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Appendix “39T-08502”

Conditions to be included for Draft Plan Approval  
(Deleted conditions ~~Strikeout~~ New Conditions in **BOLD ITALIC LETTERING**)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THE SUBDIVISION, FILE NO. 39T-08502 ARE AS FOLLOWS:

No. CONDITIONS

- 
- ~~This draft approval applies to the draft plan submitted by Kenmore Homes (London) Inc. (File No. 39T-08502 prepared by Archibald, Gray & McKay Ltd, certified by Bruce Baker, OLS (Drawing No. 9-L-3755, dated December 1, 2011), as redline revised which shows 199 single detached lots, one (1) school block, one (1) open space block, one (1) commercial block, one (1) pathway block and various reserve blocks served by one (1) collector road and five (5) new local streets.~~

***This draft approval applies to the draft plan submitted by Kenmore Homes (London) Inc. (File No. 39T-08502) prepared by Holstead and Redmond Limited, certified by David Bianchi, OLS (Drawing No. 13-0148E, dated April 1, 2016), as revised which shows 97 single detached lots, eight (8) townhouse blocks and various reserve blocks served by four (4) new local streets.***
  - ~~The approval of this draft plan applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.~~

***This approval of the draft plan applies until Sept 14, 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.***
  - The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
  - The Owner shall within 90 days of draft approval submit proposed street names for this subdivision to the City.
  - The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
  - Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
  - Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
  - ~~The Owner shall enter into a subdivision agreement and shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.~~
  - The required subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
  - Phasing of this subdivision (if any) shall be to the satisfaction of the City.

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11. 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. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City.
12. 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; and all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that 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.
13. Prior to final approval, the Owner shall request the City of London Finance Department to advise the Approval Authority that all financial obligations/encumbrances owed to the City on the said lands have been paid in full, including property taxes and local improvement charges.
14. ~~The Owner shall obtain and submit to the City a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. The Owner shall not grade or disturb soils on the property prior to the release from the Ministry of Culture.~~
15. The Owner shall not commence construction or installations of any services (e.g. clearing or servicing of land) involved with this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (e.g. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, Crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)

#### Sanitary

16. ~~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 any external drainage area(s) and the proposed sanitary routing, to the satisfaction of the City;~~
  - ~~ii) Provide an analysis which shall indicate the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and an evaluation of additional measures, if any, which will need to be incorporated in the design and construction of the sewers to ensure that the sewers will meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.~~

***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; and***
- ii) Provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken, to***

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- meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407;

iii) Demonstrate that servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City servicing which meet City of London standards and requirements.
17.

In accordance with City standards or as otherwise required by the City, 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 450 mm (18") diameter sanitary sewer located on South Carriage Road and the 375 mm (15") diameter sanitary sewer on Coronation Drive;

ii) The Owner shall construct an extension of the sanitary sewer on Hyde Park Road to serve Block 203 (the southerly portion of the site) and connect the proposed extension to the existing 200 mm (8") diameter sanitary sewer on Hyde Park Road;

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.
- 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 450 mm (18") diameter sanitary sewer located on South Carriage Road, the 200 mm diameter sanitary sewer on Emma Chase and the 200 mm diameter sanitary sewer on Finley Place;

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.

18.

In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall:

i) Throughout the duration of construction within this draft plan of subdivision, 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;

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- ii) ~~Not allow any weeping tile connections into the sanitary sewers within this Plan; and~~
- iii) ~~Following construction, the Owner shall have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407. Also, if requested, the Owner shall permit the City to undertake smoke testing of the sanitary system at any time prior to assumption of the subdivision.~~

***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) Installing Parson Manhole Inserts (or approved alternative satisfaction to the City Engineer) in all sanitary 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.***
19. ~~Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City 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. 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.~~

***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.***

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## Storm and Stormwater Management

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

- ~~i) Identify the storm/drainage and SWM servicing works for the subject lands, all to the satisfaction of the City;~~
- ~~ii) Identify major and minor storm flow routes for the subject lands, to the satisfaction of the City;~~
- ~~iii) Develop 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;~~
- ~~iv) Implement 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;~~
- ~~v) Provide a concept grading plan and road design to match the grading of the existing Stormwater Management Facility; and,~~
- ~~vi) Provide an overland flow capacity analysis and recommend any proposed modifications to the outlet into the east cell of the Hyde Park No. 1B1 SWM facility. Any modifications to the existing overland flow inlet of the SWM facility will be undertaken by the City or its contractor to the satisfaction of the City and all costs associated with potential modifications will be borne by the Owner.~~

