendment No. 88 in 1996. The Planning Area was originally identified as “Summerside East” but later changed to become known as “Old Victoria” based on the proximity of Old Victoria Road.






The Old Victoria Area Planning Study was initiated in December 2005. The Area Plan was subsequently brought forward for consideration and recommended for approval at a public participation meeting of Planning Committee on September 24th, 2007. At its meeting on October 1, 2007, London City Council adopted the Old Victoria Area Plan pursuant to Section 19.2.1. of the Official Plan as a guideline document for the review of planning applications, and the development of public facilities and services within the Old Victoria Community.

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Location Map



<p>LOCATION MAP Subject Site: 1733 Hamilton Road and 2046 Commissioners Rd E File Number: 39T-15505/OZ-8555 Created By: LM Date: 2016-05-02 Scale: 1:5000</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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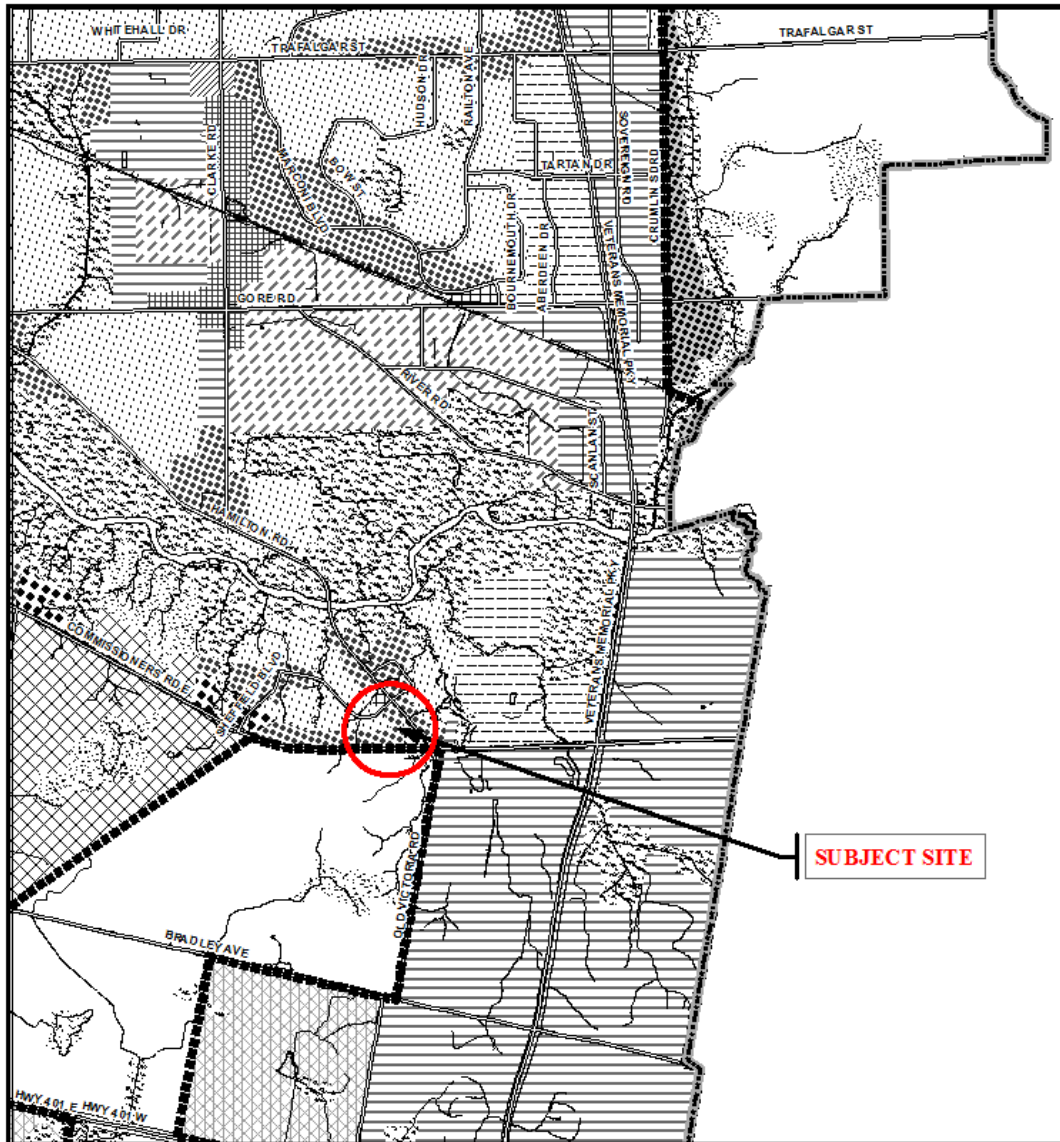
Corporation of the City of London
Prepared By: Development and Compliance Services



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Official Plan Map



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

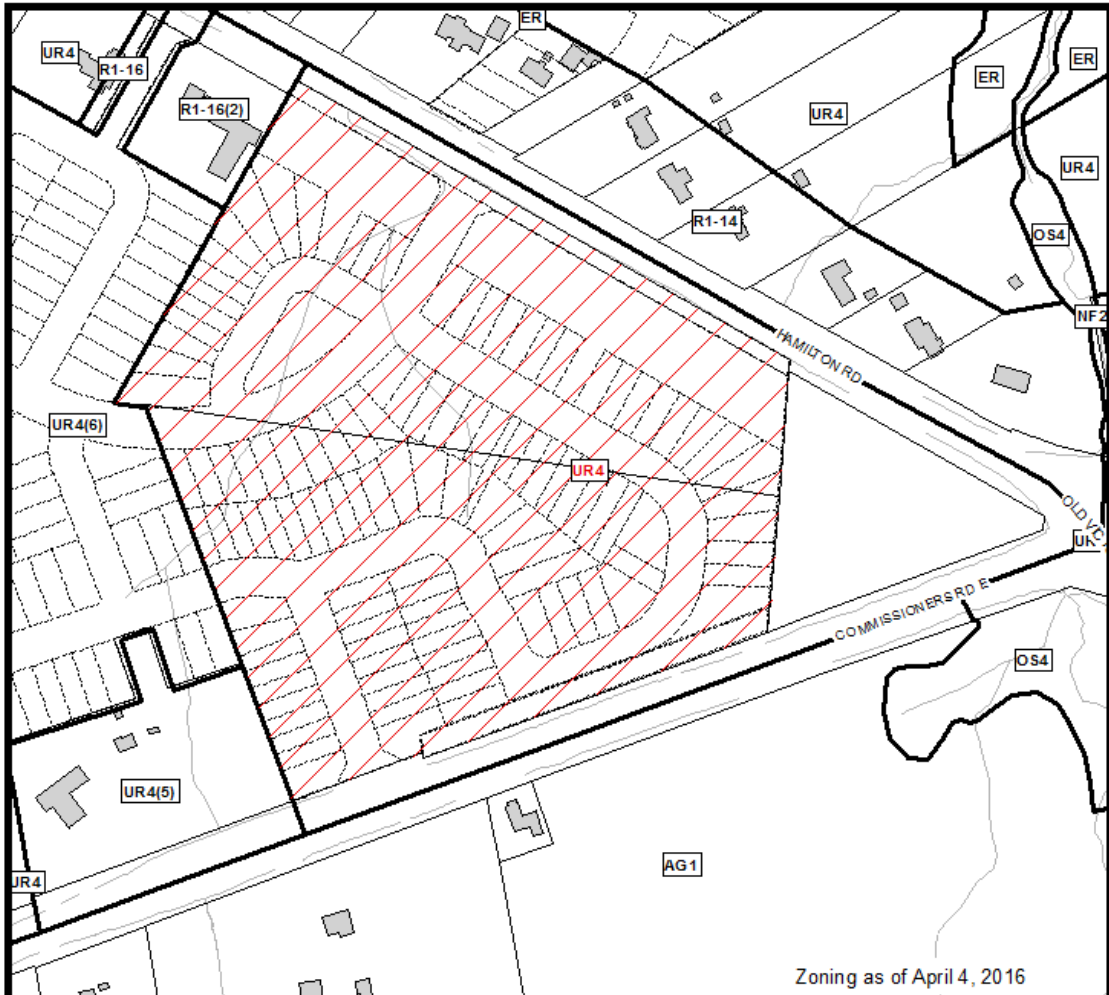
<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39T-15505 / OZ-8555</p> <p>PLANNER: LM</p> <p>TECHNICIAN: JTS</p> <p>DATE: April 20, 2016</p>
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PROJECT LOCATION: e:\planning\proj\slp_officialplan\work\consol00\excerpts\mxd_templates\scheduleA_b&w_8x14_with_SWAP.mxd

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Zoning Map




COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

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

CITY OF LONDON
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z-1
SCHEDULE A



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

FILE NO:
 39T-15505 / OZ-8555 LM

MAP PREPARED:
 April 20, 2016 JTS

1:3,000

0 15 30 60 90 120
 Meters



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Proposed Draft Plan of Subdivision





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City Council also adopted Official Plan Amendment No. 427, which confirmed land use designations, road alignments and environmental features on Map Schedules “A”, “B” and “C” of the Official Plan. In addition to mapping modifications, OPA 427 also included the adoption of area specific policies in Section 3.5.18 of the Official Plan, which provide further guidance with respect to the form of development, public infrastructure facilities and environmental protection measures to be supported within the planning area.

