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| TO: | CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE |
| FROM: | G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL |
| SUBJECT: | REQUEST FOR EXTENSION AND REVISION OF DRAFT APPROVAL 751 FANSHAWE PARK ROAD WEST DRAFT APPROVED PLAN 39T-03505 VISTA WOODS ESTATES LIMITED MEETING ON DECEMBER 12, 2016 |

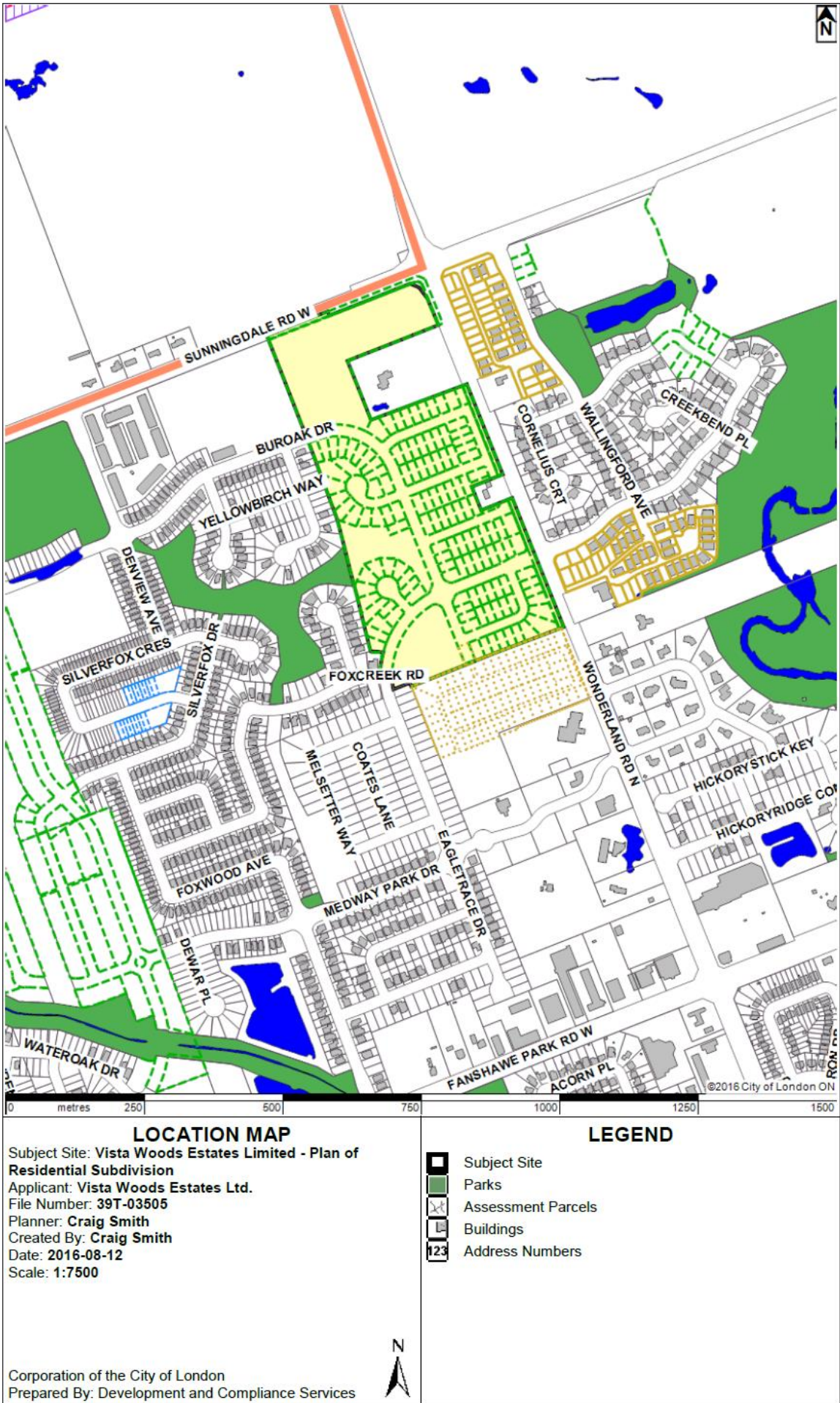
RECOMMENDATION

That, on the recommendation of the Senior Planner - Development Planning, the following action be taken with respect to the request from Vista Woods Estates Inc. relating to the property located at 751 Fanshawe Park Road West;

- a) the Approval Authority **BE ADVISED** that Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Vista Woods Estates Inc. (File No. 39T-03505), prepared by Whitney Engineering Inc. (dated May 2013) as redline amended, which shows 127 single detached residential lots, two medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive **SUBJECT TO** the conditions contained in the attached Schedule "A"; and
- b) the applicant **BE ADVISED** that the Director of Development Finance has projected the following claims and revenues information attached as Schedule "B".

