

File Number: 39T-09502

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 VICTORIA ON THE RIVER SUBDIVISION (PHASE 3) 39T-09502 MEETING ON OCTOBER 3, 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 Lot 9, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated north of Commissioners Road East, between Jackson Road and Hamilton Road:

- (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 Victoria on the River Subdivision (39T-09502) Phase 3, 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 Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

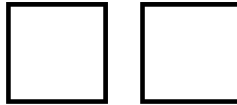
BACKGROUND

This application for Draft Plan Approval for "Victoria on the River" subdivision was accepted on July 31, 2009. A revised plan was submitted on September 23, 2010 and the statutory public meeting was held on March 28, 2011. Council adopted the corresponding Official Plan Amendment on April 4, 2011 and it came into effect on May 10th as there were no appeals. The plan was Draft Approved on January 19, 2012, subject to conditions and red line revisions.

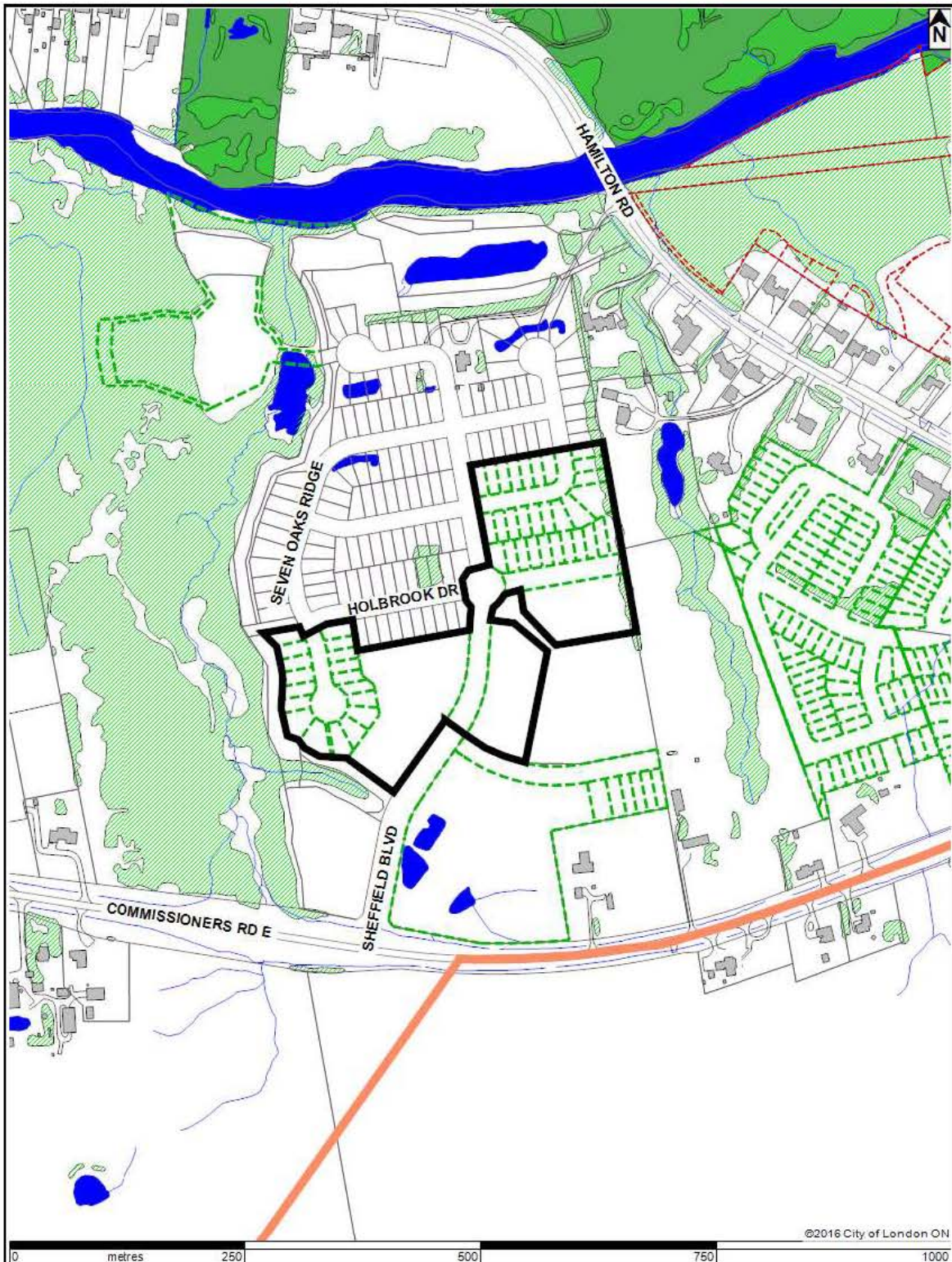
Further revisions to the Draft Plan, including technical amendments required as a result of the final design of the stormwater management pond and outlets were considered at a public participation meeting on September 10, 2013. A revised Draft Approval was granted on December 10, 2013 for the plan of subdivision consisting of 152 single family lots as well as several blocks for medium and low density residential development, stormwater management and open space uses, and one commercial block.