A parallel Municipal Class Environmental Assessment for Stormwater Management was carried out for the Old Victoria Planning Area, concurrent with the preparation of the Area Plan, to determine the appropriate facilities required to address stormwater flows. The SWM strategy provided for the creation of two off-line wet ponds to service future development lands within the area. The construction of one pond has been completed and it’s located north of the Victoria on the River subdivision. The pond serves the post development catchment area for much of the westerly portion of the Old Victoria Planning Area. The second SWM pond is approved for construction under the 2016 Growth Management Implementation Strategy (GMIS) Update and will be located on lands on the east side of Hamilton Road serving the easterly portion of the planning area.

SIGNIFICANT DEPARMENT/AGENCY COMMENTS

Servicing Related City Comments

The following comments represent the consolidated feedback from Development Services Engineering Review Staff and the various Engineering Services Divisions of the City of London. The recommended red-line revisions, holding provisions, and conditions of draft plan approval have captured those requirements for wastewater, stormwater, water and transportation (Conditions #10 to #84).

Wastewater

- The developer will be required to provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced; and to propose a suitable routing for the trunk sanitary sewer to be constructed through this plan.
- The construction of sanitary sewers to service this plan are to connect to the existing municipal sewer system, namely, the 750 mm diameter sanitary sewer or the 200 mm diameter sanitary sewer located on Hamilton Road.
- Provisions will also need to be made for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan 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.

Stormwater

- In conjunction with the Design Studies, the City will be receiving from the Owner’s consulting engineer a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation which will 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.
- The developer will be required to construct storm sewers to serve this plan and connect them via the proposed internal storm sewer servicing for this plan of subdivision and the proposed external storm sewer conveyance system.
- The developer will also be required to design and construct an appropriately sized piped storm outlet system to accommodate the minor and major flows from this plan of subdivision and any applicable external catchments to the future Old Victoria SWM Facility No. 1 inlet system, as per the servicing strategy identified in the Old Victoria SWM Facility No. 1 Functional Design Report, to the specifications and satisfaction of the City Engineer.

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Water

- A water servicing report will be required to be submitted for acceptance by the City at the Design Studies stage to address water service distribution and system design. Watermains constructed to serve this plan are to connect to the existing 250 mm diameter low level watermain on Hamilton Road and the 600 mm diameter low level watermain on Commissioners Road East.

Transportation

- Transportation matters to be reviewed in more detail at the Design Studies stage include the preparation and submission of a concept of the alignment of Street 'C' opposite the future extension of Oriole Drive, on the east side of Hamilton Road; the adequacy of the decision sight distance on Hamilton Road and Commissioners Road East; and preparation of design criteria for the left turn and right turn lanes on Hamilton Road at Street 'C' for review and acceptance by the City. The developer will also be required to prepare and submit a concept of the restricted access (ie. centre island median) at the intersection of Commissioners Road East and Street 'B'. The concept plan is to include the proposed driveway locations for Lots 100, 101, 102, 103 and 104.
- Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct a left turn lane and right turn lane on Hamilton Road at Street 'C' and construct a centre island median on Commissioners Road East at Street 'B' to restrict access to right in/right out, to the satisfaction of the City Engineer at no cost to the City.
- The Owner shall provide a road widening dedication on Hamilton Road and Commissioners Road East in accordance with the Council approved April 5, 2013 Hamilton Road Widening/Commissioners Road/Old Victoria Road to Veterans Memorial Parkway Environmental Assessment, to the specifications and satisfaction of the City Engineer.

Environmental and Parks Planning

Natural Heritage System

No comments.

Parks / Open Space

- Required parkland dedication shall be calculated pursuant to section 51 of the Planning Act at 5% of the lands within the application or 1 hectare per 300 units, whichever is greater. Parkland dedication calculations for the proposed development are listed in the table below. It is the expectation of E&PP that the required parkland dedication will be satisfied through the dedication of open space and park blocks within the subdivision.

Land Use (Block)	Area (ha)	Method of Calculation	Expected Dedication (ha)
Site Area	8.13	5% of Overall Site Area	0.407
Residential Type 1/300	Area	Density u/h	Expected Dedication (ha)
Low Density Lots	0.155	(111 units)	0.37
Medium Density	1.061	40 (42 units)	0.141
Total at 1/300 Residential Units			0.511
Approximate Parkland Required			0.511 ha
Open Space Block 112	0.155	Constrained	0.155 (or less)
Parkland Provided			0.155 ha
Under Dedicated			0.356ha

- Park Block 112 does not meet the minimum size or locational requirements for a municipal park block. The location of the park block further limits the functionality of the block for parkland uses. Staff are willing to accept the block at a constrained rate and note active play space may not be accommodated within the block.
- Based on the acceptance of the park block please note the following conditions:

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- As part of the design study submissions, the owner will be required to provide a conceptual park plan for Block 112 which could include plantings, pathways and trees, to the satisfaction of the City Planner.
- Within a year of registration, the owner shall grade, service and seed park block 112.
- The balance of required parkland dedication shall be provided to the municipality in the form of cash-in-lieu in accordance with the provisions of By-law CP-9.

Bell Canada / Canada Post

Bell and Canada Post provided comments in response to this application which reflected their standard requirements for new subdivisions. These requirements will be captured in the conditions of draft approval, engineering servicing drawings, and subdivision agreement.

Upper Thames River Conservation Authority (UTRCA)

The subject lands are not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*. The UTRCA has no objections to this application.

PUBLIC LIAISON:	<p>On December 14, 2015, a Notice of Application for approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment was sent to 26 surrounding property owners. Notice was published in the "Londoner" on December 24, 2015.</p> <p>On May 4, 2016, a Notice of Revised Application and Notice of Public Meeting for approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment was sent to 27 surrounding property owners. Notice was published in the "Londoner" on May 12, 2016.</p>	2 replies received
Nature of Liaison: see "Requested Action" section.		
Responses: One telephone inquiry and one written inquiry were received requesting further information and clarification.		

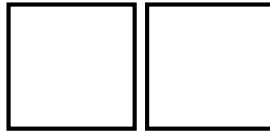
ANALYSIS

Existing Situation

These lands comprise a total area of 8.13 hectares (20 acres) and have frontage on Hamilton Road to the north and Commissioners Road East to the south. The property consists of open fields in agricultural use (cash crops). There is a slight variation in topography with elevations ranging from approximately 265 metres in the southwest to 257 metres along the northern extremity. The site slopes gently from the southwest to the northeast at approximately 2%.

Land uses surrounding the subdivision include existing large lot residential dwellings fronting on Hamilton Road to the north, a vacant agricultural parcel adjacent to the east, agricultural lands to the south, and agricultural lands and rural residential to the west.

Existing services to the subdivision include a 250 mm low pressure watermain on Hamilton Road and a 600 mm low pressure watermain on Commissioners Road East. There is an existing 200 mm sanitary sewer along a portion of Hamilton Road connected to a 750 mm gravity trunk sanitary sewer flowing north across the bridge to the East Park Pumping Station on the north side of the Thames River. There are currently no piped municipal storm sewers;



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however, plans for a new stormwater management facility (Old Victoria SWM Facility No. 1) to serve future development in this area are proceeding. This project is identified in the 2016 GMIS Update and the functional design for the facility was completed and approved in April 2015.

The subdivision has existing public road frontage on Commissioners Road East and Hamilton Road, both of which are classified as Arterial Roads in the Official Plan. Average annual daily traffic volumes are approximately 12,000 vehicles per day on Commissioners Road East and 6,000 vehicles per day on Hamilton Road. Currently, the subject area is not served by public transit.

Old Victoria Area Plan

At its meeting on October 1, 2007, City Council adopted the Old Victoria Area Plan as a guideline document pursuant to Section 19.2.1. of the Official Plan, for the review of planning applications and the development of public facilities and services within the Old Victoria Community. This planning area includes the lands bounded by the Thames River on the north, Commissioners Road East on the south, the Old Victoria Road alignment on the east and the lands that include the Victoria on the River subdivision on the west. The same area was also the subject of Official Plan Amendment No. 427 which applied land use designations, environmental mapping delineations, transportation corridors and area specific policies in section 3.5.18 of the Plan.

Several background studies were prepared as integral components of the area study including:

- a Natural Heritage Study (Biologic);
- Geotechnical and Hydrological Condition Study (Trow Engineering Inc.);
- Water Resources Assessment & Management Report (Development Engineering London);
- Archaeological & Built Heritage Assessment (Archaeologix Inc.);
- Transportation Assessment (F.R. Berry & Associates);
- Municipal Servicing Report (Development Engineering London Limited);
- Development Constraints and Opportunities (Kirkness Consulting Inc.); and
- Community Planning/Land Needs Study (Kirkness Consulting Inc.).

The Area Plan provides supporting documentation for OPA 427, and includes detailed information that is intended to assist in interpreting and implementing the more generalized Official Plan policies that apply to the Old Victoria area. While the Area Plan should be considered as a guide in evaluating the subdivision application, it does not have Official Plan status and there is flexibility to interpret or modify provisions of the Area Plan within the context of overriding Official Plan policies.

