

File Number: 39T-14503
West Five Subdivision

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SUBDIVISION SPECIAL PROVISIONS APPLICANT: SIFTON PROPERTIES LIMITED WEST FIVE SUBDIVISION 39T-14503 MEETING ON JULY 18, 2016

RECOMMENDATION

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited for the subdivision of land over Part of Lots 49 and 50, Concession B, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the south side of Shore Road, midpoint between Kains Road and Westdel Bourne.

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the West Five Subdivision, (39T-14503) attached as Schedule "A", **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues attached as Schedule "B",
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Schedule "C"; and
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

BACKGROUND

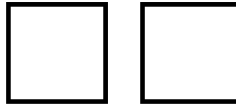
The plan of subdivision is 2.6 hectares (6.4 ac.) in size and is located at 1080 Westdel Bourne.

The draft plan consists of a number of multi-family residential and mixed use blocks, including one Medium Density Residential block, three Medium Density Residential / Mixed Use blocks, one Mixed Use block, one High Density Residential / Mixed Use block served by one Primary Collector (Riverbend Road), two local streets, and one road widening block. Draft approval with conditions was granted on January 8, 2016.

This first phase of the subdivision consists of one (1) multi-family block and portion of Riverbend Road and Logans Run.

Development Services reviewed these special provisions with the Owner who is in agreement with them. The proposed special provisions are noted as adjustments to the General Provisions Subdivision Agreement Template, attached as Schedule "A".

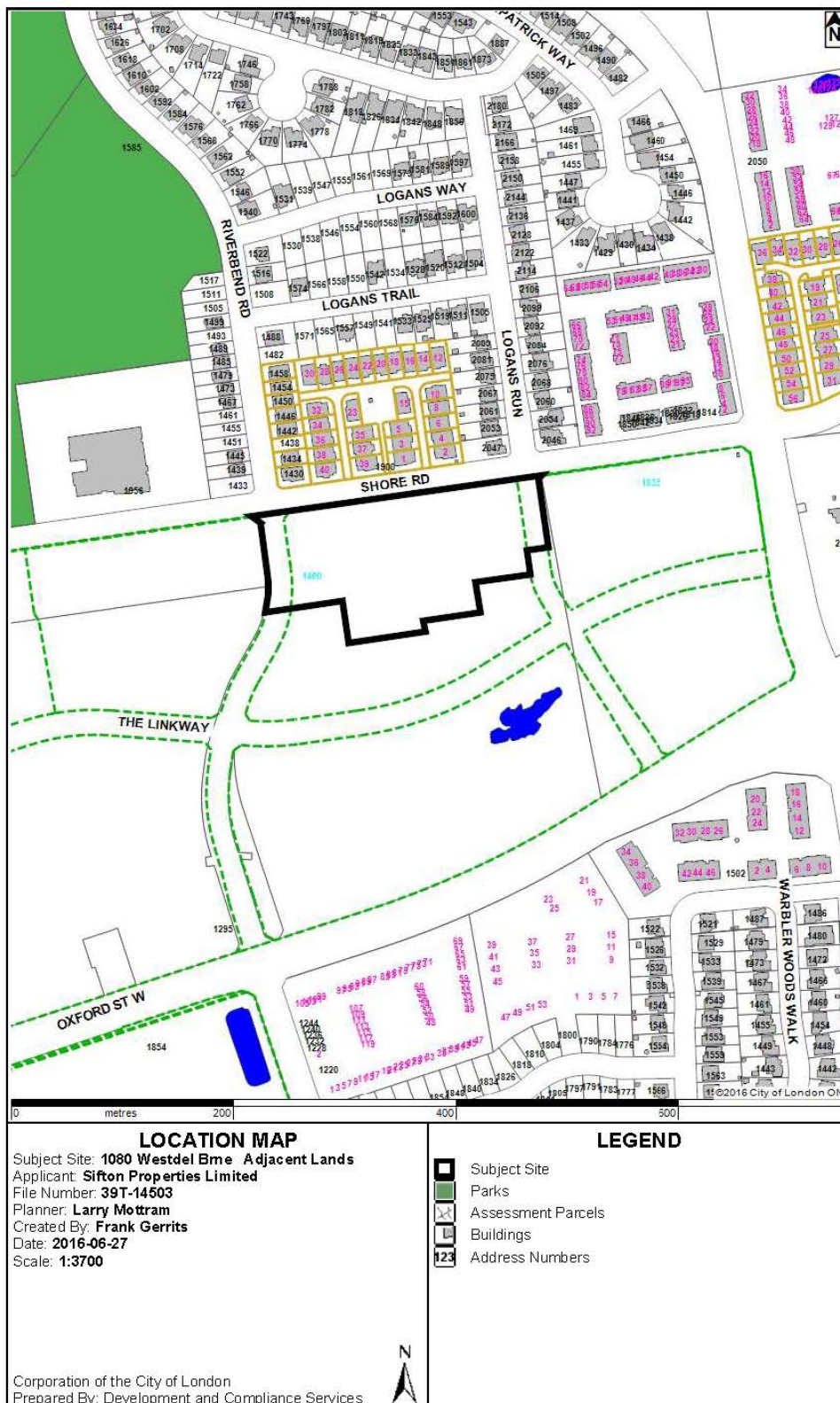
This report has been prepared in consultation with the City's Solicitors Office.