***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) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the existing Stormwater Management Facility built by the City abutting lands to the south of this plan;***
- iv) 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 Engineer. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback, if necessary;***
- 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***

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**adequate geotechnical conditions within this Plan and the approval of the City Engineer.**

**Should the proposed Storm/Drainage and SWM servicing works vary from the approved Functional SWM Plan for Hyde Park SWM Facility 1B1 and Hyde Park SWM Facility 1, an updated Functional SWM Plan may be required to address the above, in lieu of a SWM Servicing Letter/Report of Confirmation.**

21. ~~The required Storm/Drainage and SWM Servicing Report/Letter of Confirmation Design Studies submission prepared by the Owner’s consulting professional engineer shall be in accordance with the recommendations and requirements of the following:~~
- ~~i) The SWM criteria and environmental targets for the Stanton Drain Subwatershed Study and any addendums/amendments;~~
  - ~~ii) The accepted Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule ‘B’ Class Environmental Assessment and any addendums/amendments;~~
  - ~~iii) The approved Functional Stormwater Management Plan for Hyde Park SWM Facility 1 and the approved Stormwater Management Functional Design Report for the Hyde Park SWM Facility 1B1, or any updated Functional Stormwater Management Plan;~~
  - ~~iv) The requirements of the Hyde Park Road Improvements Environmental Assessment;~~
  - ~~v) The accepted Stormwater Letter of Confirmation prepared in accordance with the file manager process and requirements for the subject development.~~
  - ~~vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;~~
  - ~~vii) The City’s Waste Discharge and Drainage By laws, lot grading standards, Policies, requirements and practices;~~
  - ~~viii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and~~
  - ~~ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~

**The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner’s consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:**

- i) The SWM criteria and environmental targets for the Stanton Drain Subwatershed Study and any addendums/amendments;**
- ii) The accepted Hyde Park Community Storm Drainage and Stormwater Management Servicing Schedule B Class Environmental Assessment;**
- iii) The approved Stormwater Management Functional Design Report for the Hyde Park SWM Facility 1 and the approved Stormwater Management Functional Design Report for the Hyde Park SWM Facility 1B1;**

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- iv) The pending approval and requirements of the Hyde Park Improvements EA;***
- v) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;***
- vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;***
- vii) The City's Design Requirements for Permanent Private Stormwater Systems (PPS) 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 sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.***
- viii) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual, as revised; and***
- ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.***

***22. In accordance with City standards or as otherwise required by the City, the Owner shall complete the following for the provision of stormwater services for this draft plan of subdivision:***

- i) Construct storm sewers, located within the Stanton Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1800 mm (72") diameter storm sewer located on South Carriage Road and the 1500 mm (60") diameter storm sewer on Coronation Drive;***
- ii) Construct private services to connect Lots 159-161 to the existing 1800 mm (72") diameter storm sewer on South Carriage Road;***
- iii) Make provisions to oversize the internal storm sewers to accommodate flows from upstream lands external to this plan, all to the specifications of the City;***
- iv) Grade the south boundary of the plan to blend in with the abutting SWM pond lands, to the satisfaction of the City, at no cost to the City; and,***
- v) Construct and implement erosion and sediment control measures as accepted in a Drainage Servicing Report for these lands satisfactory to the City and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.***

***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, located within the Stanton Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1800 mm (72") diameter storm sewer located on South Carriage Road and the 1200 diameter storm sewer outletting to the Hyde Park SWM Facility IBI.***
- ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;***
- iii) Grade and drain the boundary of roads and lots abutting the SWM Facility to the south of this plan to blend in, at no cost to the City;***
- vi) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the***

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***Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and***  
***vii) Address forthwith any deficiencies of the stormwater works and/or monitoring program.***

~~23. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall complete the following:~~

- ~~i) For lots and blocks in this plan, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;~~
- ~~ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;~~

***Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:***

- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;***
  - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;***
  - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and***
- #) 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 and incorporated into the engineering drawings in accordance with the approved design criteria, to the satisfaction of the City, at no cost to the City.***

~~24. Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify 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 the City, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.~~

***Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and***



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***accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision***

25. ~~The Owner shall provide a security in the amount of \$60,000 for the Erosion and Sediment Control Plan. In the event of failure to properly implement and maintain the required ESCP, the ESCP security will be used to undertake all necessary cleanup work.~~
- #) ***The Owner shall have it's professional engineer 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.***
- #) ***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.***

