

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION AND REVISION OF DRAFT APPROVAL NORTH SIDE OF NORTH ROUTLEDGE PARK WEST OF HYDE PARK ROAD DRAFT APPROVED PLAN 39T-78066 DOMAN DEVELOPMENTS INC. MEETING ON SEPTEMBER 6, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner - Development Planning, the following action be taken with respect to the request from Doman Developments Inc. for the property located on the north side of North Routledge Park west of Hyde Park Road;

- a) the Approval Authority **BE REQUESTED** to approve the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Doman Developments Inc. (File No. 39T-78066), prepared by Holstead & Redmond Limited (Drawing No.78-0315L) as redline amended, which shows 10 Blocks, served by an extension of Blue Heron Drive and one new internal road **SUBJECT TO** the conditions contained in the attached Schedule "A"; and

- b) the applicant **BE ADVISED** that the Director of Development Finance has projected the following claims and revenues information attached as Schedule "B".

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

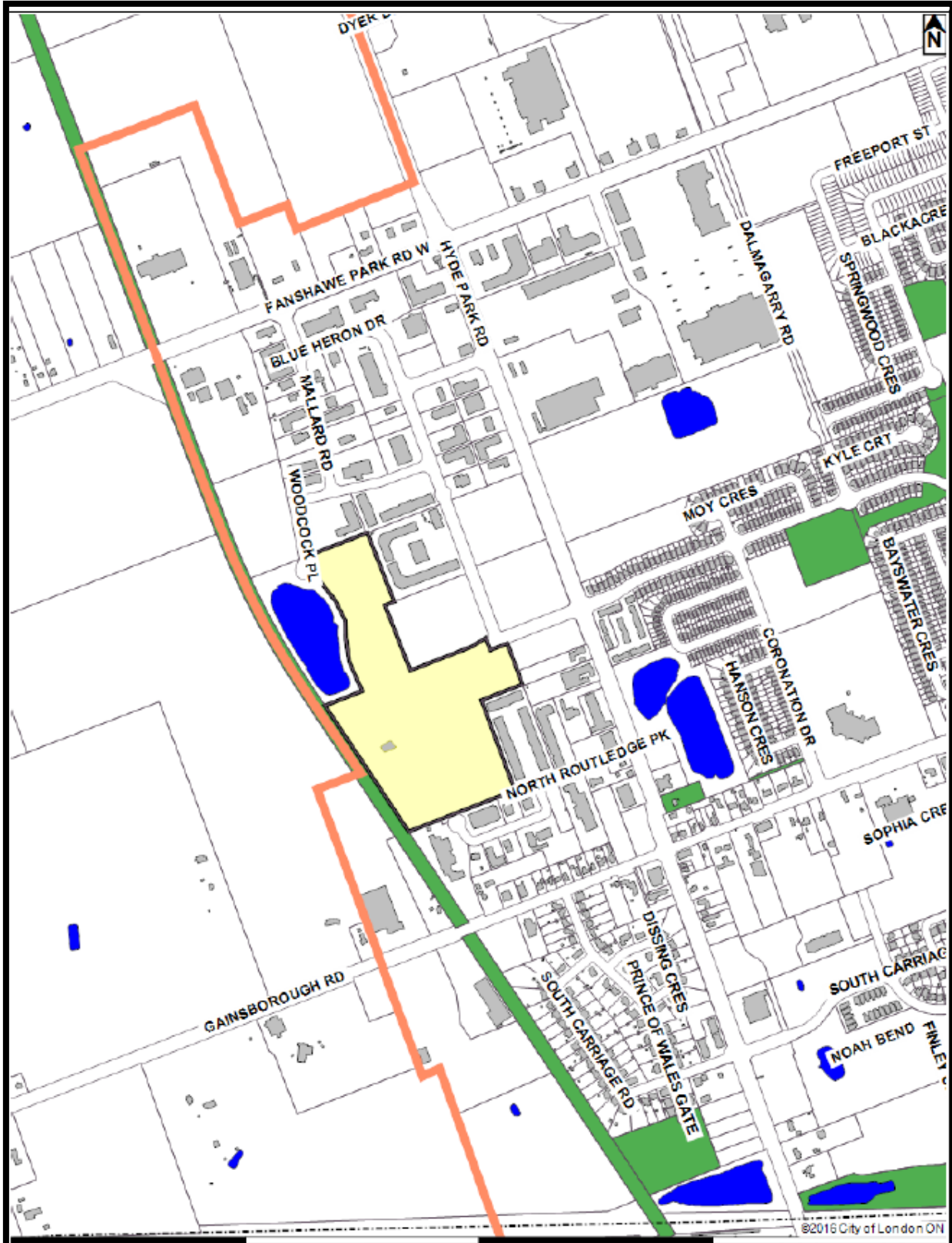
39T-78066 Draft Approval extension report to Planning Committee – March 2007.