Phase 1, which consisted of 59 single detached residential lots, one multi-family block and several park/open space blocks, was registered as Plan 33M-672 on July 31st, 2014. Phase 2 of the subdivision, which consists of 60 single detached residential lots and one park block, was registered as Plan 33M-688 on November 19, 2015. In April 2016, the Approval Authority granted a further revision to the Draft Plan to divide a Multi-Family Block and create 20 single detached lots.

This 2nd phase consists of 48 single family detached lots, three(3) multi-family medium density blocks, one(1) walkway block and one(1) reserve block, all served by the existing Sheffield Boulevard and the extension of Seven Oaks Ridge, Leeds Crossing and Holbrook Drive.



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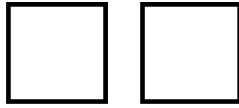
LOCATION MAP

Subject Site: **Victoria on the River**
 Applicant: **Sifton Properties Limited**
 File Number: **39T-09502**
 Planner: **LM**
 Created By: **Im**
 Date: **2016-08-29**
 Scale: **1:5000**

LEGEND

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





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PLAN 33M - APPROVED UNDER SECTION 31 OF THE PLANNING ACT 2016. THIS PLAN IS REGISTERED IN THE LAND REGISTRY ON 14/09/2016.

PLAN OF SUBDIVISION
LOT 9, CONCESSION 1
CITY OF LONDON
MIDDLESEX
 2016
 ONTARIO LAND TRANSACTIONS ACT
 2016

SURVEYOR'S CERTIFICATE:
 I, the undersigned, being duly qualified as a Surveyor under the Survey Act, 1901, and being duly sworn, do hereby certify that the above-mentioned plan is a correct and true representation of the land shown thereon as the same is situated on the 14th day of August 2016.

OWNER'S CERTIFICATE:
 I, the undersigned, being duly qualified as an Owner of the land shown thereon, do hereby certify that the above-mentioned plan is a correct and true representation of the land shown thereon as the same is situated on the 14th day of August 2016.

SIFTON PROPERTIES LIMITED

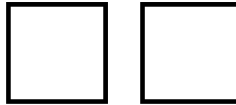
LEGAL LEGEND
 BOUNDARY OF ADJACENT PROPERTY
 BOUNDARY OF ADJACENT CONVEYANCE
 BOUNDARY OF ADJACENT CONCESSION
 BOUNDARY OF ADJACENT LOT
 BOUNDARY OF ADJACENT PART
 BOUNDARY OF ADJACENT PLAN
 BOUNDARY OF ADJACENT TOWNSHIP

UTM GRID NOTES
 UTM GRID SYSTEM
 UTM GRID ZONE
 UTM GRID EASTING
 UTM GRID NORTHING

TOTAL SITE AREA: 5,843.41 Hq.

MONUMENTATION NOTES
 ALL MONUMENTS ARE TO BE MAINTAINED IN PLACE AND NOT TO BE REMOVED OR ALTERED. ANY MONUMENTS FOUND TO BE MISSING OR DAMAGED SHALL BE REPLACED OR REPAIRED AT THE OWNERS RISK AND EXPENSE.