Elements of this proposed draft plan that accurately reflect and implement the Council-approved Area Plan include the Low and Medium Density Residential lots and blocks, and the Street 'C' collector roadway alignment.

One modification is being proposed to the Area Plan based on the draft plan of subdivision. This modification affects the neighbourhood commercial site shown at the northwest quadrant of the intersection of Hamilton Road and the future primary collector road. There is already a large "town centre" site zoned to permit up to 2000 m² (21,528 sq.ft.) of commercial gross floor area and to include a mix of retail and office uses as well as a public square. This site is approximately 3 hectares in area and is located less than a kilometre to the west within Sifton's "Victoria on the River" subdivision. As there are presently commercially zoned lands to meet the daily shopping needs of future residents in the area, allowing for more multi-family, medium density residential development along Hamilton Road is considered appropriate. The multi-family blocks as proposed by the draft plan are specifically designed to provide for orientation of townhouse dwellings to Hamilton Road with vehicular access provided internally through the subdivision.

The modification being recommended with this draft plan of subdivision is minor in nature and will not detract from the overall objectives of the Old Victoria Area Plan. The Area Plan concept supports a significant open space component along the Thames River and tributary ravines, a mix of housing forms and densities, and a community focal point, to be developed in the form of a pedestrian-oriented town centre.



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Community Design Guidelines were adopted with the Area Plan to assist in implementing a common vision for the Old Victoria Planning Area by providing specific guidelines that can be applied through the subdivision design, recommended zoning, public infrastructure works and site plan approval process. The Community Design Guidelines are referenced in policy 3.5.18.xii) of the Official Plan and outlined in Section 4 of the Area Plan. Specific design guidelines have been added to address placemaking, public realm components, parks & open spaces, and private realm components. The implementation of specific guidelines is discussed in the sections below on recommended zoning and subdivision design.

The draft plan of subdivision as recommended by staff is found to be in keeping with the Old Victoria Area Plan.

Official Plan

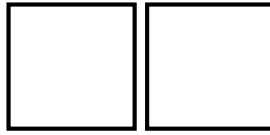
At its meeting on October 1, 2007, City Council adopted Official Plan Amendment No. 427, which confirmed land use designations, road alignments and environmental features on Map Schedules “A”, “B” and “C” of the Official Plan.

In addition to mapping modifications, OPA 427 also included the adoption of area specific policies in Section 3.5.18 of the Official Plan, which provide further guidance with respect to the form of development, public infrastructure facilities and environmental protection measures to be supported within the Old Victoria Community Planning Area. The matters addressed in 3.5.18 include:

- guidelines to provide for the delineation of development boundaries and identification of setbacks from the Thames River Valley Corridor;
- identification of opportunities for re-vegetation and enhancement of lands within and adjacent to the ESA;
- identification and protection of tree preservation areas;
- implementation of a “Town Centre” and gateway entrance concept for lands at the intersection of Commissioners Rd. East and Sheffield Boulevard to provide for a mixed-use area, including a public square;
- criteria for the allocation of active/passive parkland, and the alignment of a multi-use trail system within the area;
- recognition of the Municipal Class EA for Storm Drainage and Stormwater Management Servicing Works as the basis for the location and design of stormwater infrastructure within the area; and
- the adoption of Community Design Guidelines that are intended to supplement the City’s standard criteria and standards for matters such as road geometry, landscaping, building orientation and pedestrian access.

The land use pattern and collector road alignment in the proposed plan of subdivision generally reflect the designations and transportation corridors identified on Schedule “A” (Land Use) and Schedule “C” (Transportation Corridors) of the Official Plan, with the exception of the proposed modification to the Old Victoria Area Plan to delete the Neighbourhood Commercial designation. Policy 3.5.18.vii) provides guidance with respect to roadway alignments and designs in the Old Victoria area. The primary collector road, identified as Street “C” on the draft plan, is to be designed as a residential street with direct access for adjacent land uses and on-street parking.

The recommended amendment to Schedule ‘A’ - Land Use is to extend the Multi-family, Medium Density Residential designation along the entire Hamilton Road frontage of the subject lands. The intent of the draft plan is to create blocks for medium density residential development in the form of cluster housing and cluster townhouses. The amendment affects a remnant portion of the subdivision lands presently designated Low Density Residential and a Neighbourhood Commercial Node. A small-scale neighbourhood commercial centre was identified in the Old Victoria Area Plan to be located at the northwest quadrant of the intersection of Hamilton Road and the future primary collector road. A larger scale commercial town centre is also planned to include a mix of retail and office uses as well as a public square. The proposed town centre site is approximately 3 hectares in area and conveniently located less than 1 kilometre to the west, within the Victoria on the River subdivision. There are sufficient commercially zoned lands to meet the daily shopping needs of residents in the immediate area, and extension of the Multi-family, Medium Density Residential designation



**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

along Hamilton Road will provide for development of street-oriented residential cluster dwellings compatible with adjacent uses.

The second OP amendment is to remove the “Aggregate Resource Area” delineation that applies to a portion of the subject lands on Schedule “B-2” (Natural Resources and Natural Hazards). This amendment is based on the geotechnical investigation that was conducted as a component study of the Old Victoria Area Plan. The study provided an assessment of aggregate resources in the area including gradation analyses on five samples of existing granular material within the study area. One of the borehole samples was taken from the subject lands. The conclusion of the study was that the onsite granular materials were not considered an economically viable source of commercial aggregate. The Old Victoria Area Plan indicates that the feasibility of commercial aggregate extraction is considered to be very low. However, some of the resource could be used on site for construction of roads and sewers. Notice of the proposed amendment was circulated to Provincial Ministries and as of the date of this report there have been no comments or concerns received in response from the MNRF.

Subject to the above OP amendments, the proposed plan of subdivision (as red-line revised) together with the conditions of draft approval and recommended zoning, are considered to be in conformity with the Official Plan. Specific issues relating to the zoning, servicing and subdivision design are addressed in further detail below.

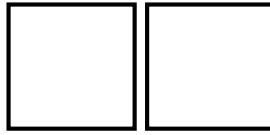
Servicing / Infrastructure

The sanitary outlet for the subdivision is the existing 750mm trunk sewer located on Hamilton Road, which conveys flows to the north side of the river via the Hamilton Road Bridge, and then west to the Pottersburg Pollution Control Plant. No significant negative impacts are anticipated on existing downstream pipes, pump stations or treatment plants. As a condition of draft plan approval, the Owner will be required to make provisions for oversizing the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan.

Water service is proposed to be provided to the subdivision by connecting to the existing 250 mm diameter low level watermain on Hamilton Road and the 600 mm diameter low level watermain on Commissioners Road East. No special design considerations are expected for the provision of municipal water services.

A parallel Municipal Class Environmental Assessment for stormwater management and servicing works was carried out concurrently with the preparation of the Old Victoria Area Plan to identify the preferred storm/drainage and SWM servicing for the subject lands. The Class EA Study Report provides conceptual design and location of stormwater management (SWM) facilities. The SWM conceptual design provided for the creation of two off-line wet ponds to service future development lands within the area. One pond which is yet to be built will be located north of Hamilton Road and serve most of the easterly half of the Old Victoria planning area, including the subject lands. The other pond located to the northwest is operational and serves the Victoria on the River subdivision, and other lands in the west half, post-development catchment area. As per conditions of draft plan approval, the Owner will be required to construct storm sewers to serve this plan in accordance with the servicing strategy identified in the Old Victoria SWM Facility No. 1 Functional Design Report.

Transportation infrastructure proposed to service the subdivision includes a primary collector road (Street “C”) extending west from Hamilton Road to the westerly limits of the property (consistent with the alignment in the Old Victoria Area Plan concept). This draft plan provides for a future connection to the adjacent lands to the west where there is another subdivision application by the Thames Village Joint Venture (File No. 39T-13502). Further to the west on property known as the Grenier lands, the collector road eventually crosses a shallow ravine which has been identified as a natural heritage feature consisting of a stream corridor and local wetland. A Class Environmental Assessment and Environmental Impact Study would need to be completed as part of the detailed planning for the proposed road crossing. If the collector road crossing is found not to be feasible and does not proceed over the long term, there was concern that provision be made in this draft plan for an alternate public road access, other than to Hamilton Road. Following discussions with staff, the applicant agreed to reconfigure their plan to provide for a second public road connection (rights-in/rights-out) to Commissioners Road East.



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A number of draft plan conditions related to roads and transportation infrastructure are recommended and include: preparation of a concept plan and construction of a centre island median on Commissioners Road East at Street 'B' to restrict access to right in/right out; verification of adequate decision sight distance on Hamilton Road and Commissioners Road East; design and construction of a left turn lane and right turn lane on Hamilton Road at Street 'C'; and a road widening dedication on Hamilton Road and Commissioners Road East in accordance with the Council approved April 5, 2013 Hamilton Road Widening/Commissioners Road/Old Victoria Road to Veterans Memorial Parkway Environmental Assessment. Traffic calming measures include proposed raised intersections along Street 'C' at the intersection with Street 'A' (east leg).