39T-78066 Draft Approval extension report to Planning Committee- March 2010.

39T-78066 Draft Approval extension report to Planning Committee- September 2013.

Empty boxes for Agenda Item # and Page #

39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith



LOCATION MAP
 Subject Site: Corporate Campus - Phase 3
 Applicant: Doman Developments Inc.
 File Number: 39T-78066
 Planner: Allister MacLean
 Created By: Craig Smith
 Date: 2016-05-19
 Scale: 1:10100

Corporation of the City of London
 Prepared By: Development and Compliance Services

LEGEND

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

--	--

BACKGROUND

The Doman subdivision is located on the west side of Hyde Park Road, north of Gainsborough Road, within the Hyde Park Planning District. This area was within part of the former Township of London that was annexed by the City of London in 1993.

The initial application for draft plan of subdivision approval was submitted to the Ministry of Municipal Affairs and Housing for approval in 1978. Draft Approval was given by the Minister of Housing in 1978, subject to conditions. On a number of occasions since then, the Draft Approval period was extended by the Minister for varying periods of one, two or three years.

On January 1, 1993, the subject lands were annexed to the City of London and Council supported an extension to draft approval at that time. An extension was approved by Council in 1996, which included several red line revisions and modified conditions of draft approval, reflecting Council's desire to require development of the subdivision on full municipal services. Three year extensions were subsequently granted by Council in 1998 and in 2001, with additional modifications being made to the Conditions of Draft Approval to reflect updated municipal standards and servicing requirements.

In 2001, Council adopted a Zoning amendment to bring most of the subject lands under By-law No. Z.-1 - to permit a range of "hi-tech" industrial uses that would be developed to a higher design standard than typical light industrial uses. This amendment was consistent with policies in the Official Plan and the Hyde Park Community Plan, which support the development of a prestige industrial area with a higher degree of office-based light industrial uses and higher design standards.

Previous requests for extension of draft approval were based primarily on the absence of municipal sanitary services in the area. The subdivision is now serviced by the Hyde Park Trunk Sanitary Sewer, constructed in 2003, which extends in an easterly direction from the former CN spur line corridor, along the alignment of North Routledge Park, north along Blue Heron Drive and east (along the north boundary of the subdivision) to Hyde Park Road.

Phase 1 of the draft plan was registered on March 27, 2007 (33M-568) which included the stormwater management block. Phase 2 of the draft plan was registered on April 28, 2015 (33M-681) which includes 5 industrial blocks and the extension of North Routledge Park and Blue Heron Drive.

On March 28, 2013 an emergency 180 day draft plan extension was approved by the Manager, Development Services and Planning Liaison. On October 1, 2013 City Council resolved that a three year extension be granted to the Draft Plan of Subdivision Approval and on October 2, 2013 the City of London Approval Authority granted draft approval extension that will lapse on October 4, 2016.