AGM
 AGM SURVEYING & MAPPING LTD.
 100 RIVERVIEW DRIVE, SUITE 100, SCARBOROUGH, ONTARIO M1V 1A1
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.AGM-SURVEYING.COM



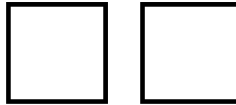
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Development Services Division has reviewed these special provisions with the Owner who is in agreement with them.

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

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

AM/fg
Attach.
September 21, 2016



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<p>Schedule "A" SPECIAL PROVISIONS</p>
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5. STANDARD OF WORK

Remove Subsection 5.7 and **replace** with the following:

- 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 16 and 17 in this Plan, which incorporate rear yard catchbasins, 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.~~

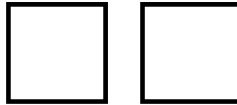
25.1 STANDARD REQUIREMENTS

Remove Subsection 25.1 (h) and **replace** with the following:

- (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 Block 52 is 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 Holbrook Drive inside this Plan, an amount of \$20,000.
- # The Owner shall implement all recommendations of the approved EIS (June 2009) and the EIS addendum (May 2013), to the satisfaction of the City.
- # The Owner shall request the City release the 0.3 metre reserves identified as Blocks 62 and 63 Plan 33M-688, and the 0.3 metre reserve identified as Block 82 Plan 33M-672.



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25.2 CLAIMS

Delete in its entirety and replace with:

There are no eligible claims for works by the Owner paid for from a Development Charges Reserve Fund or Capital Works Budget included in this Agreement.

25.6 GRADING REQUIREMENTS

Add the following new Special Provisions:

- # Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make arrangements with the adjacent property owner to the east to regrade a portion of the property external to this Plan, in conjunction with grading and servicing of this subdivision, to the specifications of the City, at no cost to the City.

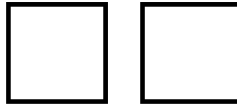
25.7 STORM WATER MANAGEMENT

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 South Thames Subwatershed Study and any addendums/amendments;
 - ii) The Old Victoria Area Plan Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009);
 - iii) The approved Storm /Drainage and SWM Servicing Functional Report and plans for the subject lands;
 - iv) The approved Functional Stormwater Management Plan for the Regional Old Victoria SWM Facility # 2 (Delcan/Parsons);
 - v) 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.
 - vi) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - viii) The City of London Design Specifications and Requirements Manual, as revised;
 - ix) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual (2003); and
 - x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

Add the following new Special Provisions:

- # Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install the proposed stormwater management system (eg. horizontal infiltration systems on Lots 1 and 6), as identified on the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.



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- # Prior to assumption, the Owner shall operate, monitor and maintain the stormwater works associated with this Plan. The Owner shall ensure that any removal and disposal of sediment is to an approved site in accordance with the Ministry of the Environment and Climate Change and the Ministry of Natural Resources.
- # The Owner shall include the following in the Agreement of Purchase and Sale for the transfer of Lots 1, 6 and 16, a covenant by the purchaser or transferee to observe and comply with the following:
- i) Stormwater management controls have been implemented on the affected lots in conjunction with the stormwater management system for this Plan of subdivision in accordance with the approved SWM Report.
 - ii) The purchaser or transferee shall not alter or adversely affect the said stormwater management controls and/or stormwater storage areas on the said lots as shown on the accepted lot grading and servicing drawings for this subdivision.
- # The Owner shall decommission any temporary sediment basins and associated infrastructure in this Plan when the ultimate storm sewer outlet system(s) are constructed and operational, to the satisfaction of the City, at no cost to the City.
- The Owner is responsible for all costs related to the decommissioning of any temporary sediment basin(s) work and any redirection of sewers and overland flow routes.
- # Within thirty (30) days of registration of this Plan, the Owner shall provide a blanket easement on Block 50 until any all temporary works are decommissioned to the satisfaction of the City. At the time, any temporary works are decommissioned, the City will release the easement, all at no cost to the City.