PREVIOUS REPORTS PERTINENT TO THIS MATTER

- 39T-03505- Draft Approval report to Planning Committee- November 2004
- 39T-03505 Draft Approval extension report to Planning Committee – June, 2009
- 39T-03505 Draft Approval extension report to Planning Committee- March 2014



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| BACKGROUND |
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The applicant has requested numerous draft approval extension since the plan was draft approved in 2004.

Phase 1 of this draft plan was registered on December 12, 2011 (33M-639) and Phase 2 of this plan was registered on November 5, 2015 (33M-687). The current lapsing date for Draft Approval is December 23, 2016. Given the current economic climate and the timing required for approvals for subsequent phases of this subdivision, the landowner has requested a further three year extension. The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and ***bold italic lettering*** (additions) on the attached Schedule "A". If granted, the new draft approval lapse date would be December 23, 2019.

The remaining lands within the Draft Approval Plan consist of 127 single detached residential lots, two medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive. No substantive changes are proposed to the approved zoning, lotting pattern or road alignments with this draft approved plan.

As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

Redline Revision

Removed Registered Plan 33M-687 (Phase 2) from the Draft Approved Plan.

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

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

December 5, 2016
AM/am
"Attach."
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Schedule A

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 THIS SUBDIVISION, FILE NUMBER 39T-03505, ARE AS FOLLOWS

| No. | Condition |
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| 1. | That this approval applies to the draft plan Vista Woods Estates Limited. (File No. 39T-03505), prepared by Whitney Engineering Inc. (dated May 2013) as redline amended, which shows 127 single detached residential lots, two medium density residential blocks, one (1) park block, and road widening and reserve blocks, served by five new streets and the extension of Eagletrace Drive and Buroak Drive. (Planning) |
| 2. | This approval of the draft plan applies until December 23, 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. (Planning) |
| 3. | The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways. |
| 4. | The Owner shall request that the streets be named to the satisfaction of the City. |
| 5. | The Owner shall request that the municipal address shall be assigned to the satisfaction of the City. |
| 6. | Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program. |
| 7. | Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision. |
| 8. | The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval. |
| 9. | The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies. |
| 10. | In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City Engineer, at no cost to the City. |
| 11. | Phasing of this subdivision (if any) shall be to the satisfaction of the City. |
| 12. | Prior to any work on the site, the Owner shall enter into an agreement with the City and shall construct temporary measures to control silt fencing entering the storm drainage system to the specifications outlined in the Guidelines on Erosion and Sediment Control for Urban Construction Sites (May 1987) prepared by the Ministry of Natural Resources. These measures are to be approved by the City Engineer and installed prior to commencing any construction on this subdivision, and are to remain in place until construction as required under this agreement has been completed to the specifications |

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of the City Engineer. The Owner shall have its professional engineer monitor the erosion and sediment control measures in accordance with the above-noted Guidelines and submit to the City Engineer monitoring reports with a log of dates when the facilities were inspected, the condition of the facilities at that time, and what remedial action, if any, was needed and taken. The monitoring reports are to be submitted to the City Engineer by April 1, July 1, and November 1 of each year until all works and services in this Plan are assumed by the City.

13. ***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, including but not limited to, the following:***
- i) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area***
 - ii) identify any abandoned wells in this plan***
 - iii) assess the impact on water balance in the plan***
 - iv) any fill required in the plan***
 - v) provide recommendations for foundation design should high groundwater be encountered***
 - vi) identify all required mitigation measures including Low Impact Development (LIDs) solutions***
 - vii) address any contamination impacts that may be anticipated or experienced as a result of the said construction***
 - ix) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.***

all to the satisfaction of the City.