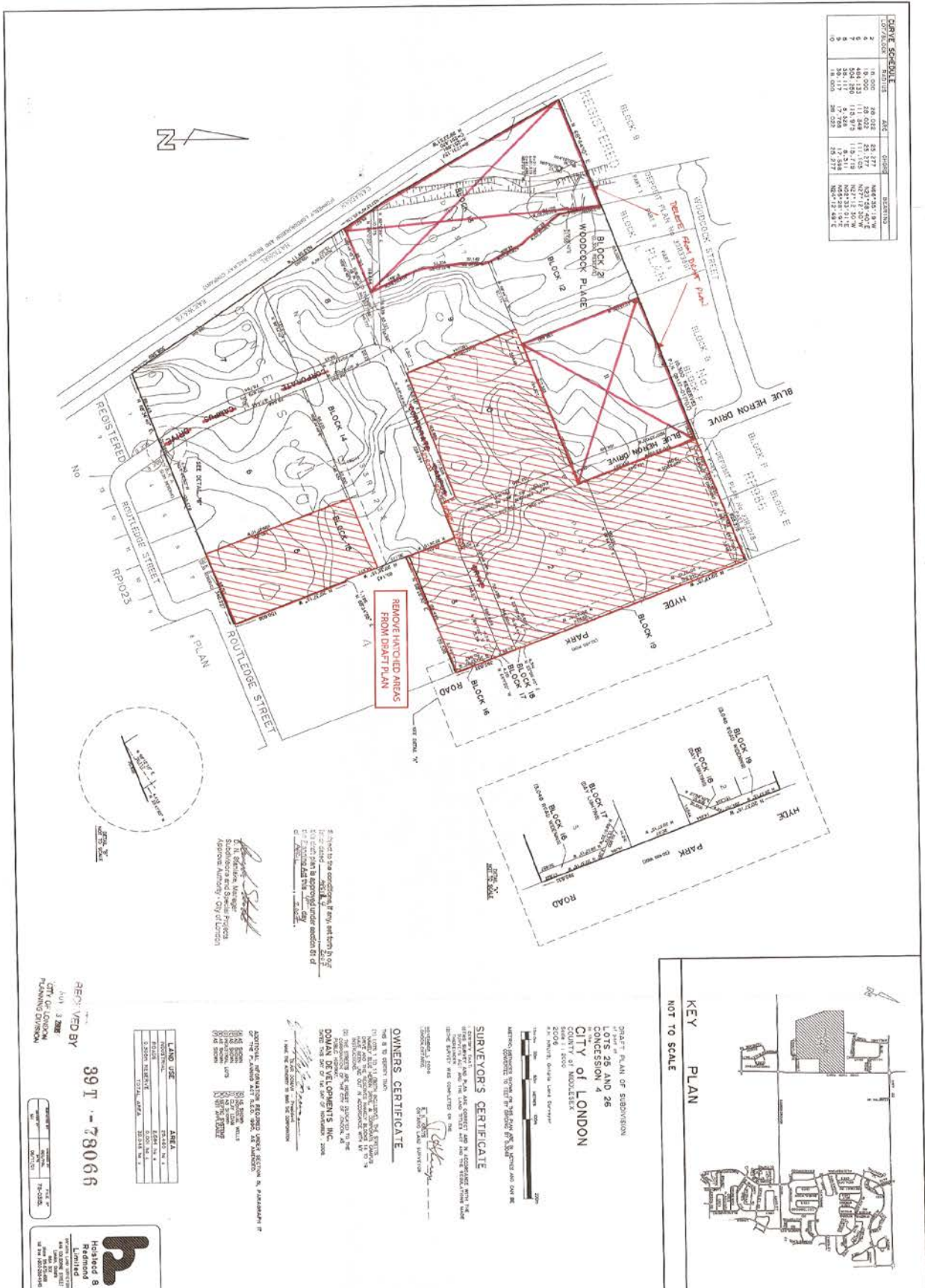
The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and ***bold italic lettering*** (additions) on the attached Schedule "A". If granted, the new draft approval lapse date would be October 4, 2019.

No changes are proposed to the approved zoning, lotting pattern or road alignments within the draft plan. As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

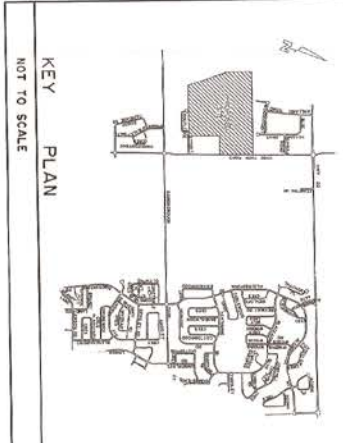
--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

Updated and Revised Draft Plan



LOT	AREA	PERCENTAGE	PERCENTAGE
1	10.000	20.000	20.000
2	10.000	20.000	20.000
3	10.000	20.000	20.000
4	10.000	20.000	20.000
5	10.000	20.000	20.000
6	10.000	20.000	20.000
7	10.000	20.000	20.000
8	10.000	20.000	20.000
9	10.000	20.000	20.000
10	10.000	20.000	20.000



DRAFT PLAN OF SUBDIVISION
LOTS 25 AND 26
CONCESSION #4
CITY OF LONDON
COUNTY OF MIDDLESEX
ZONING BY-LAW NO. 623
2006

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly Licensed Surveyor and Civil Engineer in the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office.

OWNERS CERTIFICATE
I, the undersigned, being the owner of the land hereinafter described, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office.