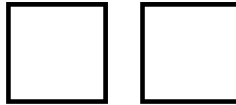


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The anticipated reimbursements from the Fund are:

- for the construction of eligible sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$1,597.50, excluding HST, and
- for the construction of eligible watermains in conjunction with the Plan, subsidized at an estimated cost of which is \$3,696.00, excluding HST.

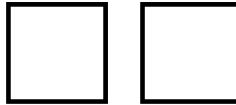




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PREPARED BY:	RECOMMENDED BY:
LARRY MOTTRAM SENIOR PLANNER DEVELOPMENT SERVICES DIVISION	A.MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY P. ENG. MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

LM/fg
Attach.
July 4, 2016



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Schedule "A"
SPECIAL PROVISIONS

5. STANDARD OF WORK

Remove Subsection 5.7 as there are no rear yard catchbasin leads in this Plan.

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

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

16. PROPOSED SCHOOL SITES

Remove Subsection 16.3 as there are no school blocks in this Plan.

~~16.3 The Owner shall set aside an area or areas (being Block(s)) as a site or sites for school purposes to be held subject to the rights and requirements of any School Board having jurisdiction in the area.~~

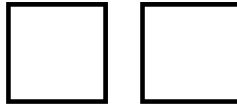
25.1 STANDARD REQUIREMENTS

Remove Subsection 25.1 (h) as there are no walkways in this Plan.

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

Add the following new Special Provisions:

- # Prior to assumption of this subdivision in whole or in part by the City, and as a condition of such assumption, the Owner shall pay to the City Treasurer the following amounts as set out or as calculated by the City, or portions thereof as the City may from time to time determine:
 - (i) For the removal of the temporary turning circle on Riverbend Road outside this Plan, an amount of \$5,000.
 - (ii) For the removal of the temporary turning circle on Logans Run outside this Plan, an amount of \$5,000.



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25.2 CLAIMS

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

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

The anticipated reimbursements from the Fund are:

- (i) for the construction of eligible sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$1,597.50, excluding HST;
- (ii) for the construction of eligible watermains in conjunction with the Plan, subsidized at an estimated cost of which is \$3,696.00, excluding HST;

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

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

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

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

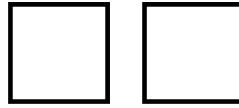
Add the following new Special Provisions:

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

25.6 GRADING REQUIREMENTS

Add the following new Special Provisions:

- # The Owner shall relocate the existing temporary storm channel/ditch and infrastructure



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within this Plan external to the Riverbend Road right-of-way as shown on the accepted engineering drawings, all to the satisfaction of the City, at no cost to the City.