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 accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

~~In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant to determine the effects of the construction associated with this subdivision on the existing ground water elevations and springs, water wells and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City 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.~~

~~Prior to the issuance of any Certificate of Conditional Approval, any remedial works as recommended in the above accepted hydrogeological report shall be implemented by the Owner, to the satisfaction of the City Engineer, at no cost to the City.~~

14. 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.
15. ***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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~~The Owner's professional engineer shall provide inspection services for all work during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer.~~

16. 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
17. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
18. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the General Manager of Planning and Development and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the General Manager of Planning and Development and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
19. The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
20. The Owner shall carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the Southwestern Regional Archaeologist of the Ministry of Culture. No final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.
21. No construction or installations of any kind (eg. Clearing or servicing of land) involved with this plan shall be undertaken prior to the Owner entering into a site alteration agreement or subdivision agreement and obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. MOE Certificates, City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways, approvals, UTRCA, MNR, MOE, City, etc.)
22. The Owner shall oversize the internal sewers and water mains in the subdivision (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision, all in accordance with requirements and details as outlined in the Fox Hollow Community Plan, and to the specifications of the City Engineer. (EESD)
23. The Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.

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24. In conjunction with the Design Studies submission, the Owner shall have its 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.
25. The Owner shall submit a copy of the final plan for this subdivision to the Development Services Division (Development Engineering) showing any amendments or revisions made to this plan as a result of any requirements and/or conditions covering the plan, or otherwise (ie. Owner initiated) to the satisfaction of the City Engineer, prior to final approval being issued.
26. Should this plan be developed in stages, 0.3 m reserves will be required at the end of all dead-end road allowances, across future road connections and along any open sides of road allowances.
27. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.

Sanitary

28. 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 southerly portion of this Plan and connect them to the existing municipal sewer system, namely, the ~~250 300 mm (12")~~ diameter sewer located on Eagletrace Drive at Medway Park Drive and to serve the northerly portion of this Plan and connect them to the existing municipal sewer system, namely, **the 200 mm sanitary stub on Sunningdale Road West** ~~375 mm (15") sewer on Wallingford Avenue at Sunningdale Road in Sunningdale West Subdivision, Plan 33M-593, east of Wonderland Road North;~~
 - 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 Engineer;
 - iii) Make provisions for the extension of sanitary servicing for MN 2039 and MN 2121 Wonderland Road N. which are contiguous to this Plan excluding pdc's;
 - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City Engineer. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - v) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
29. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
 - i) a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced to the satisfaction of the City Engineer;
 - ii) a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirement for this sanitary trunk sewer; and
 - iii) a hydrogeological report which includes an analysis of the water table level of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in

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order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.

30. ***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 satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.***
 - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and***
 - v) Implementing any additional measures recommended through the Design Studies stage.***

~~Throughout the duration of construction within this draft plan of subdivision in order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:~~

- ~~iv) 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 Engineer, at no cost to the City;~~
- ~~v) Not allow any weeping tile connections into the sanitary sewers within this Plan;~~
- ~~vi) Permit 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 sewers and~~
- ~~vii) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.~~
- ~~viii) Implementing any additional measures recommended through the Design Studies stage.~~

31. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway 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.

32. ~~Should this plan be developed in phases and any temporary measures be required, these temporary measures shall be constructed to the specifications and satisfaction of the City Engineer, at no cost to the City.~~

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

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

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

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

34. 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 subdivider is connecting. The above-noted proportional share of the cost shall be based on contributing flows for sewers or on storage volume in the case of a SWM facility. The subdivider's payments to third parties, shall:

- a. commence upon completion of the subdivider's service work connections to the existing unassumed services; and
- b. continue until the time of assumption of the affected services by the City.

35. ***With respect to any services and/or facilities constructed in conjunction with this Plan,*** the Owner shall permit the connection into and use of services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City. The connection into and use of the subject services by an outside owner will be conditional upon the outside owner satisfying any requirements set out by the City, and agreement by the outside owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

36. 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 immediately, and if required by the City, 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. 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 shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City 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 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.

37. The Owner shall have its engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in

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conjunction with this subdivision, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.