APPROVAL INFORMATION
APPROVED BY: [Signature]
DATE: [Date]

APPROVED BY: [Signature]
DATE: [Date]

39T-78066

Howard B. Smith & Associates Ltd.
Professional Engineers and Surveyors
1000 Bay Street, Suite 1000
Toronto, Ontario M5G 1A7
Tel: (416) 593-8888
Fax: (416) 593-8889
www.hbsa.com

Agenda Item # Page #

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

CONCLUSION

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

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

August 29, 2016
AM/am
"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\1996 & earlier\T78066 Doman Developments\2016 DA
Extension\PECreport-2016.doc

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

Schedule A

(Conditions to be included for Draft Plan Approval)
(Deleted conditions ~~Strikeout~~
New Conditions in **Bold** or *italics*)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-78066, ARE AS FOLLOWS

No.	Condition
1.	This approval applies to a revised plan submitted by Doman Developments, prepared by Holstead & Redmond, Ontario Land Surveyors, dated November 1, 2006, revised in red, which shows 10 industrial Blocks, two Blocks for a 0.3 metre reserve, two Blocks for daylighting triangles, two Blocks for road widening, one Block for an easement for the Stanton Municipal Drain, and one new street.
2.	This approval of the draft plan applies for a period of three (3) years from the draft approval date and if final approval is not given within that time, the draft approval shall lapse, except in the case where a further extension is granted by the Approval Authority. <i>This approval of the draft plan applies until October 4, 2019, 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.</i>
3.	The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
4.	The Owner, prior to final approval, 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.
5.	The Owner shall dedicate sufficient land to widen Hyde Park Road to 18m (60 ft.) from centreline of the original road allowance along the entire frontage of this plan.
6.	The road allowances included in this draft plan shall be dedicated as public highways.
7.	The daylighting triangles, shown as Blocks 17 and 18 on the attached copy of the draft plan, shall be dedicated as public highway.
8.	The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
9.	In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) 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 Engineer, at no cost to the City.
10.	The Owner shall request that street(s) shall be named to the satisfaction of the City.

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

- ~~11. Any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 m (on foot) reserves, and a 0.3 m (one foot) reserve be required along the west side of Hyde Park Road where it abuts this plan, including the hypotenuses of daylighting triangles, with the exception of a shared rights-in, rights-out access for Lots 1 and 2, as approved by the City Engineer~~
12. Prior to final approval, the Owner shall take all necessary steps to ensure that appropriate zoning is in effect for this proposed subdivision.
13. Prior to final approval or prior to the issuance of a building permit, the Owner shall make payment to the City Cash-in-lieu of parkland equal to 2% of the value of the commercial lands pursuant to Section 51 of the Planning Act.
14. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London including, but not limited to, surfacing of roads, installation and maintenance of services, grading and drainage, tree planting and tree preservation.
- ~~15. Prior to final approval of this plan, the Owners engineer must demonstrate to the City Engineer a satisfactory means of storm water discharge, stormwater management implementation, sanitary sewage disposal, and water supply and distribution. The provision of all services for this plan will be subject to the requirements of the Environmental Assessment Act.~~
- ~~16. Prior to final approval, a drainage plan be approved by the City Engineer.~~
- ~~17. The subdivision agreement between the Owner and the City of London shall include wording satisfactory to the City Engineer, for the implementation of the approved drainage plan and stormwater management indicated in these conditions.~~
18. Prior to final approval, a floodline report must be submitted to the UTRCA for their review and approval. The report is to determine the floodline on Lots 6 to 9 and 12 and 13, all inclusive so that the developability of these lands with respect to flooding potential can be assessed.
- ~~19. Prior to the submission of engineered drawings, a functional stormwater management report is to be submitted to the City Engineer for review and approval.~~

~~The Owner shall comply with the stormwater management targets and criteria identified in the Medway, Stanton, and Mud Creek Subwatershed Studies, as approved by City Council on September 18, 1995, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc. The Owner shall be required to provide a stormwater management plan addressing the applicable stormwater management criteria and targets.~~
- ~~20. The approved engineering drawings or the subdivision agreement between the Owner and the City of London shall contain the following elements/provisions:~~
 - ~~a) The Owner agrees to implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The subdivider's professional engineer shall have these requirements established and approved by the City Engineer prior to any work on the site.~~
 - ~~b) Construction of the turning lanes onto Hyde Park Road opposite Street "A" is subject to the approval of the City Engineer. Detailed plans showing the intersection and turning lanes are to be provided to the City Engineer for his review and approval.~~

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

21. ~~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 springs, water wells 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, 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, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City Engineer, at no cost to the City.~~

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.