Based on the design guidelines in the Area Plan the primary collector road (Street "C") is intended to serve as a gateway entrance at Hamilton Road. The guidelines in Section 4.3 of the Area Plan identify criteria to be considered in the detailed design of gateway entrances including signage, light standards, bus stops and shelters, landscaping, street furniture and pavement features. Implementation of the design measures is addressed through conditions of draft approval and recommended red-line revisions. Final design requirements will be confirmed through the completion of design studies and servicing drawings for the subdivision.

Recommended Zoning

The requested Residential R1 Special Provision (R1-2()) zone to permit the single detached dwelling lots is considered appropriate. The minimum lot frontage regulation within this zone is 9 metres and minimum lot area is 300 square metres. This draft plan yields 111 single detached dwelling lots all fronting on the internal collector and local streets within the proposed subdivision. There appears to be a balanced distribution of lot sizes and frontages ranging from 9.14 to 12.25 metres. A special provision to increase the maximum lot coverage from 45% to 50% for one (1) storey single detached dwellings is also requested. Based on a 50% maximum lot coverage, a building footprint area of 150 square metres could be achieved on a typical lot measuring 9.14 metres frontage by 33 metres depth. This increase in building footprint can be achieved while meeting the minimum front, side, and rear yard regulations of the Zoning By-law.

The special provision to increase lot coverage from 45% to 50% will allow for construction of one-storey bungalows with more floor area to meet the needs of home builders and purchasers, while maintaining compatibility with future adjacent development. Two storey dwellings will be required to meet the 45% maximum lot coverage regulation. There were no concerns from a subdivision servicing perspective. Potential impacts on existing and future stormwater management, drainage and storm sewer infrastructure have been reviewed and no issues are anticipated. The proposed zoning amendment provides for larger one storey dwellings without requiring additional land area, and represents an efficient use of land and infrastructure.

The recommended zoning for Blocks 115 and 116 is a compound Residential R5/R6 (R5-4/R6-5) Zone to permit townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres. This zone yields a total unit count of approximately 42 attached townhouse dwelling units or 37 cluster single detached dwelling units.

The Open Space Special Provision (OS1(3)) Zone to permit conservation lands, recreational uses, public and private parks includes a special provision for no minimum lot frontage or lot area requirement. The proposed park Block 112 is approximately 0.155 hectares in area and does not meet the minimum size or locational requirements for a municipal park block. The location of the park block further limits the functionality of the block for parkland uses. Based on the response received from Environmental and Parks Planning, staff are recommending that the block be accepted at a constrained rate and note active play space may not be accommodated within the block. A larger neighbourhood park was identified in the Old Victoria Area Plan to serve the outdoor recreational needs of the community and is located approximately 300 metres to the west, within the Victoria on the River subdivision.



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Holding Provisions

It is recommended that the standard holding (h) provision be applied in conjunction with the proposed R1-2() special provision zoning. The “h” provision is applied in almost all subdivision approvals for the purpose of ensuring adequate provision of municipal services, that the required security has been provided, and that conditions of approval of draft plan of subdivision ensure that a subdivision agreement or development agreement is entered into.

A holding provision (h-54) for the completion of a noise assessment report and implementation of noise attenuation measures for residential development adjacent an arterial road is recommended for the multi-family blocks. The h-54 symbol would be deleted from the zoning upon the owner agreeing to implement all noise attenuation measures, acceptable to the City of London. The conditions of draft plan approval (Condition #85) also require the preparation of a noise study in conjunction with the subdivision Design Studies submission in accordance with Provincial and Municipal policies and guidelines.

RECOMMENDED DRAFT PLAN:
Evaluation of the Draft Plan of Subdivision
Design and Placemaking Features

The angle of the intersection at Hamilton Road and Commissioners Road East forms a “wedge” which influences the design and limits the ability to overlay a conventional grid pattern. The local street network attempts to follow a modified grid pattern which incorporates both a window street and a road connection to Commissioners Road East. The site contains two active frontage areas along Hamilton Road and Commissioners Road. It is noted in the applicant’s Urban Design Brief that the window street along Commissioners Road and the multi-family block along Hamilton Road will negate the need for noise walls and allow for street-oriented development to provide an attractive face to the subdivision on both sides.

The Urban Design Brief also identifies a ‘zone of sensitivity’ which exists along the easterly limits of the site, where it abuts a high density residential designation. At the time of Site Plan Approval, it will be important to consider building orientation and shadow impacts to minimize compatibility issues between the high density site and the proposed single detached dwellings. Staff agree that the high density designation at the intersection of Hamilton Road and Commissioners Road applies to a small parcel with an awkward configuration and is unlikely to be developed for exceptionally high densities. Any high density building would likely be oriented to the Hamilton Road frontage adjacent to the multi-family blocks in the subdivision creating an appropriate transition in use, form, and intensity. An access and servicing connection to the southerly portion of the high density parcel is provided through a block in the proposed subdivision plan (Block 114).

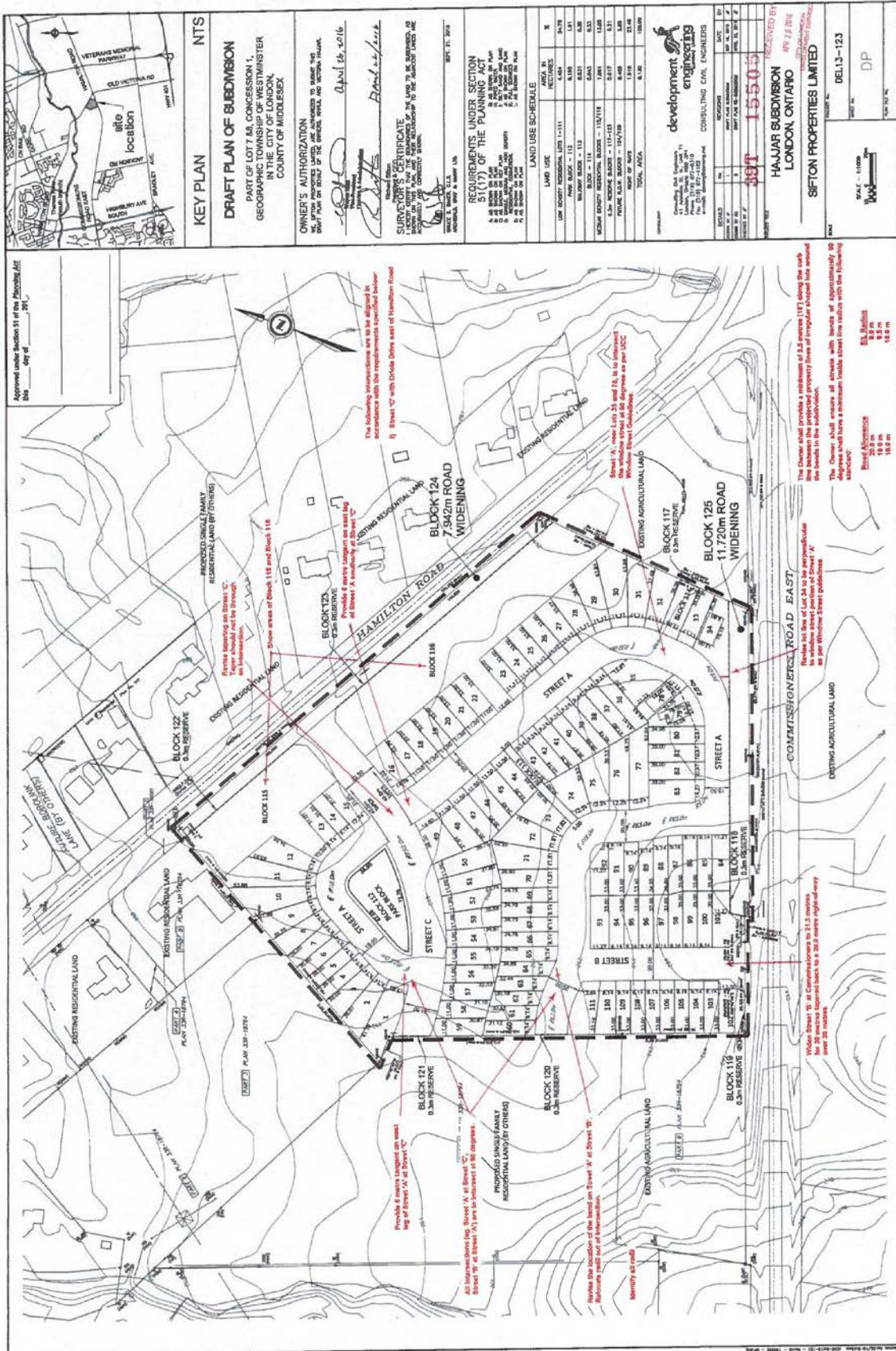
The alignment of the proposed primary collector road (Street ‘C’) at Hamilton Road is generally in accordance with the Old Victoria Area Plan and Schedule ‘C’ in Official Plan. The area plan provided for reduced road widths in order to encourage a more intimate streetscape. Therefore, road widths along the primary collector is at the standard of a secondary collector road allowance (21.5 metres). Integration of land use and connectivity with the adjacent lands to the west where there is another subdivision application by the Thames Village Joint Venture (File No. 39T-13502) is provided by Street ‘C’ allowing both vehicular and active transportation opportunities. Sidewalks on both sides of the collector road promote a strong pedestrian environment and, combined with the small street-oriented public park, enhances the visual sense of a gateway to the area. The westerly leg of Street ‘A’ also provides a local street connection to future development on lands to the west where it is expected that there will be a continuation of the single detached residential lot pattern.