Stormwater Management

38. Prior to final approval, the Owner shall enter into an agreement with benefiting land owners for the costs associated with the monitoring and operation of the Permanent Regional SWM Facilities. Cost sharing will be in accordance with flow contribution from all relevant landowners to the proposed SWM Facilities.
39. The Owner shall have it's consulting professional engineer design and construct the proposed storm/drainage and SWM servicing works for the subject lands, all to the satisfaction of the City Engineer, and according to the requirements of the following:
 - a. The SWM criteria and environmental targets for the Medway Creek Subwatershed Study.
 - b. The accepted Municipal Class Environmental Assessment (EA) Addendum Study for Storm Drainage and Stormwater Management Servicing Works for the Fox Hollow development area.
 - c. The accepted Municipal Class EA Study for Storm Drainage and Stormwater Management Servicing Works for the Sunningdale Undeveloped land.
 - d. The approved Functional Stormwater Management Plan for Regional Fox Hollow SWM Facility 4 and Sunningdale SWM Facility 6B.
 - e. ***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.;***
 - f. The accepted storm/drainage Servicing Letting/Report of Confirmation prepared in accordance with the File Manager Process and requirements for the subject development.
 - g. The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices.
 - h. The Ministry of the Environment SWM Practices Planning and Design Manual (2003), and
 - i. Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
40. ~~Prior to the issuance of any Certificates of Conditional Approval, the Owner shall connect the proposed storm sewers to serve the majority of this plan accordance with the design of the constructed Plan 33M-564 west of this plan (Regional Fox Hollow Stormwater Management Facility SWMF 4) and the Owner shall connect the storm sewers to serve the northerly portion of this plan in accordance with the design of the constructed plan 33M-593, Sunningdale West Subdivision east of Wonderland Road (Sunningdale SWMF 6B), all to the satisfaction of the City Engineer.~~
41. ~~In conjunction with the Design Studies submission, the Owner shall 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 Environment standards and requirements, all to the satisfaction of the City Engineer. This plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.~~
42. ~~The Owner shall promote the implementation of SWM soft measure Best Management Practices (BMP's) within the plan, where possible to the satisfaction of the City Engineer.~~

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~~The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.~~

43. ~~Prior to the issuance of a Certificate of Conditional Approval, the Owner's professional engineer shall identify major and minor storm flow routes for the subject land and those flow routes shall be constructed and be operational, all to the satisfaction of the City Engineer.~~
44. Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of or any approvals given by the City Engineer, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.

Water

45. ***In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:***
- i) A water servicing report which addresses the following:***
- a) Identify external water servicing requirements;***
 - b) Identify fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;***
 - c) Confirm capacity requirements are met;***
 - d) Identify need to the construction of external works;***
 - e) Identify the effect of development on existing water infrastructure – identify potential conflicts;***
 - f) Water system area plan(s)***
 - g) Water network analysis/hydraulic calculations for subdivision report;***
 - h) Phasing report and identify how water quality will be maintained until full built-out;***
 - i) Oversizing of watermain, if necessary and any cost sharing agreements.***
 - j) Water quality***
 - k) Identify location of valves and hydrants***
 - l) Identify location of automatic flushing devices as necessary***
 - m) Looping strategy***

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City. The requirements or measure which are necessary to meet water quality requirements shall also be shown clearly on the engineering drawings.

~~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:~~

- ~~a. A water servicing report which addresses the following:~~
- ~~i. Identify external water servicing requirements;~~
 - ~~ii. Confirm capacity requirements are met;~~
 - ~~iii. Identify need to the construction of external works;~~
 - ~~iv. Identify the effect of development on existing water infrastructure – identify potential conflicts;~~

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- ~~v. Water system area plan(s)~~
- ~~vi. Water network analysis/hydraulic calculations for subdivision report;~~
- ~~vii. Phasing report;~~
- ~~viii. Oversizing of watermain, if necessary and any cost sharing agreements.~~
- ~~ix. Water quality~~
- ~~x. Identify location of valves and hydrants~~
- ~~b. Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:~~
 - ~~i. valving to shut off future connections which will not be used in the near term; and/or~~
 - ~~ii. 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~~
 - ~~iii. make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~

~~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.~~

46. ~~In accordance with City standards or as otherwise required by the City Engineer, the Owner shall deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development of this plan of subdivision is proposed to proceed beyond 80 units.~~

Streets, Transportation & Surveys

47. The Owner shall construct Buroak Drive at the western boundary of the subject property ***such that it's centreline aligns*** in alignment with the existing secondary collector road to the west in Plan 33M-635, ***to the satisfaction of the City.***
48. The Owner shall construct the street stub on Buroak Drive as fully serviced road at no cost to the City.
49. The Owner shall construct a gateway island on Eagletrace Drive from Wonderland Road North westerly with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City. The widened road on Eagletrace Drive is to be equally aligned from the centerline of the road and tapered back to the 9.5 metres (31.2') of road pavement width (excluding gutters) and 21.5 metres (70') of road allowance for this street with 30 metre (100') tapers on both street lines.
50. The Owner shall advise lot purchasers that access to lots opposite gateway treatments will be restricted to right-in and right-out only.
51. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
- a. Eagletrace Drive – from Wonderland Road North ***to the north limit of plan 33M-687 Medway Park Drive***
 - b. Buroak Drive – from Eagletrace Drive to the west limit of this draft plan of subdivision
52. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
- a. ~~Street 'A' outside boulevard~~
 - b. Street 'E' - south boulevard