#### Watermains

26. ~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information:~~
- 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.~~
- ii) ~~To address water quality requirements for the watermain system by the use of the following:~~
- ~~— design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or~~
  - ~~— the use of valving to shut off future connections which will not be used in the near term; and/or~~
  - ~~— the use of 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.~~

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***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) Submit a servicing layout to the lots for the street townhouse configuration which indicates adequate separation requirements will be met for all servicing***

~~27. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:~~

- ~~i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm (12") diameter watermain on South Carriage Road (high level) and the 300 mm (12") diameter watermain on Coronation Drive (high level);~~
- ~~iv) Construct watermains to serve Block 203 and connect them to the existing municipal system, namely, the existing 900 mm (36") diameter watermain on Hyde Park Road (low level) noting when the future high level watermain along Hyde Park Road is available, Block 203 is to be connected to the high level system; and~~

***In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:***

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm (12") diameter watermain on South Carriage Road (high level), the existing 200 mm diameter watermain on Finlay Place, the existing 200 mm diameter watermain on Emma Chase and the existing 200 mm diameter watermain on Noah Bend;***
- ii) 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; and***

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**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.**

~~28. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the Water Servicing Report (identified in condition 26 i)) to address the water quality requirements for the watermain system, to the satisfaction of the City, 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.**

**#) 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.**

**#) With respect to the proposed blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks 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.**

Transportation

~~29. In conjunction with the Design Studies submission, the Owner shall submit a transportation impact statement in accordance with the Transportation Impact Study Guideline to determine the impact of this development at the intersection of Hyde Park Road and South Carriage Drive to the satisfaction of the City. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study. The Owner shall undertake any recommendations of the study, to the satisfaction of the City and at no cost to the City.~~

**In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.**

**In conjunction with Design Studies submission, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0**

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**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.**

- 30. ~~For any construction within the South Carriage Road and Coronation Drive rights-of-way, the Owner shall restore the roads and relocate any utilities to the extent necessary for the lots fronting South Carriage Road and for the construction of any intersecting local street, as shown on the plan of subdivision, to the satisfaction of the City, at no cost to the City.~~

**For any construction within the South Carriage Road right-of-way, the Owner shall restore the road, make revisions to traffic calming measures, street lights and relocate any utilities to the extent necessary for the blocks fronting South Carriage Road and for the construction of any intersecting local street, as shown on the accepted engineering drawings, to the satisfaction of the City, at no cost to the City**

- #) **All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer**

- 31. ~~In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer include minimum 30 metre tapers at all locations in the Plan where streets are reduced in width (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City. The road shall be equally aligned from the centreline.~~

**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**

- 32. ~~The Owner shall ensure a minimum of 5.5 metres (18’) will be required along the curb line between the projected property lines of irregular shaped lots around the bends.~~

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

- 33. ~~The Owner shall have it’s professional engineer design the roadworks in accordance with the following road widths:~~
  - i) ~~Street ‘A’ (from Coronation Drive to Street ‘B’), Street ‘B’, Street ‘C’ and Street ‘D’ have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2’) with a minimum road allowance of 20 metres (66’).~~
  - ii) ~~Street ‘A’ (south of Street ‘B’) has a minimum road pavement width (excluding gutters) of 7.0 metres (23’) with a minimum road allowance of 19 metres (62’).~~

**The Owner shall have it’s professional engineer design the roadworks in accordance with the following road widths:**

- i) **Finley Crescent, Noah Bend, Emma Chase and Owen Lane have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2’) with a minimum road allowance of 20 metres (66’).**

**The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:**

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<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m

34. ~~At ‘tee’ intersections, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre (20’) tangent being required along the street lines of the intersecting road.~~

***At ‘tee’ intersections, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre (20’) tangent being required along the street lines of the intersecting road.***

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

- ~~i) Street ‘A’ from Coronation Drive to Street ‘B’~~
- ~~ii) Street ‘B’~~
- ~~iii) Street ‘C’ from South Carriage Road to Street ‘B’~~

36. ~~The Owner shall construct a 1.5 (5’) sidewalk on one side of the following streets:~~

- ~~i) Street ‘A’ outside boulevard~~
- ~~ii) Street ‘C’ outside boulevard~~

**Sidewalks/Bikeways**

- The Owner shall construct a 1.5 (5’) sidewalk on one side of the following streets:***
- i) Finley Crescent – outside boulevard***
  - ii) Noah Bend – outside boulevard – north of Emma Chase***
  - iii) Noah Bend – inside boulevard – south of Emma Chase***
  - iv) Emma Chase – south boulevard***
  - v) Owen Lane – east boulevard***