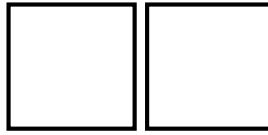
The proposed parkette has public exposure to the collector road and a single loaded street. It is too small by parks standards for a functional playground; however, it could provide an attractive neighbourhood amenity with landscaping and seating areas. Sidewalks will be constructed on all internal streets within the subdivision, along with a walkway block (Block 113) to enhance pedestrian accessibility, and sidewalk links from Street ‘A’ to the future sidewalk on Commissioners Road East.



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 Planner: L. Mottram

Redline Revisions





**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

Several technical revisions are being recommended through red-line revisions to the draft plan as outlined below. One concern is that Street 'A' does not intersect the window street at 90 degrees in accordance with the City of London Window Street Standard Guidelines (UCC2M). Further road and lot adjustments will be made at the detailed design stage while staff acknowledge that some flexibility may be required due to challenges posed by the configuration of the site. A condition of draft plan approval will require the Owner to make a presentation to the Utilities Co-ordinating Committee for any works that are not in accordance with City standards, including but not limited to, window street construction, reduced boulevard widths, non-standard location of City services or other utilities, and non-standard sidewalks.

Recommended draft plan red line revisions are as follows:

- Show areas of Block 115 and Block 116
- Provide 6 metre tangent on west leg of Street 'A' at Street 'C'
- Provide 6 metre tangent on east leg of Street 'A' southerly at Street 'C'
- All intersections (eg. Street 'A' at Street 'C', Street 'B' at Street 'A') are to intersect at 90 degrees.
- Identify all road radii
- Street 'A', near Lots 35 and 78, is to intersect the window street at 90 degrees as per UCC Window Street Guidelines.
- Revise the location of the bend on Street 'A' at Street 'B'. Relocate radii out of intersection.
- Revise lot line of Lot 34 to be perpendicular to window street portion of Street 'A' as per Window Street guidelines.
- Revise tapering on Street 'C'. Taper should not be through an intersection.
- Widen Street 'B' at Commissioners to 21.5 metres for 30 metres tapered back to a 20.0 metre right-of-way over 30 metres.
- The following intersections are to aligned in accordance with the requirements specified below:
 - i) Street 'C' with Oriole Drive east of Hamilton Road

The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends in the subdivision.

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

Provincial Policy Statement

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

1. Building Strong Healthy Communities

The subject lands are located within the City's Urban Growth Boundary where adequate transportation and servicing capacity exists or is planned. The area has previously undergone a comprehensive area plan to guide future development, adopted by Municipal Council and referred to as the Old Victoria Area Plan. The proposed subdivision and accompanying Official Plan and Zoning By-law Amendments meet the objectives of Section 1.1.1 by creating healthy, liveable, safe, and sustainable communities by promoting efficient and resilient development patterns, accommodating an appropriate range and mix of low and medium density housing, and is in close proximity to employment areas, recreational and public open space uses. The proposed development will make use of existing and planned municipal water, sanitary and stormwater sewer services. The proposed plan of subdivision will also utilize existing transportation infrastructure, as well as providing road widening dedications to Hamilton Road and Commissioners Road East.

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**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

2. Wise Use and Management of Resources

There are no natural heritage features present on the subject lands. There are no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources. Studies completed as part of the Old Victoria Area Plan provided an assessment of aggregate resources and found the onsite granular materials were not an economically viable source of commercial aggregate, and that the feasibility of extraction was considered to be very low. An assessment of archaeological resources was completed as part of the area planning process. Further detailed investigation of the archaeological potential will be required through completion of an archaeological assessment of the subject lands, and implementation of any required mitigation measures as a condition of draft plan approval.

3. Protecting Public Health and Safety

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

CONCLUSION

Based on our review the proposed draft plan of subdivision, Official Plan, and Zoning By-law amendments conform with the City’s Official Plan, and are consistent with the PPS. The recommended redlined draft plan and conditions of draft approval will create a residential subdivision which is well served by existing and planned municipal services and transportation infrastructure. The proposal provides for integrated development with good connectivity and pedestrian accessibility. The proposed draft plan is considered appropriate and represents good land use planning, subject to the attached draft plan conditions.

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

May 24, 2016
GK/TG/AM/LM/lm
"Attach."

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**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

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

Telephone

Paul Hinde - Tridon
- Application inquiry

Written

Chris Gooyers on behalf of Johanna Gooyers
1938 Commissioners Road East
- Request further information and clarification

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**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

Bibliography

Request for Approval:

Final Proposal Report – Hajjar Property (Commissioners Road E / Hamilton Road), submitted by Sifton Properties Ltd. in association with Development Engineering, September 2015

City of London Subdivision Application Form, completed by Sifton Properties Limited, dated September 25, 2015

Draft Plan of Subdivision prepared by Development Engineering (London) Ltd., dated October 28, 2015

City of London Combined Official Plan and Zoning By-law Amendment Application Form, completed by Sifton Properties Limited, dated November 2, 2015

Revisions to Zoning By-law Amendment Application and Draft Plan of Subdivision letter submitted by Sifton Properties Limited, dated April 26, 2016

Revised Draft Plan of Subdivision prepared by Development Engineering (London) Ltd., dated April 25, 2016

Reference Documents:

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

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

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

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

Old Victoria Area Plan - City of London Planning Division - September 2007

Old Victoria Area Planning Study, including Component Studies and Appendices, prepared by Development Engineering (London) Ltd., Kirkness Consulting Inc., Trow Engineering Inc., Biologic Aquatic and Terrestrial Ecosystem Planners, Archaeologix Inc., F.R. Berry and Associates Ltd., and ManEngment Engineering Ltd., September 2006

Correspondence: (located in City of London File No. 39T-15505 / OZ-8555 unless otherwise stated)

Various hard copy and e-mail correspondences

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**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

**Appendix "A"
Official Plan Amendment**

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to lands located at 1733 Hamilton Road and 2046 Commissioners Road East.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

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

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**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change land use designations on Schedule "A" – Land Use of the Official Plan **FROM** "Neighbourhood Commercial Node" **TO** "Multi-family, Medium Density Residential", and **FROM** "Low Density Residential" **TO** "Multi-family, Medium Density Residential".
2. To delete the "Aggregate Resource Area" delineation of certain lands described herein on Schedule "B-2", Natural Resources and Natural Hazards.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1733 Hamilton Road and 2046 Commissioners Road East.

C. BASIS OF THE AMENDMENT

An Official Plan Amendment is being recommended in conjunction with the draft plan of subdivision application by Sifton Properties Limited (File 39T-15503). The amendment to Schedule 'A' - Land Use is to extend the Multi-family, Medium Density Residential designation along the entire Hamilton Road frontage of the subject lands. The intent of the subdivision is to create blocks for medium density residential development in the form of cluster housing and cluster townhouses. The amendment affects a remnant portion of the subdivision lands presently designated Low Density Residential and a Neighbourhood Commercial Node. A small-scale neighbourhood commercial centre was identified in the Old Victoria Area Plan to be located at the northwest quadrant of the intersection of Hamilton Road and the future primary collector road. A larger scale commercial town centre is also planned to include a mix of retail and office uses as well as a public square. The proposed town centre is approximately 3 hectares in area and conveniently located less than 1 kilometre to the west, within the Victoria on the River subdivision. There are sufficient commercially zoned lands to meet the daily shopping needs of residents in the immediate area, and extension of the Multi-family, Medium Density Residential designation along Hamilton Road which will provide for development of street-oriented residential cluster dwellings is appropriate and compatible with adjacent lands.

The second part of the Official Plan Amendment is to remove the "Aggregate Resource Area" delineation that applies to a portion of the subject lands on Schedule "B-2" (Natural Resources and Natural Hazards). This amendment is based on the findings of a geotechnical investigation that was conducted as a component study of the Old Victoria Area Plan. The study provided an assessment of aggregate resources in the area including gradation analyses on five samples of existing granular material within the study area. One of the borehole samples was taken from the subject lands. The sample was found to have a high fines content. The conclusion of the study was that the onsite granular materials were not considered an economically viable source of commercial aggregate. The Old Victoria Area Plan found that the feasibility of commercial aggregate extraction was considered to be very low. However, some of the resource could be used on site for construction of roads and sewers.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