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 Lots and Blocks in this Plan, which is located in the South Thames Subwatershed, and connect them to the City's existing storm sewer system being the 525 mm diameter storm sewer on the east side of Sheffield Boulevard where Sheffield Boulevard in Plan M-672 joins with Leeds Crossing in this Plan, the existing 600 mm diameter storm sewer stub on the east side of Sheffield Boulevard where Sheffield Boulevard in Plan M-672 joins with Holbrook Drive in this Plan and the existing 300 mm diameter storm sewer on Holbrook Drive in Plan 33M-688 where it connects to Seven Oaks Ridge in this Plan.

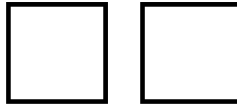
The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

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 this condition is not required.

- ~~(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.~~



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

- # The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's existing sanitary sewage system being the 200 mm diameter sanitary sewer stub on the east side of Sheffield Boulevard where Sheffield Boulevard in Plan M-672 joins with Holbrook Drive in this Plan, the existing 200 mm diameter sanitary sewer stub on the east side of Sheffield Boulevard where Sheffield Boulevard in Plan M-672 joins with Leeds Crossing in this Plan, and the existing 200 mm diameter sanitary sewer on Holbrook Drive in Plan M-688 where it connects to Seven Oaks Ridge in this Plan.

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:

- (h) The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's existing water supply system, being the 250 mm diameter watermain on the east side of Sheffield Boulevard where Sheffield Boulevard in Plan M-672 joins with Holbrook Drive in this Plan, the 200 mm diameter watermain on the east side of Sheffield Boulevard where Sheffield Boulevard in Plan M-672 joins with Leeds Crossing in this Plan and the 200 mm diameter watermain on Seven Oaks Ridge, 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 Provisions:

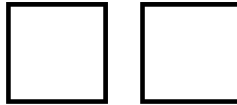
- # Prior to assumption of any part of this subdivision, the Owner shall, at no cost to the City:
- i) construct a looped watermain connection such that the City's watermain looping specifications are met without the use of the Pressure Reducing Valve on Sheffield Boulevard and convert the said Pressure Reducing Valve to a check valve, all to the specifications and satisfaction of the City Engineer; or
 - ii) complete all work necessary to connect the Pressure Reducing Valve on Sheffield Boulevard to the City's SCADA system, to the specifications and satisfaction of the City Engineer.
- # The Owner shall include in all Agreements of Purchase and Sale, and/or Lease of Blocks 49, 50 and 51 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.

25.10 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:
- (i) a fully serviced road connection where Leeds Crossing joins with Sheffield Boulevard in Plan M-672 and all associated works as per the accepted engineering drawings;



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- (ii) a fully serviced road connection where Leeds Crossing joins with Leeds Crossing in Plan 33M-688 and all associated works as per the accepted engineering drawings;
- (iii) a fully servicing road connection where Holbrook Drive joins with Sheffield Boulevard in Plan M-672 and all associated works as per the accepted engineering drawings;
- (iv) a fully serviced road connection where Seven Oaks Ridge joins with Seven Oaks Ridge in Plan M-688 and all associated works as per the accepted engineering drawings;
- (v) completion of traffic calming measures on Sheffield Boulevard at Holbrook Drive as per accepted engineering drawings;

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 Sheffield Boulevard, Leeds Crossing and Seven Oaks Ridge 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) and **replace** with the following:

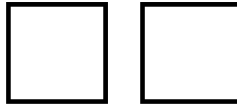
- (q) Where traffic calming measures are required within this Plan:
 - (iv) The Owner shall include in all Agreements of Purchase and Sale or Lease for each of the Lots and Blocks on Holbrook Drive, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said 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.

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

- (r) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Commissioners Road East or other routes as designated by the City.

Add the following new Special Provisions:

- # The Owner shall construct a temporary turning circle at the east limit of Holbrook Drive on Block 49, to the satisfaction of the City Engineer and at no cost to the City.



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If the Owner requests the City to assume Holbrook Drive, all as shown on this Plan of Subdivision, prior to its extension to the Holbrook Drive, 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 circle at the east limit of Holbrook Drive 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 \$20,000 for which 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.