37. ~~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.~~

**Street Lights**

***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.***

38. ~~The Owner shall dedicate sufficient land to widen Hyde Park Road to 18.0 metres (59.06’) from the centreline of the original road allowance, to the satisfaction of the City.~~

**#) *The Owner shall make minor boulevard improvements on South Carriage Road adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.***

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- #) ***The Owner shall reconstruct South Carriage Road fronting this plan to accommodate servicing to the satisfaction of the City Engineer, at no cost to the City, in accordance with approved design criteria and accepted engineering drawings.***

**Vehicular Access**

- ~~39. The Owner shall make arrangements with the City to have Block 12, as shown on Plan 33M-526, dedicated as public highway, at no cost to the City.~~

***Prior to final approval, the Owner shall make all necessary arrangements, financial and otherwise, with the City to have the ownership of Block 12, Plan 33M-526, (the 0.3 m reserve) transferred to the Owner and include those lands by combining with the respective property owners of Blocks 100 and 101 and Finley Crescent in the final plan, to the satisfaction of the City, at no cost to the City.***

***Alternatively, prior to final approval, the Owner shall make all necessary arrangements, financial and otherwise, with the City to have Block 12, as shown on Plan 33M-526, dedicated as public highway with South Carriage Road, at no cost to the City, to the satisfaction of the City Engineer.***

- #) ***In conjunction with the Design Studies submission, the Owner shall provide a concept plan identifying the location of a joint access to service the future residential areas west of Block 104, to prevent the creation of accesses onto Hyde Park Road, to the satisfaction of the City.***

**Construction Access Roads**

- ~~40. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Hyde Park Road via South Carriage Road or other routes as designated by the City.~~

***The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Hyde Park Road via South Carriage Road or other routes as designated by the City Engineer.***

- ~~41. The Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.~~

***In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.***

- ~~42. The Owner shall construct a temporary turning facility for vehicles at north limit of Street 'C', adjacent to Lots 43-46, to the specifications of the City.~~

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~~Temporary turning circles for vehicles shall be provided to the City as required by the City, complete with any associated easements and /or security. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.~~

### **General Conditions**

43. ~~The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.~~
44. ~~Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City.~~

***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.***

45. 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, as necessary, all to the specifications and satisfaction of the City.
46. 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.
47. 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**.
48. ~~The Owner shall have the common property line of Hyde Park Road and Block 203 graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.~~

~~Further, the grades to be taken as the centreline line grades on Hyde Park Road are the future centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City.~~

49. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

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

50. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City Engineer, 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.
  
51. 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.
  
52. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City engineer and review for the duration of the approval program.
 

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.
  
53. The Owner's professional engineer shall provide inspection services for all work during construction by it's professional engineer for all work to be assumed by the City, and have it's professional engineer supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City.
  
- ~~54. 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.~~

***The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.***



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55. The Owner shall have it's professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".

56. ~~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, to the satisfaction of the City Engineer. 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.~~

***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, identifying any possible existing contaminants, 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 report shall also provide recommendations on soil conditions, disposal and fill needs with recommendations on any required remediation and/or mitigation measures to the satisfaction of the City Engineer. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.***

57. ~~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.~~

58. ~~The Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.~~

***Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.***

59. ~~In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall complete the following:~~

- ~~i) Submit a phasing plan, all to the specifications and satisfaction of the City Engineer.~~
- ~~ii) If any temporary measures are required in conjunction with the phasing, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City.~~

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iii) ~~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, to the satisfaction of the City.~~

***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.***

- 60. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
- 61. 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.
- 62. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 63. 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.
- #) ***In conjunction with Design Studies submission, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to street townhouse blocks shown on this plan. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to 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.***

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***In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.***

- #) 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.***
- #) 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.***
- #) The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.***
- #) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall remove and relocate the existing earth stockpile generally located on the southerly lots adjacent to the SWMF, all to the satisfaction of the City and at no cost to the City.***
- #) Prior to the issuance of any Certificate of Conditional Approval for Lot F1, F2 and Block 98 the Owner shall construct the proposed retaining wall adjacent to the rear property line of the said Lots and Block 98 as shown on the accepted engineering drawings and have its professional engineer certify that the said walls were constructed in accordance with the accepted engineering drawings, all to the satisfaction of the City.***
- #) The Owner shall register against the title of Lot F1, F2 and Block 98 in this Plan, and include in the Agreement of Purchase and Sale for the transfer of the said Lots and Block, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Lots and Block shall be responsible for the maintenance of the retaining wall in the future located on the said Lot, at no cost to the City.***
- #) Prior to assumption, the Owner's professional engineer shall certify to the City, the retaining wall on Lot F1, F2 and Block 98 in this Plan are in a state of good repair and functioning as intended, all to the satisfaction of the City.***
- #) The Owner shall dedicate Block 61 to the City, at no cost to the City.***