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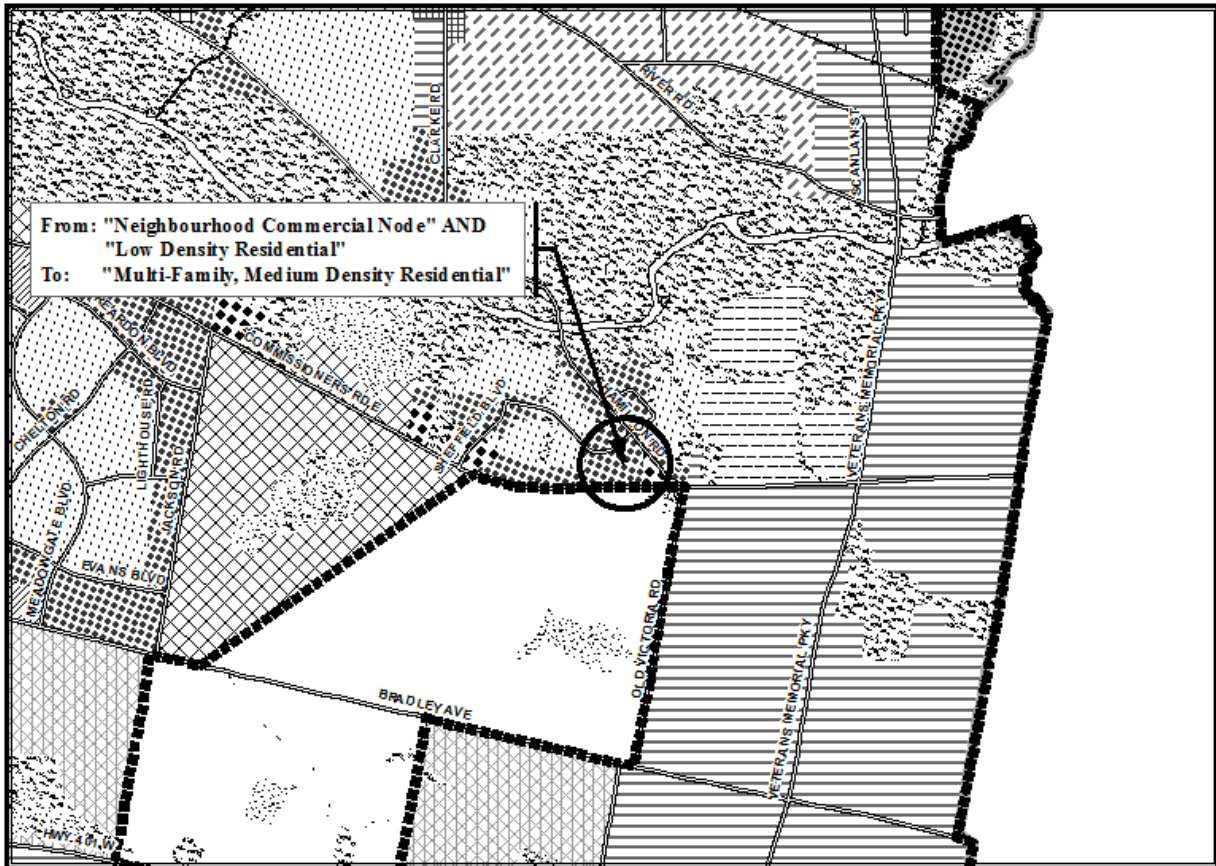
File No: 39T-15505 / OZ-8555
Planner: L. Mottram

1. Schedule "A", Land Use to the Official Plan for the City of London Planning Area is amended by designating portions of the lands located at 1733 Hamilton Road and 2046 Commissioners Road East, as indicated on "Schedule 1" attached hereto, from "Neighbourhood Commercial Node" to "Multi-family, Medium Density Residential", and from "Low Density Residential" to "Multi-family, Medium Density Residential".
2. Schedule "B-2", Natural Resources and Natural Hazards to the Official Plan for the City of London Planning Area is amended by deleting the "Aggregate Resource Area" delineation from lands located at 1733 Hamilton Road and 2046 Commissioners Road East, as indicated on "Schedule B2" attached hereto.



File No: 39T-15505 / OZ-8555
 Planner: L. Mottram

AMENDMENT NO:



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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

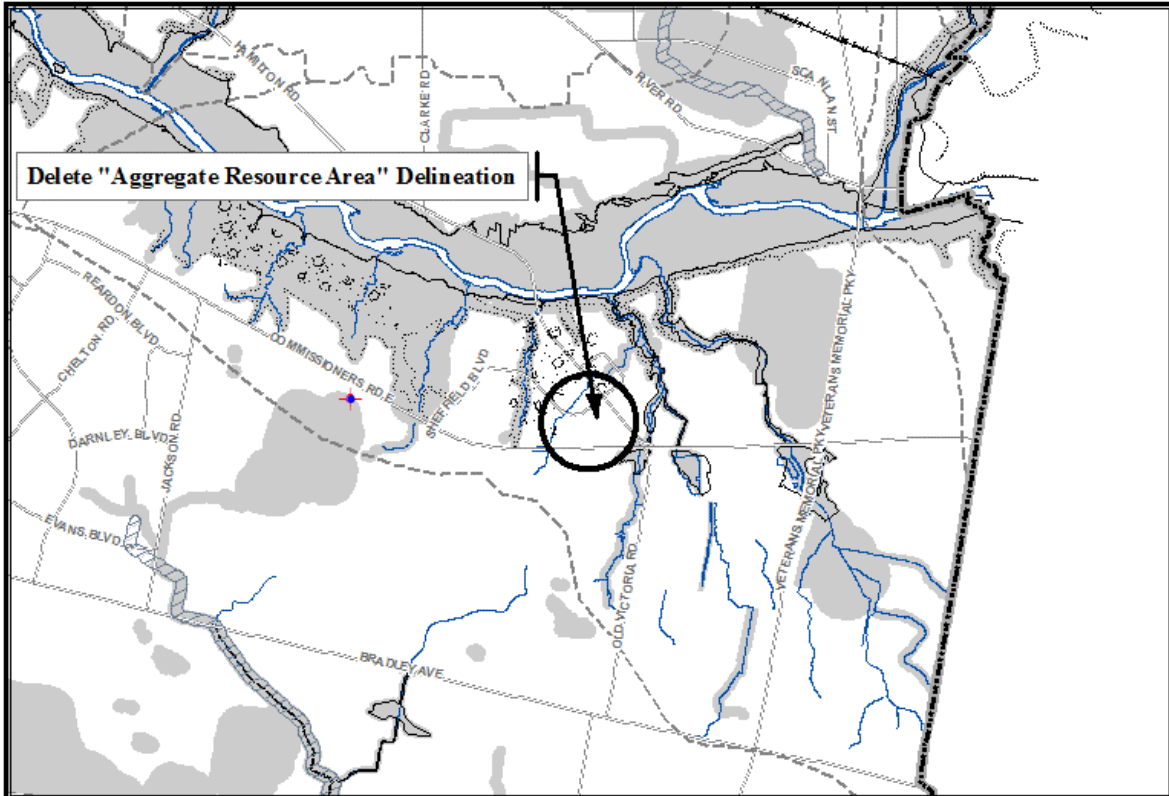
<p>SCHEDULE 1 TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>		FILE NUMBER: 39T-15505 / OZ-8555
		PLANNER: LM
		TECHNICIAN: JTS
		DATE: May 10, 2016

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsolid\amendments\oz-8310\mxd\scheduleA_b&w_bx11_with_SWAP.mxd

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File No: 39T-15505 / OZ-8555
 Planner: L. Mottram

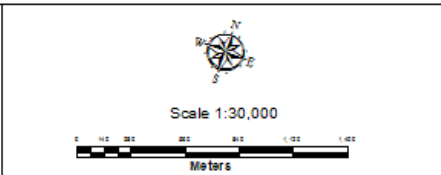
AMENDMENT NO: _____



<p>NATURAL RESOURCES</p> <ul style="list-style-type: none"> Aggregate Resource Areas Extractive Industrial Emergency Municipal Water Wells <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Potential Special Policy Areas Special Policy Area 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Regulatory Flood Line <small>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</small> <small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small> Riverine Erosion Hazard Limit For Confined Systems Riverine Erosion Hazard Limit For Unconfined Systems Steep Slopes Outside of the Riverine Erosion Hazard Limit Abandoned Oil/Gas Wells Conservation Authority Regulation Limit <p><small>This is an excerpt from the Planning Division's working consolidation of Schedule B2 to the City of London Official Plan, with added notations.</small></p>
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**SCHEDULE B2
 TO
 OFFICIAL PLAN
 AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-15505 / OZ-8555
 PLANNER: LM
 TECHNICIAN: JTS
 DATE: May 10, 2016

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File No: 39T-15505 / OZ-8555
Planner: L. Mottram

Appendix "B"
Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone lands located at 1733 Hamilton Road and 2046 Commissioners Road East.

WHEREAS Sifton Properties Limited has applied to rezone lands located at 1733 Hamilton Road and 2046 Commissioners Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1733 Hamilton Road and 2046 Commissioners Road East, as shown on the attached map, **from** an Urban Reserve (UR4) Zone **to** a holding Residential R1 Special Provision (h•R1-2()) Zone; a holding Residential R5/Residential R6 (h•h-54•R5-4/R6-5) Zone; and an Open Space Special Provision (OS1(3)) Zone.
2. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-2()

(a) Regulations

- | | | |
|----|--|-----|
| i) | Lot Coverage | 50% |
| | One (1) Storey
Single Detached
Dwelling
(Maximum) | |

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.

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File No: 39T-15505 / OZ-8555
Planner: L. Mottram

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on May 31, 2016.