22. The Owner shall construct and supply full municipal services on all streets within this plan. The Owner shall also construct and supply full municipal services to all lots created by this plan which may be on existing streets external to this plan, all to the satisfaction of the City Engineer (Woodcock Place in Plan M-568).
23. ~~The Owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The Owner's professional engineer shall have these requirements established and approved by the City Engineer prior to any work on the site.~~
24. ~~The Owner shall construct watermains to serve this Plan and connect them to the existing 150 mm diameter watermain on North Routledge Park at the south limits of this subdivision, the existing 450 mm diameter watermain on Hyde Park Road at North Routledge Park and the existing 300 mm diameter watermain on Blue Heron Drive at Woodcock Street. New watermains through the existing industrial subdivision to the north will be required to serve Block 12 in this plan. An engineering analysis is required by the Owner's professional engineer to determine the extent of external waterworks required to the satisfaction of the City Engineer, all at no cost to the City.~~

Prior to the issuance of any Certificate of Conditional 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:

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

- i) *Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm diameter watermain on North Routledge Park, the 300 mm diameter watermain on Blue Heron Drive at Woodcock Street and the 150 mm diameter watermain on North Routledge Park at the south limits of this draft plan;*
 - ii) *Construct a new watermain through the existing industrial subdivision to the north to serve Block 12 in this plan in accordance with the approved Design Studies, at no cost to the City;*
 - iii) *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; and*
 - iv) *The available fireflow and appropriate hydrant colour code (in accordance with the City of London Design Criteria) are to be shown on engineering drawings; The fire hydrant colour code markers will be installed by the City of London at the time of Conditional Approval*
25. ~~In the event that the Owner requires a Certificate of Conditional Approval prior to the City upgrading Hyde Park Road, the Owner shall construct channelization on Hyde Park Road at Street 'A', to the specifications of the City Engineer, all at the Owner's cost or enter into an agreement with the City to construct the works.~~
26. The Owner agrees that no construction or installations of any kind (eg. clearing or servicing of land) involved with this plan shall be undertaken 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. MOE certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking Crown land, navigable waterways; UTRCA, MNR, MOE, City; etc., etc.).
27. The Owner shall discharge the storm flows from this site to the Stanton Drain via the proposed Hyde Park Stormwater Management (SWM) Facility No. 4 and related stormwater/drainage servicing, which is located within the Stanton Drain Subwatershed.
28. ~~The Owner shall co-ordinate the works associated with this Plan of Subdivision with the City's proposed construction of the proposed Regional Hyde Park SWM Facility No. 4 abutting this Plan, in accordance with the preferred option of the accepted Hyde Park Drainage Storm Drainage and SWM Municipal Class EA Study. In addition, the Owner shall dedicate temporary easements along the west boundary of this Plan, as needed by the City, to construct the SWM Facility or make other suitable arrangements, all to the satisfaction of the City Engineer.~~
29. The Owner shall have his consulting professional engineer design and construct the storm/drainage servicing system from the subject lands, all to the specifications and satisfaction of the City Engineer and according to the requirements of the following:
- i) The SWM targets and criteria for the Stanton Drain Subwatershed Study;
 - ii) The Hyde Park Development Area Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009);
 - iii) The approved Hyde Park SWM Facility # 4 and Stanton Drain Remediation Functional Design Report (August 2011) for the subject lands;
 - iv) The Storm Drainage and SWM Servicing Works Letter/Report for the subject lands/development prepared and accepted in accordance with the file manager process, City requirements and to the satisfaction of the City Engineer;
 - v) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - vi) The Ministry of the Environment SWM Practices Planning and Design Manual; and

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

- vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all relevant SWM agencies.

- 30. Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan, or as otherwise approved by the City Engineer, all storm servicing and drainage works, ~~including major and minor storm flow routes, and stormwater management (SWM) related works, including the permanent regional Hyde Park SWM Facility # 4 as well as the portion of the Stanton Drain remediation work associated with the storm outlet from this regional facility,~~ to serve this plan, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer.

- ~~31. The Owner shall provide all adequate easements, if required, at no cost to the City, in relation to stormwater/drainage and SWM servicing works of the subject lands, all to the satisfaction of the City Engineer.~~

- ~~32. In conjunction with the Design Studies submission, the Owner's professional engineer shall identify major and minor storm flow routes for the subject lands and those flow routes shall be constructed and operational prior to the issuance of any Certificate of Conditional Approval, all to the satisfaction of the City Engineer.~~

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) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;*
- iii) Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.*
- iv) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the Hyde Park SWM Facility # 4 built by the City;*
- 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 for the final setback;*
- v) 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*
- vi) 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.*

- ~~33. The Owner agrees to promote the implementation of SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.~~

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

34. Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development 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 and/or any approvals given by the City Engineer, 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.
- # *In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:*
- i) *Construct storm sewers to serve this plan, located within the Stanton Drain Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1200 mm diameter storm sewer located on North Routledge Park;*
 - ii) *Make provisions to oversize and deepen the internal storm sewers, if necessary, in this plan to accommodate flows from upstream lands external to this plan;*
 - iii) *Grade and drain the boundaries of Blocks 8, 9 and 12 to blend in with the abutting Hyde Park SWM Facility # 4 to the west of this plan, at no cost to the City;*
 - iv) *Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and*
 - v) *Address forthwith any deficiencies of the stormwater works and/or monitoring program.*
- # *Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:*
- i) *Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and*
- # *The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.*
- ~~35. 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:

 - ~~—Identify external water servicing requirements;~~
 - ~~—Confirm capacity requirements are met;~~
 - ~~—Identify need to the construction of external works;~~
 - ~~—Identify the effect of development on existing water infrastructure — identify potential conflicts;~~
 - ~~—Water system area plan(s)~~
 - ~~—Water network analysis/hydraulic calculations for subdivision report;~~
 - ~~—Phasing report;~~
 - ~~—Oversizing of watermain, if necessary and any cost sharing agreements~~
 - ~~—Water quality~~
 - ~~—Indicate the location of valves and hydrants~~~~
 - ~~ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:

 - ~~—valving to shut off future connections which will not be used in the near term;~~
 - ~~and/or~~~~

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

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

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:*
 - *Identify external water servicing requirements;*
 - *Identify fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;*
 - *Confirm capacity requirements are met;*
 - *Identify need to the construction of external works;*
 - *Identify the effect of development on existing water infrastructure – identify potential conflicts;*
 - *Water system area plan(s)*
 - *Water network analysis/hydraulic calculations for subdivision report;*
 - *Phasing report and identify how water quality will be maintained until full built-out;*
 - *Oversizing of watermain, if necessary and any cost sharing agreements.*
 - *Water quality*
 - *Identify location of valves and hydrants*
 - *Identify location of automatic flushing devices as necessary*
 - *Looping strategy*
- ii) *An engineering analysis to determine the extent of external watermains required to serve Blocks within this plan, at no cost to the City.*

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 measure which are necessary to meet water quality requirements shall also be shown clearly on the engineering drawings.

- # *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*

~~36. The Owner shall connect the storm sewers and water mains to be constructed in this subdivision to the existing outlets and water main(s) to the specifications of the City Engineer.~~

37. The Owner agrees that once construction of any private services, ie: water, storm or sanitary, to service the lots or blocks in this plan *and lands external to this plan* are completed and any proposed relotting of the plan is undertaken, all the previously installed services must be reconstructed in standard location, in accordance with the approved final lotting and approved revised servicing drawings, all to the specifications of the City Engineer and at no cost to the City.

~~38. No weeping tile connections will be permitted into the sanitary sewers within this plan.~~

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

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

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

~~39. The Owner shall construct the sanitary sewers to serve this Plan and connect them to the existing 525 mm (21") diameter Hyde Park Trunk Sanitary Sewer which bisects this site.~~

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 525 mm (21") diameter Hyde Park Trunk Sanitary Sewer which bisects this site*
- ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;*
- iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and*
- iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.*

~~40. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a gateway treatment on North Routledge Park at the intersection of Hyde Park Road with a right-of-way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City Engineer.~~

- 41. The Owner shall construct the following:
 - i) North Routledge Park to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

ii) ~~Blue Heron Drive to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 26.22 metres (86') consistent with Blue Heron Drive in Plan 33M-568.~~

42. The Owner shall undertake a limited scoped traffic impact study to determine the impact of this subdivision on surrounding arterial streets which shall be based upon Transportation Planning & Design Division's Traffic Impact Study Guideline document. This study shall be completed and approved prior to the submission of servicing drawings for any future phase(s) of development.

The Owner shall implement all recommendations outlined in the approved Transportation Impact Assessment to the satisfaction of the City Engineer.

- ~~43. The Owner shall make minor boulevard improvements on Hyde Park Road adjacent to this plan to the specifications of the City Engineer and at no cost to the City, consisting of clean-up, grading and sodding as necessary.~~

- ~~44. The Owner shall dedicate 3.0 m x 3.0 m "daylighting triangles" at the intersection of North Routledge Park and Blue Heron Drive in the Plan to satisfy requirements necessary for servicing bus transit routes and industrial traffic, as specified by the City Engineer.~~

- ~~45. No vehicular access will be permitted to Lots 1, 2 and 3 directly from Hyde Park Road, with the exception of a shared rights-in, rights-out access for Lots 1 and 2, as approved by the City Engineer. All vehicular access will be via the internal subdivision streets with the exception of the restricted access noted above.~~

46. The Owner shall install standard barricades/warning signs at the limits of dead end streets within this plan to the specifications of the City Engineer.

47. The Owner shall have its professional engineer to determine the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. No construction involving installation of services requiring an EA is to be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario's Environmental Assessment Act.

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.