25.7 STORM WATER MANAGEMENT

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

- (a) The Owner shall have its Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works, in compliance with the drawings accepted by the City Engineer, and according to the recommendations and requirements of the following, all to the satisfaction of the City Engineer:
- i) The SWM criteria and environmental targets for the Downstream Thames Subwatershed Study and any addendums/amendments;
 - ii) The accepted Municipal Class Environmental Assessment (EA) Study Storm/Drainage and Stormwater Management, Transportation and Sanitary trunk Servicing Works for Tributary 'C', Downstream Thames Subwatershed and any addendums/amendments;
 - iii) The approved Functional Stormwater Management Plan/Report for Tributary 'C' Study Area and any other applicable Storm/Drainage and SWM Servicing Functional Report(s) for the subject lands or any updated Functional Stormwater Management Plan;
 - iv) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.
 - 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 Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - vii) The City of London Design Specifications and Requirements Manual, as revised;
 - viii) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual (2003); and
 - ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

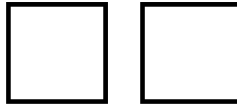
Add the following new Special Provisions:

- # The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater Management Facilities, Policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.

25.8 SANITARY AND STORM SEWERS

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

- (c) The Owner shall construct the storm sewers to service the Block in this Plan, which is located in the Downstream Thames Subwatershed, and connect them to the City's existing storm sewer system being the 1200 mm diameter storm sewer on Shore Road and Riverbend Road.



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

Remove Subsection 25.8 (e) as there are no park/school blocks in this Plan.

~~(e) Where required, storm and sanitary sewer easements on park/school blocks shall be to the satisfaction of the City and the appropriate school board. Maintenance access requirements shall be provided to the satisfaction of the City Engineer.~~

Remove Subsection 25.8 (j) as it is not applicable.

~~(j) The Owner shall register on title of Block [redacted] in this Plan and include in the Purchase and Sale Agreement, a covenant that the owner of Block [redacted] in this Plan shall be responsible for installing a sanitary private drain connection, at the owner's expense, from the said block to the proposed municipal sanitary sewer to the (North, South, East, West) of this Block in City owned lands [redacted] described [redacted], or an alternative sanitary outlet, to the satisfaction of the City Engineer, at no cost to the City, should the said block not be developed in conjunction with or serviced through other lands to the east of this block intended to be jointly developed as a school.~~

Add the following new Special Provisions:

The Owner shall construct the sanitary sewers to service the Block in this Plan and connect them to the City's existing sanitary sewage system being the 300 mm diameter sanitary sewer located on Shore Road at Logans Run.

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

25.9 WATER SERVICING

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

(c) The Owner shall construct the watermains to service the Block in this Plan and connect them to the City's existing water supply system, being the 600 mm diameter low level watermain on Shore Road, to the specifications of the City Engineer.

The Owner shall provide looping of the water main system, as required by and to the satisfaction of the City Engineer.

Add the following new Special Provision:

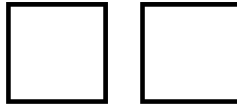
With respect to the proposed Block, the Owner shall include in all agreements of purchase and sale, and/or lease of Block in this Plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.

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

25.11 ROADWORKS

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

(b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:



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- (i) a fully serviced road connection where Riverbend Road joins with Shore Road and all related works as per the accepted engineering drawings;
- (ii) a fully serviced road connection where Logans Run joins with Shore Road and all related works as per the accepted engineering drawings;
- (iii) a concrete sidewalk along the south boulevard of Shore Road, across the frontage of this Plan, at no cost to the City;

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

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

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

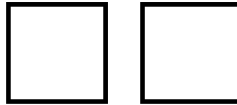
Remove Subsection 25.11 (q) (iv) as this is not applicable:

- (iv) ~~The Owner shall register against the title of all Lots and Blocks on ___ (insert street names) ___ in this Plan, and shall include in the Agreement of Purchase and Sale or Lease for the transfer of each of the said Lots and Blocks, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including traffic calming circles, raised intersections, splitter islands and speeds cushions, to be installed as traffic control devices, to the satisfaction of the City Engineer.~~

Add the following new Special Provisions:

- # The Owner shall construct temporary turning circles at the south limits of Riverbend Road and Logans Run, to the satisfaction of the City Engineer and at no cost to the City.