**Planning**

- ~~64. The Owner shall set aside Block 200 as a school site for a period of three (3) years after registration of the first phase of this subdivision. This Block shall be included within the 1<sup>st</sup> phase to be registered.~~
- ~~65. Prior to the submission of engineering drawings, the Owner shall have a Tree Preservation Report and Plan and a final lot layout prepared and accepted by the Manager of Forestry. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees, and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.~~



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~~standards (SPO 4.8) or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and/or Open Space Blocks. Fencing shall be completed to the satisfaction of the Manager of Parks Planning and Design.~~

- 72. ~~The Owner shall convey up to 5% of the lands included in this plan and as required in the Consent agreement (B.12/10) for the abutting lands to the south to the City of London for park purposes. This shall include the pathway access block to the woodlot; the sight triangle at lot 98 and a portion of the woodlot Block 201.~~

***No parkland dedication is required as it has been satisfied through a previous registered plan (33m-700, Phase 1) of this subdivision.***

- 73. ~~The Owner shall sell a 0.037 hectare overdedication of parkland to the City in accordance with the parkland dedication By-law CP-9-1004 within 1 year of registration of the phase containing Block 201 at a total cost of \$13,714.05.~~
- 74. ~~Within one (1) year of registration of this plan, the Owner shall prepare and deliver to all homeowners adjacent to Block 201 an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City Planner.~~
- 75. ~~The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on Lots 1, 122, 123 and 158, of this Plan, are required to have a side entry garage, with driveway access from Street “A”, a main entry of the home which fronts the collector road and limited chain link or decorative fencing along the exterior side yard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Manager, Community Planning & Urban Design prior to any submission of an application for a building permit for Lots 1, 122, 123 and 158 in this Plan.~~

***The Owner to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on all corner lots in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior side yard road frontage. Further, the owner shall obtain approval of their proposed design from the Manager of Urban Design prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.***

- 76. ~~The Owner shall prepare a report pertaining to the removal of the Van Horik Drain. The report shall address the impacts of the removal of the watercourse features on conveyance and capacity and confirm how these issues will be resolved. Compensation for the loss of the features also needs to be addressed all to the satisfaction of the UTRCA.~~

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- 77. The Owner, in consultation with the LTC, shall indicate on the approved engineering drawings the possible ‘Future Transit Stop Areas”. The Owner shall install signage as the streets are constructed, indicating “Possible Future Transit Stop Area” in the approximate stop locations. 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.
- 78. ~~As part of the Design Studies submission, the Owner shall detail how the recommendations of the EIS (prepared by EarthTech, dated March 28, 2008) and subsequent addendum (dated August 28, 2008) will be incorporated into the plan, all to the satisfaction of the City.~~
- 79. ~~As part of the Design Studies submission, the Owner shall prepare a pathway concept, prepared by a register landscape architect, from the existing park block at 1260 Coronation Drive to Street C. The consultant shall pre-consult with the Parks Planning and Design Department to determine the appropriate budget for the pathway. In addition, the owner shall submit, with the standard engineering servicing drawings submission, full design and construction plans to the satisfaction of the City Planner.~~
- 80. ~~The Owner shall construct the pathway from the existing park block at 1260 Coronation Drive to Street C, within one (1) year of registration of the plan containing the pathway, all to the satisfaction of the City. Works will be claimable from the Capital Works budget based on the approved concept plans and cost estimates.~~
- 81. ~~The Owner shall not grade into any public Park or Open Space lands. In instances where this is not practical or desirable, any grading into the public Park or Open Space lands shall be to the satisfaction of the Manager of Parks Planning and Design.~~
- 82. ~~In conjunction with Design Studies, the Owners consulting engineering shall confirm the land area required to accommodate the overland flow route and the pathway adjacent to SWM facility 1B1. Based on this review, the Owner shall transfer all or a portion of lots 52 and 97 to the City at no cost to the City as an enlargement of the stormwater management pond to accommodate overland flows and to facilitate the construction of a pathway.~~
- 83. ~~The Owner shall grade, service and seed a portion of Block 201, lot 52 and 97 as defined at the design studies stage, within one (1) year of registration of the phase containing these lands, in accordance with City standards and to the satisfaction of the Manager of Parks Planning and Design~~