- ~~48. The Owner shall align the intersection of North Routledge Park Drive to match North Routledge Park Drive on the east side of Hyde Park Road in Plan 39T-08505 to the satisfaction of the City Engineer.~~

- ~~49. Should this plan be developed in stages, the Owner shall provide 0.3 m reserve at the end of all dead-end road allowances, across future connections and along any open sides of road allowances.~~

~~Permanent reserves are to be located outside the road allowance, temporary reserves are to be allocated from the road allowance and form part of the design width.~~

~~Reserve blocks should be separated into parts where it is anticipated that it would facilitate future development of abutting lands.~~

52. 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,

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

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.

53. The Owner in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas". The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.
- ~~54. Prior to requesting a subdivision agreement, the Owner shall undertake a funding source assessment with regard to the City Services Reserve Fund, the Industrial Oversizing Reserve Fund and the Urban Works Reserve Fund for this project, satisfactory to the City Engineer.~~
- ~~55. In the event that the Owner requires a Certificate of Conditional Approval prior to the City completing the Regional SWM Facility and the reconstruction of Hyde Park Road, the Owner may construct the works at their cost or enter into an agreement with the City to construct the works.~~
- ~~56. In the event that the Owner requires a Certificate of Conditional Approval prior to the City upgrading Hyde Park Road, the Owner shall install traffic signals at the intersection of Hyde Park Road and North Routledge Park when determined warranted by the City Engineer, all at the Owner's cost or enter into an agreement with the City to construct the works.~~
57. The Owner shall provide municipal sanitary servicing to the limits of this plan of subdivision and convey any necessary easement(s) to the City or external property Owners, to the satisfaction of the City Engineer, in order to provide for the servicing of parcels of lands external to this subdivision.
- ~~58. 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. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.~~
61. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of 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.

- ~~62. Throughout the duration of construction within this draft plan of subdivision, the Owner shall 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 construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City.~~
- ~~63. The Owner shall have his consulting engineer provide an analysis of the water table level of the lands within this plan and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as~~

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

~~identified by OPSS 410 and OPSS 407. This analysis is to be included in the Design Studies submission and any measures identified shall be incorporated into the design drawings for the subdivision.~~

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. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;*
- iii) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an hydrogeological report that includes 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; and*
- iv) All measures identified in the Design Studies shall be incorporated into the engineering drawings.*

~~64. The Owner shall not alter the subject lands until the Hyde Park SWM Facility No. 4 is constructed and operational, to the specifications and satisfaction of the City Engineer.~~

65. The Owner's professional geotechnical engineer shall ensure that all geotechnical issues and all required setbacks related to slope stability in proximity to the Stanton Drain channel are adequately address for the subject lands, all to the satisfaction of the City Engineer and the UTRCA.

~~66. In conjunction with the submission of the design studies, the Owner shall have their consulting engineer submit a report satisfactory to the City Engineer, that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.~~

67. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.

68. The Owner shall notify all future developers that sewage control manholes built to City of London standards, may be required for each individual lot in accordance with Industrial Waste By-law No. W-982-188.

69. The Owner shall utilize construction access routes designated by the City Engineer from time to time.

70. The Owner agrees that, in the event that an emergency access is required for this subdivision, this requirement will be subject to satisfying the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design, etc.

71. The Owner shall establish and maintain a Traffic Management Plan (TMP) when directed by the City, in conformance with City guidelines and to the satisfaction of the

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the subdivision servicing drawings for this plan.

72. 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 Engineer. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City Engineer.
73. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
74. 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 Engineer.
75. Prior to final approval, the Owner shall make arrangements with the affected property Owner(s) for the construction of any portions of services situated on private lands outside this plan, and shall provide satisfactory easements over the ~~sewers~~ services as necessary, all to the specifications and satisfaction of the City Engineer, *at no cost to the City.*
- ~~76. 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 Engineer.~~
77. 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.
78. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.
- ~~79. The Owner shall have the common property line of Hyde Park Road 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 centerline line grades on Hyde Park Road are the future centerline of road grades as determined by the Owner's professional engineer and accepted by the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road.~~
84. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

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) The unassumed services must be completed and Conditionally Accepted by the City;
 - ii) The subdivider must have a video inspection completed on all affected unassumed sewers;
- b) 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 contributing flows 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.
85. With respect to any services and/or facilities constructed in conjunction with this plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside Owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.
- The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.
86. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council. The provisions of all general by-laws, policies and guidelines, as amended from time to time, including those pertaining to development charges and other levies, shall continue to apply to the subject lands and shall not be affected by any subdivision requirements respecting services.
87. The Owner agrees that 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, these deposits must be reported to the City Engineer/Chief Building Official immediately, and if required by the City Engineer/Chief Building Official, the Owner/contractor will, 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/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/Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer/Chief Building Official and at the expense of the Owner/contractor, 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.