Matt Brown
Mayor

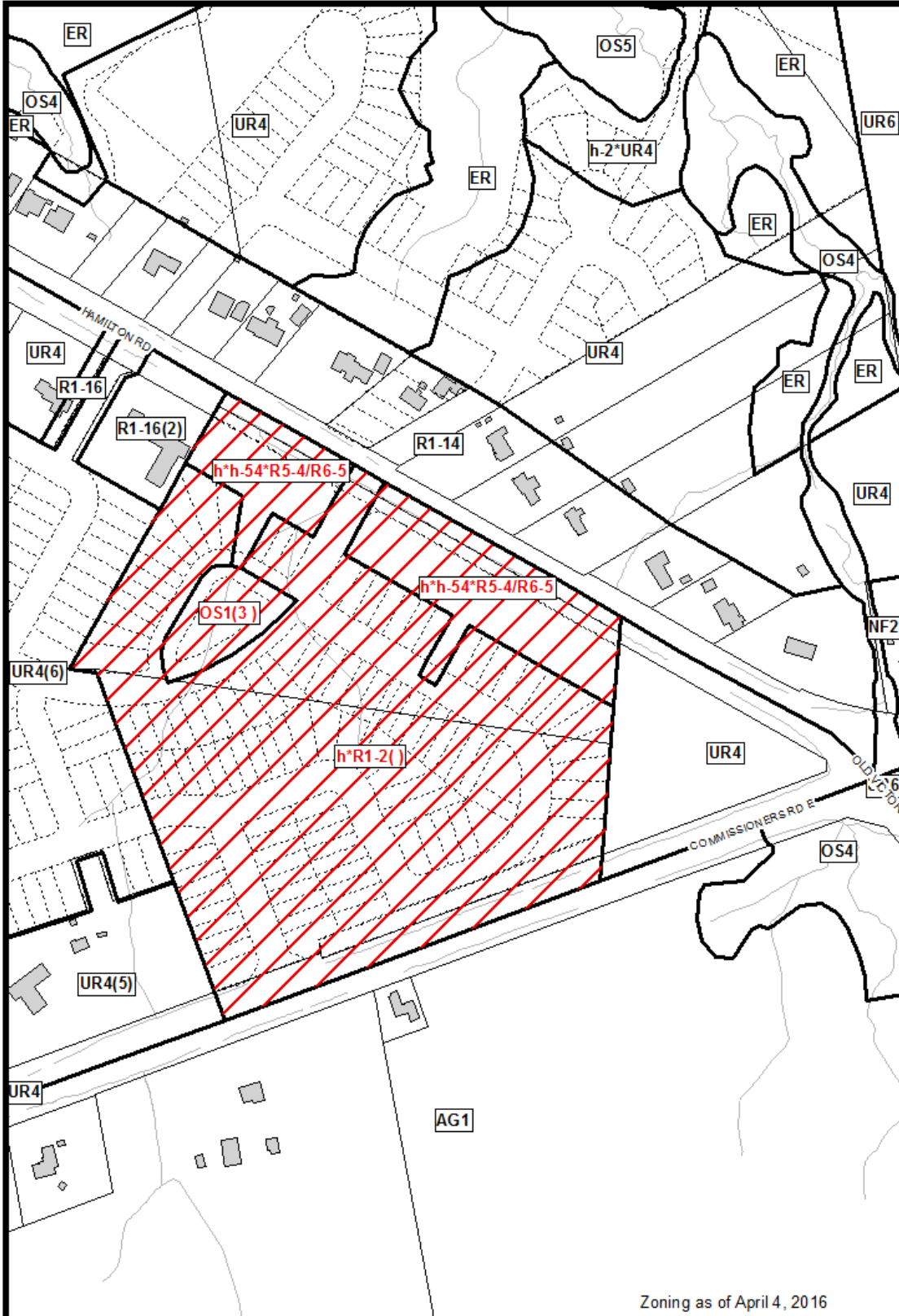
Catharine Saunders
City Clerk

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

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File No: 39T-15505 / OZ-8555
Planner: L. Mottram

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



File Number: 39T-15505 / OZ-8555
 Planner: LM
 Date Prepared: May 6, 2016
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE

1:3,000

0 15 30 60 90 120 Meters

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**File No: 39T-15505 / OZ-8555
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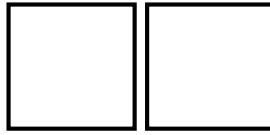
**APPENDIX “C”
(Conditions to be included for draft plan approval)**

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-15505 ARE AS FOLLOWS:

NO.	CONDITIONS
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STANDARD

1. This draft approval applies to the draft plan, as red line amended, submitted by Sifton Properties Limited, prepared by Development Engineering (London) Limited and certified by Bruce Baker, Ontario Land Surveyor (Drawing No. DEL13-123, dated April 25, 2016), which shows 111 single family lots, two (2) medium density residential blocks, one (1) park block, one (1) walkway block, one (1) future access block, one (1) primary collector road, two (2) local streets, two (2) road widening blocks, and seven (7) 0.3 metre reserve blocks.
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 streets be named to the satisfaction of the City.
5. The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
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. 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. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
9. 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.



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SEWERS & WATERMAINS

Sanitary:

10. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
 - i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan.
 - 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.

11. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 750 mm diameter sanitary sewer or the 200 mm diameter sanitary sewer located on Hamilton Road;
 - ii) Construct sanitary sewer stub to limit of Block 114 to service external lands;
 - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - v) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.

12. 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

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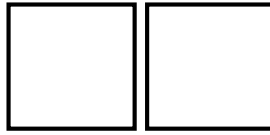
**File No: 39T-15505 / OZ-8555
Planner: L. Mottram**

- iv) Implementing any additional measures recommended through the Design Studies stage.
13. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Pottersburg Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

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

Storm and Stormwater Management (SWM):

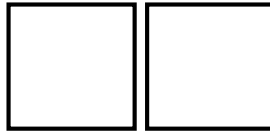
14. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Providing a design for an appropriately sized piped storm outlet system to accommodate the minor and major flows from this plan of subdivision and any applicable external catchments to the future Old Victoria SWM Facility No. 1 inlet system as per the servicing strategy identified in the Old Victoria SWM Facility No. 1 Functional Design Report.
 - iii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iv) Providing a preliminary plan demonstrating how major flows from this plan will cross Hamilton Road and reach SWMF # 1. This plan is to indicate any interim and ultimate conditions and any associated infrastructure and easements;
 - v) Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority, if necessary, for the final setback;
 - vi) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and
 - vii) 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.
15. 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



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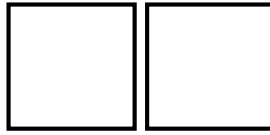
following:

- i) The SWM criteria and environmental targets for the South Thames Subwatershed Study and any addendums/amendments;
 - ii) Old Victoria Area Plan Municipal Class Environmental Assessment for the Storm Drainage and Stormwater Management Servicing Works (Development Engineering, January 2009) and any addendums/amendments;
 - iii) Hamilton Road Widening Municipal Class Environmental Assessment (Stantec, April 2013) and any addendums/amendments;
 - iv) The approved Old Victoria SWM Facility No. 1 Functional Design Report (AECOM, April 2015) and any addendums/amendments;
 - v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - vi) The City's Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential development sites are contained in this document which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;
 - vii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - viii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - ix) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual, as revised; and
 - x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
16. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the South Thames Subwatershed, and connect them via the proposed internal storm sewer servicing for this plan of subdivision and the proposed external storm sewer conveyance system outletting to the proposed Old Victoria SWM Facility No. 1;
 - ii) Construct an appropriately sized piped storm outlet system to accommodate the minor and major flows from this plan of subdivision and any applicable external catchments to the future Old Victoria SWM Facility No. 1 inlet system as per the servicing strategy identified in the Old Victoria SWM Facility No. 1 Functional Design Report. The design and construction of this outlet system shall be at no cost to the City of London, all to the specifications and satisfaction of the City Engineer.
 - iii) Ensure all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design;
 - iv) Construct storm sewer stub to the limit of Block 114 to service external lands;
 - v) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;



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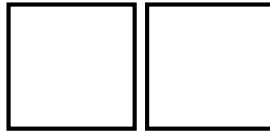
- vi) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - vii) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
17. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.
18. Prior to the Certificate of Conditional Approval for any lot in this plan, the SWM Facility to be built by the City to serve this plan must be constructed and operational.
19. 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.
20. 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.
- 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.
21. 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.
22. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event, where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.



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Watermains

23. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
- i) A water servicing report which addresses the following:
 - a) Identify external water servicing requirements;
 - b) Identify fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;
 - c) Confirm capacity requirements are met;
 - d) Identify need to the construction of external works;
 - e) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - f) Water system area plan(s)
 - g) Water network analysis/hydraulic calculations for subdivision report;
 - h) Phasing report and identify how water quality will be maintained until full built-out;
 - i) Oversizing of watermain, if necessary, and any cost sharing agreements;
 - j) Water quality;
 - k) Identify location of valves and hydrants;
 - l) Identify location of automatic flushing devices, as necessary;
 - m) Looping strategy.
24. 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.
25. 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 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.
26. With respect to the proposed medium density condominium blocks, Blocks 115 and 116, the Owner shall include in all agreements of purchase and sale, and or lease of Blocks 115 and 116 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.
27. Prior to the issuance of a Certificate of Approval, and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 250 mm diameter low level watermain on Hamilton Road and the 600 mm diameter low level watermain on Commissioners Road East.