If the Owner requests the City to assume Riverbend Road and Logans Run, all as shown on this Plan of Subdivision, prior to its extension to the Riverbend Road and Logans Run, the Owner shall pay to the city at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the temporary turning circles at the south limits of Riverbend Road and Logans Run and completing the curb and gutter, asphalt pavement, Granular 'A', Granular 'B', sodding of the boulevard, 1.5metre (5foot) concrete sidewalks on both sides, and restoring adjacent lands, including the relocation of any driveways, all to the specifications of the City. The estimated cost, including legal fees for releasing easements and/or transferring blocks, and doing the above-noted work on this street is \$10,000 for each temporary turning circle for which

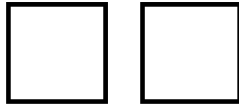


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amount sufficient security is to be provided in accordance with 28(a). The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.

When the lands abutting this Plan of Subdivision develop and the temporary turning circle is removed, the City will quit claim the easements which were used for temporary turning circle purposes which are no longer required at no cost to the City.

- # The Owner shall align the right-of-way of Riverbend Road in this Plan with Riverbend Road to the north of this Plan, to the satisfaction of the City Engineer.
 - # The Owner shall align the right-of-way of Logans Run in this Plan with Logans Run to the north of this Plan, to the satisfaction of the City Engineer.
 - # The Owner shall construct Riverbend Road to Shore Road as a non-standard primary collector road on a right-of-way width of 21.5 metres, to the specifications and satisfaction of the City Engineer.
 - # The Owner shall construct Logans Run to collector standards on a right-of-way width of 19.0 metres to the specifications and satisfaction of the City Engineer.
 - # The Owner shall implement all recommendations outlined in the approved Transportation Impact Assessment to the satisfaction of the City Engineer.
 - # Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a left turn lane on Riverbend Road at Shore Road, to the satisfaction of the City Engineer.
 - # Barricades are to be maintained at south limits of Riverbend Road and Logans Run until the lands to the south develop as otherwise directed by the City. When lands to the south of this Plan develop or as otherwise directed by the City, the Owner shall remove the barricades and any temporary turning circles, restore the boulevards and complete the construction of the roadworks within the limits of both temporary turning circles, to the specifications of the City, all at no cost to the City.
- The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City
- # The Owner shall be required to make minor boulevard improvements on Shore Road 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.
 - # 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.



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SCHEDULE "C"

This is Schedule "C" to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Riverbend Road shall have a minimum road pavement width (excluding gutters) of 10.0 metres with a minimum road allowance of 21.5 metres.
- Logans Run shall have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres;

Sidewalks

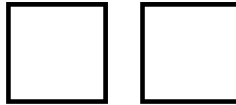
A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of Logans Run in accordance with the accepted engineering drawings.

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

- (i) Shore Road – south boulevard
- (ii) Riverbend Road – east boulevard

Pedestrian Walkways

There are no pedestrian walkways in this Plan.



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SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

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

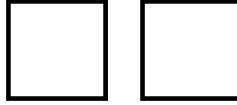
LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Blocks 3, 4, 5 and 6
Road Widening (Dedicated on face of plan):	Block 2
Walkways:	NIL
5% Parkland Dedication:	NIL
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	NIL
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LANDS TO BE HELD IN TRUST BY THE CITY: NIL



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SCHEDULE “E”

This is Schedule “E” to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

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

CASH PORTION:	\$ 50,177
BALANCE PORTION:	<u>\$284,337</u>
TOTAL SECURITY REQUIRED	\$334,514

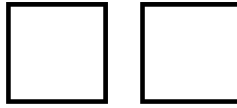
The Cash Portion shall be deposited with the City Treasurer prior to the execution of this Agreement.