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

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

88. The Owner shall provide inspection during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer.
89. The Owner shall have its 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".
- ~~90. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.~~
91. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
92. 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 Engineer.
- ~~93. In conjunction with the Design Studies, the Owner's professional geotechnical engineer shall provide a geotechnical report to adequately address all geotechnical issues including erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all geotechnical recommendations with respect to slope stability, to the satisfaction of the City Engineer and the UTRCA.~~
- ~~94. The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City Engineer.~~
95. 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 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.
96. All through intersection 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.

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

97. 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”, to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.

~~98. The Owner shall install street lighting on all streets in this plan to the satisfaction of the City Engineer, at no cost to the City.~~

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

99. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City Engineer, at no cost to the City.

If funds have been provided to the City by the Owner(s) of adjacent lands for the removal of the temporary turning circle(s) and the construction of this section of road(s) and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

~~100. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:~~

- ~~i) North Routledge Park Drive – from Hyde Park Road to Blue Heron Drive~~
- ~~ii) Blue Heron Drive – from North Routledge Park to north limit of plan~~

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

- i) North Routledge Park Drive – outside (north and west) boulevard, west of Blue Heron Drive to the south limit of plan

102. 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.

103. In conjunction with the Design Studies submission, the Owner shall have its professional engineer identify the location of all existing private water wells and water lines on this site and provide confirmation which portions of the infrastructure are to be abandoned and which are to be maintained.

104. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City Engineer.

105. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City Engineer, at no cost to the City.

106. Prior to the issuance of a Certificate of Conditional Approval for Lot 12 in this plan, the Owner shall build a fully serviced road on Woodcock Place in Plan 33M-568 and connect

Agenda Item #	Page #

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

to the existing Woodcock Place in RP-986, to the satisfaction of the City, at no cost to the City. The Owner is to construct this fully-serviced road to City standards and is to include the extension of a watermain from Blue Heron Drive at Woodcock Street to Woodcock Place to service Lot 12 in this plan. It is noted that the 0.3 metre reserve (Block 3, Plan 33M-568) abutting Lot 12 in this plan is to remain until Woodcock Place is built to the satisfaction of the City Engineer, at no cost to the City.

- 107. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of Woodcock Place in Plan 33M-568 with consideration to the existing open watercourse, storm sewer servicing, SWM Facility, watermain servicing, etc.
- 108. Should the current or future Owner propose a revision to the development of these lands, that Owner may be required to complete a new or revised Design Studies submission in accordance with the File Manager process as required by the City.
- 109. The Owner shall provide a multi-purpose easement to the City along the north portion of Block 8 to provide for pedestrian access between North Routledge Park with the Hyde Park Rotary Link pathway all the satisfaction of the Manager of Parks Planning and Design.

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.

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.

At the time this plan is registered, the Owner shall modify any existing easements, if necessary, and register all appropriate easements for any existing and proposed private storm and sanitary works required in this plan, to service external lands, all to the satisfaction of the City Engineer, at no cost to the City.

Agenda Item # Page #

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

- # *The Owner shall include in the Agreements of Purchase and Sale or lease and in the transfer of deed of any blocks in this plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of the said blocks to observe and comply with the City easements, private easements and private sewer services needed for the servicing of any external lands to this plan. No landscaping, vehicular accesses, parking access, works or other features shall interfere with the above-noted municipal or private maintenance accesses, servicing, grading or drainage that services other lands.*

- # *In conjunction with the submission of detailed design drawings, 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 be noted tapers are not to be within an intersection.*

- # *Should any existing private servicing on the future North Routledge Park in this draft plan of subdivision be used for future municipal servicing, all services are to be constructed to City standards, to the satisfaction of the City, at no cost to the City.*

--	--

**39T-78066 DRAFT APPROVAL EXTENSION 2016/
C. Smith**

Schedule B

Corporate Campus North side of Routledge St - Doman Developments
Draft Plan Extension
39T-78066

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - None identified.	\$0
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRF - None identified.	\$0
Total	\$0
Estimated Total DC Revenues (2016 Rates)	Estimated Revenue
CSRF	\$8,401,959
UWRF	\$184,806
TOTAL	\$8,586,765

- 1 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.
- 2 There are no claims anticipated for this phase of development.
- 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 estimated revenues noted above assume industrial uses and would be funded from tax supported sources consistent with the City's current Community Improvement Plan for Industrial Development. Any potential revenue will be assessed at the time of building permits, based on the proposed use of the building and applicable By-law provisions.

Aug 23, 2016

Peter Christiaans

Date

Peter Christiaans
Director, Development Finance