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- 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 fire flows 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.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

- 28. 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.
- 29. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines. It should also be noted that no tapering is permitted through intersections in accordance with City standards.
- 30. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
- 31. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at a 90 degree with a minimum 6 metre tangent being required along the street lines of the intersecting road.
- 32. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer prepare and submit a concept of the alignment of Street 'C' opposite the future Oriole Street, to the satisfaction of the City Engineer.
- 33. The Owner shall align Street 'C' opposite future Oriole Street, to the satisfaction of the City Engineer.
- 34. The Owner shall construct Street 'C' to primary collector road standards on a right-of-way width of 21.5 metres to the specifications and satisfaction of the City Engineer.
- 35. The Owner shall construct Street 'A' 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 (eg. to intersect window street at 90 degrees).
- 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 streets in this plan of subdivision.
- 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:



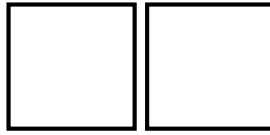
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- i) Street 'C' has a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.
- ii) Street 'A' (east and west legs) and Street 'B' have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.
- iii) Street 'A' (window street portion) has a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 15.5 metres.
- iv) Street 'A' (north leg) has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.
- v) Street 'C' from Hamilton Road to 45 metres **west** has a minimum road pavement width (excluding gutters) of 11.0 metres with a minimum road allowance of 22.5 metres to allow for a left turn lane. The widened road on Street 'C' shall be equally aligned from the centreline of the road and tapered back to the 9.5 metres of road pavement width (excluding gutters) and 21.5 metres of road allowance width for this street with 30 metre long tapers on both street lines. Any landscaped gateway features shall be installed within a widened boulevard area and to the specifications and satisfaction of the City Engineer.
- vi) Street 'B' from Commissioners Road East to 30 metres **north** has a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres to allow for a left turn lane. The widened road on Street 'B' shall be equally aligned from the centreline of the road and tapered back to the 8.0 metres of road pavement width (excluding gutters) and 20.0 metres of road allowance width for this street with 30 metre long tapers on both street lines. Any landscaped gateway features shall be installed within a widened boulevard area and to the specifications and satisfaction of the City Engineer.

39. The Owner shall place a barricade at the west limit of Street 'A' and Street 'C', to the satisfaction of the City Engineer. These barricades are to remain in place until lands to the west develop or until otherwise directed by the City.

Sidewalks/Bikeways

- 40. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
 - i) Street 'C'
- 41. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
 - i) Street "A' (from west limit of plan to window portion of westerly leg of Street 'A') – south boulevard
 - ii) Street 'A' (south of Street 'C' to the window street portion) – south and east boulevard
 - iii) Street 'B' – east boulevard
- 42. The Owner shall provide sidewalk links from Street 'A' to the future sidewalk on Commissioners Road East 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.
- 43. The Owner shall construct a walkway within Block 113 in accordance with City standards, to the satisfaction of the City, at no cost to the City.
- 44. Should the Owner direct any servicing within a 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.



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Street Lights

- 45. 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 London Hydro for the City of London.

Boundary Road Works

- 46. The Owner shall be required to make minor boulevard improvements on Hamilton Road and Commissioners Road East adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
- 47. In conjunction with the Design Studies submission, the Owner shall verify the adequacy of the decision sight distance on Hamilton Road and Commissioners Road East. If the sight lines are not adequate, this street is to be relocated and/or road work undertaken to establish adequate decision sight distance at this intersection, to the specifications of the City Engineer, at no cost to the City.

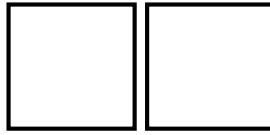
Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct these works to the satisfaction of the City Engineer, at no cost to the City.

- 48. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install temporary street lighting at the intersection of Street 'C' and Hamilton Road and the intersection of Commissioners Road East and Street 'B', to the specifications of the City, at no cost to the City.
- 49. In conjunction with the Design Studies submission, the Owner shall have it's professional consulting engineer submit design criteria for the left turn and right turn lanes on Hamilton Road at Street 'C' for review and acceptance by the City.
- 50. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct a left turn lane and right turn lane on Hamilton Road at Street 'C' to the satisfaction of the City Engineer.
- 51. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer prepare and submit a concept of the restricted access (eg. centre island median) at the intersection of Commissioners Road East and Street 'B'. The concept plan is also to include the proposed driveway locations for Lots 100, 101, 102, 103 and 104.
- 52. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct a centre island median on Commissioners Road East at Street 'B' to restrict access to right in/right out to the satisfaction of the City Engineer, at no cost to the City.

Road Widening

- 53. The Owner shall provide a road widening dedication on Hamilton Road and Commissioners Road East in accordance with the Council approved April 5, 2013 Hamilton Road Widening/Commissioners Road/Old Victoria Road to Veterans Memorial Parkway Environmental Assessment, to the specifications and satisfaction of the City Engineer.

Vehicular Access



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54. The Owner shall ensure that no vehicular access will be permitted to Blocks 115 and 116 from Hamilton Road. All vehicular access is to be via the internal subdivision streets.

Traffic Calming

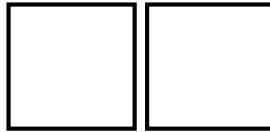
55. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design of the proposed raised intersections along Street 'C', to the satisfaction of the City.
56. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct raised intersections along Street 'C' at the intersection with Street 'A' (east leg), to the specifications and satisfaction of the City Engineer.

Construction Access/Temporary/Second Access Roads

57. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Commissioners Road East or other routes as designated by the City.
58. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

GENERAL CONDITIONS

59. 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.
60. 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.
61. 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.
62. 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.
63. In the event that relotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.



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- 64. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
- 65. The Owner shall have the common property line of Hamilton Road and Commissioners Road East graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Hamilton Road and Commissioners Road East are the future ultimate 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 ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

- 66. 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;

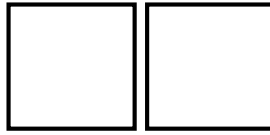
Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

- 67. 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.

- 68. 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.

- 69. 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



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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.

70. 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.

71. 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.
72. 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.
73. 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”.
74. 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.)
75. 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.
76. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

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77. 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.
78. 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.
79. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
80. 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.
81. 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.
82. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
83. The Owner shall convey Future Development Block 114 to the City for future use as needed, at no cost to the City. If this Block is not needed upon development or redevelopment of the lands to the east of this Block, the City agrees that the Block will be returned to the Owner at no cost to the City.
84. The Owner shall make a presentation to the Utilities Co-ordinating Committee for any works that are not in accordance with City standards, including but not limited to, window street construction, reduced boulevard widths, non-standard location of City services or other utilities, non-standard sidewalk, etc.

PLANNING

85. 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 residential uses adjacent arterial roads. The noise study shall be prepared in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines. Any recommended noise attenuation measures are 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.
86. Prior to the submission of Engineering Drawings, the Owner shall submit for approval an on-street parking plan, whereby 1 parking space per 2.5 lots is to be used as the basis for the design, to the satisfaction of the City. The approved parking plan is required for each registered phase of development and will form part of the subdivision agreement.
87. In conjunction with the Design Studies submission, the Owner shall provide an archaeological assessment prepared by a licensed archaeological consultant, and shall provide a letter of confirmation that the Ministry of Tourism, Culture and Sport has reviewed and accepted the archaeological assessment into the Ontario Public Register, to the satisfaction of the City.
88. The Owner shall dedicate Block 112 to the City at no cost to satisfy a portion of the parkland requirements for this subdivision. The balance of required parkland dedication shall be provided to the municipality in the form of cash-in-lieu in accordance with the provisions of By-law CP-9.

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- 89. In conjunction with the Design Studies submission, the owner will be required to provide a conceptual park plan for Block 112 which may include plantings, pathways and trees, to the satisfaction of the City Planner.
- 90. Within one year of registration, the owner shall grade, service and seed park block 112.



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APPENDIX "D"
Related Estimated Costs and Revenues

1733 Hamilton Rd. and 2046 Commissioners Rd. E - Khalil and Victoria Hajjar
 Draft Plan
 39T-15505

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Notes 1, 4, 5)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF: - Trunk storm sewer (160m of 1200mm) - DC14-MS00201 Trunk storm sewer (Engineering) - DC14-MS00201 - Channelization - Hamilton Rd. - DC14-RS00067 - Channelization - Hamilton Rd. - (Engineering) - DC14-RS00067	\$300,000 \$45,000 \$175,516 \$26,327
Claims for developer led construction from UWRF: - None identified.	\$0
Claims for City led construction: - None identified.	\$0
Total	\$546,842
Estimated Total DC Revenues ^(Note 2) (2016 Rates)	Estimated Revenue
CSRF	\$2,917,292
UWRF	\$262,430
TOTAL	\$3,179,722

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2016 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soil services" (fee, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a 'citywide' approach to recovery of costs of growth - any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
- 4 The trunk storm sewer and channelization work identified by the applicant requires the submission of a work plan for engineering fees. For draft plan approval, 15% of the construction cost has been estimated for engineering fees. The work plan shall be submitted as part of the design studies package and will be a condition of draft approval.
- 5 The trunk sewer has been identified in the Community Growth Storm Sewer as the Old Victoria SWMF 1 Trunk Sewer item in the Stormwater section of the 2014 Background Study and is identified in the Capital Budget as ES5520.

Reviewed by:

May 20, 2016
 Date


 Peter Christiaans
 Director, Development Finance