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

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

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

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



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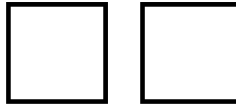
SCHEDULE "F"

This is Schedule "F" to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

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

Multi-Purpose Easements:

- (a) Temporary turning circle easements shall be deeded to the City in conjunction with this Plan over lands outside this Plan at the south limits of Riverbend Road and Logans Run.



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Schedule "B"
Related Estimated Costs and Revenues

39T-14503

Related Estimated Costs and Revenues

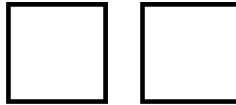
Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF ^{Note 4} - 300mm watermain (DC14-WD01001) - oversizing subsidy - 300mm sanitary (DC14-WW02001) - oversizing subsidy	\$3,696 \$1,598
Claims for developer led construction from UWRF - None identified	\$0
Claims for City led construction from CSRF - None identified	\$0
Total	\$5,294
Estimated Total DC Revenues ^(Note 2) (2016 Rates)	Estimated Revenue
CSRF	\$1,713,378
UWRF	\$155,034
TOTAL	\$1,868,412

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2016 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
- 4 Oversizing costs identified are based on preliminary estimates through the design study phase. The various pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process.

Reviewed by:

June 7, 2016
Date

P. Christiaans
Peter Christiaans
Director, Development Finance



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<p style="text-align: center;">Schedule "C" SOURCE OF FINANCING</p>

Chair and Members
Planning & Environment Committee

RE: Subdivision Special Provisions
Sifton Properties Limited
West Five Subdivision 39T-14503
(Subledger WW160009)
Capital Project ES5145 - Sanitary Sewer Internal Oversizing Subsidy- DC14-WW02001
Capital Project EW3818 - Watermain Internal Oversizing Subsidy 2014 DCBS DC14-WD01001

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

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

<u>SUMMARY OF ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed to Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
<u>ES5145-Sanitary Sewer Internal O/S Subsidy</u> Construction	\$267,975	\$43,119	\$1,626	\$223,230
<u>EW3818-Watermain Internal Oversizing Subsidy</u> Construction	350,000	207,039	3,761	139,200
NET ESTIMATED EXPENDITURES	<u>\$617,975</u>	<u>\$250,158</u>	<u>\$5,387</u> 1)	<u>\$362,430</u>

SUMMARY OF FINANCING:

<u>ES5145-Sanitary Sewer Internal O/S Subsidy</u> Drawdown from Industrial Oversizing-Sewer R.F.	\$12,200	\$1,963	\$74	\$10,163
Drawdown from City Services - Sewer Reserve Fund (Development Charges) 2)	255,775	41,156	1,552	213,067
	<u>267,975</u>	<u>43,119</u>	<u>1,626</u>	<u>223,230</u>
<u>EW3818-Watermain Internal Oversizing Subsidy</u> Drawdown from Industrial Oversizing-Water R.F.	1,700	1,006	18	676
Drawdown from City Services - Water Reserve Fund (Development Charges) 2)	348,300	206,033	3,743	138,524
	<u>350,000</u>	<u>207,039</u>	<u>3,761</u>	<u>139,200</u>
TOTAL FINANCING	<u>\$617,975</u>	<u>\$250,158</u>	<u>\$5,387</u>	<u>\$362,430</u>

1) **FINANCIAL NOTE:**

	<u>ES5145</u>	<u>EW3818</u>	<u>TOTAL</u>
Contract Price	\$1,598	\$3,696	\$5,294
Add: HST @13%	208	480	688
Total Contract Price Including Taxes	1,806	4,176	5,982
Less: HST Rebate	180	415	595
Net Contract Price	<u>\$1,626</u>	<u>\$3,761</u>	<u>\$5,387</u>

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

JG

Alan Dunbar
Manager of Financial Planning & Policy