Should it be determined that Holbrook Drive to the east will not be extended in the future, the \$20,000 security will be returned to the Owner at that time and the temporary easement on Block 49 for the temporary turning facility may become permanent.

- # Barricades are to be maintained at the east limits of Holbrook Drive until lands to the east develop or as otherwise directed by the City. When lands to the east 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 remove all existing accesses and restore all affected areas, if necessary, all to the satisfaction of the City, at no cost to the City.

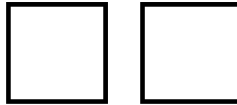
- # The Owner shall reconstruct Sheffield Boulevard in Plan M-672 to remove the temporary emergency access and pavement markings and restore, including but not limited to, the boulevard, pathway, trees, street lights, parking bay, associated roadworks, etc. to the satisfaction of the City, when a second public access is provided to the subdivision at the direction and satisfaction of the City, at no cost to the City.

- # Should the lands to the east not develop and the roads in this Plan not be extended as determined by the Environmental Impact Study (under review) for the adjacent property, the Owner shall be advised the accepted engineering drawings may need to be revised with respect to temporary turning facilities, pavement structure and servicing, all to the satisfaction of the City, at no cost to the City.

25.12 PARKS

Add the following new Special Provisions:

- (d) Within one (1) year of registration of this Plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, an education package which explains the stewardship of natural areas, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these Lots. The educational package shall be prepared to the satisfaction of the City, and 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**

- Holbrook Drive shall have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
- Seven Oaks Ridge and Leeds Crossing shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60')

Sidewalks

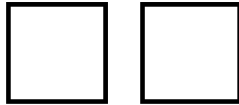
A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of Holbrook Drive.

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

- (i) Seven Oaks Ridge – west boulevard to Walkway Block 52
- (ii) Leeds Crossing – south and east boulevard from Sheffield Boulevard to north limit of plan

Pedestrian Walkways

City of London standard 3.0m wide pedestrian walkways shall be constructed on Block 52 of 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:

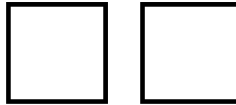
0.3 metre (one foot) reserves:	Block 53
Road Widening (Dedicated on face of plan):	Nil
Walkways:	Block 52
5% Parkland Dedication:	NIL
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

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

Servicing/Temporary Turning Facility:	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:	\$ 188,109
BALANCE PORTION:	<u>\$1,065,949</u>
TOTAL SECURITY REQUIRED	\$1,254,058

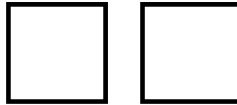
The Cash Portion shall be deposited with the City Treasurer prior to the execution of this Agreement.

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 lots and blocks 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.

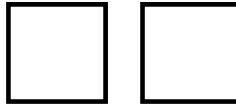
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external easements as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all easements within this Plan to the City.

Multi-Purpose Easements:

- (a) Temporary turning circle easements shall be deeded to the City in conjunction with this Plan over parts of Block 49 within this Plan.
- (b) A blanket easement shall be deeded to the City over Block 50 in conjunction with this Plan until all temporary erosion and sediment works are decommissioned in the future, to the satisfaction of the City Engineer.
- (c) A multi-purpose easements shall be deeded to the City in conjunction with this Plan, over lands internal to this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:
 - (i) On Block 51 for temporary catchbasin

Road Easements:

There are no road easements required in this Plan.



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Schedule "B"
Related Estimated Costs and Revenues

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Victoria on the River, Phase 4 - Sifton Properties Limited
 Subdivision Agreement
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Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - None identified.	\$0
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRF - None identified.	\$0
Total	\$0
Estimated Total DC Revenues ^(Note 2) (2016 Rates)	Estimated Revenue
CSRF	\$5,784,664
UWRF	\$703,092
TOTAL	\$6,487,756

- 1 There are no claims for DC funded works associated with this application.
- 2 Estimated Revenues are calculated using 2016 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth - any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed by:

Sept. 19, 2016

Date

CoF
 Peter Christiaans
 Director, Development Finance