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- c. Street 'H' - north boulevard
 - d. Buroak Drive – south of Eagletrace Drive - east boulevard
 - e. Along the Wonderland Road North frontage, including lands external to this draft plan of subdivision, from Sunningdale Road West southward to the southerly limit of Lot 108 (across frontage of lands external to the plan, the sidewalk will be built to temporary/interim standards)
53. The Owner shall provide sidewalk links from Street 'E' and Street 'H' to the proposed sidewalk on Wonderland Road North. ~~Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City in accordance with the City of London Window Street Guidelines.~~
54. The Owner shall construct sidewalks throughout the subdivision to the satisfaction of the City Engineer. (EESD)
55. ~~In conjunction with the Design Studies submission, the Owner shall have his professional engineer prepare the ultimate centerline profile along Sunningdale Road West and Wonderland Road North (based on arterial road standards) should an ultimate centreline profile not be available, for use in this subdivision designed to a suitable distance west and east and north and south of this plan respectively, including the additional road widening at the intersection of Sunningdale Road West and Wonderland Road North for a future roundabout, which is to be submitted to the City for review and approval. Further, the Owner shall complete the requirements of this condition at no cost to the City.~~
56. The Owner shall dedicate sufficient land to widen Wonderland Road North and Sunningdale Road West to 18.0 metres (59.1') from the centerline of the original road allowance.
57. The following traffic calming measures are to be approved and construction, to the satisfaction of the City:
- a. Roundabout at the intersection of Eagletrace Drive and Buroak Drive;
 - b. Curb extensions along the west and south side of Buroak Drive from Eagletrace Drive to the western boundary of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
 - c. Curb extensions along the east and south side of Eagletrace Drive between Wonderland Road North and Medway Park Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
 - d. Reduced curb radii (**6.0** ~~7.5~~ metre) on the inbound approach to all local roads intersecting the secondary collector road network.
58. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Eagletrace Drive via Wonderland Road North or other routes designated by the City.
59. The Owner shall make the necessary arrangements with adjacent property owners, or make modifications to the draft plan of subdivision, to provide an emergency access to this subdivision should the plan be registered in phases all to the satisfaction of the City Planner and the City Engineer.
60. The Owner shall provide a 0.3 m (1') reserve Block along the window street termination abutting the north and south limits of 2039 Wonderland Rd N.
61. The Owner shall construct a temporary turning facility for vehicles at the following locations:

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- a. ~~west limit of Buroak Drive~~
- b. east limit of Street 'E'

all to the specifications of the City.

Temporary turning circles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circle is no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.

62. The Owner shall have the common property line of the north and the east limit of this draft plan of subdivision with Sunningdale Road West and with Wonderland Road North 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 grades on Sunningdale Road West and Wonderland Road North are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City, should an ultimate centreline profile not be available to the satisfaction of the City Engineer. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

63. ~~The Owner shall transfer the Future Development Block 216, on the east side of Eagletrace Drive as needed, at no cost to the City. Should the adjacent lands develop for residential use and Future Development Block 216 is required for access purposes, the Future Development Block 216 shall be sold at market value, as determined by the City acting reasonably to the owners of the adjacent lands for access purposes, and the City shall pay the net proceeds of that sale (minus any City costs) to the Owner of this plan (39T-03505) within 30 days of such sale. Should the City determine that the Future Development Block 216 is not needed for access purposes, then the City would transfer the lot back to the Owner of this plan for a nominal fee.~~

64. The Owner shall revise the north limit of Street 'G' to be a Future Development Block on the north side of Street 'H' (at the location of the proposed window street extension) abutting 2121 Wonderland Road North **and make any necessary lot reconfigurations** and the Owner shall transfer the Future Development Block as needed, at no cost to the City. Should the adjacent lands develop for residential use and Future Development Block is required for access purposes, the Future Development Block shall be sold at market value, as determined by the City acting reasonably to the owners of the adjacent lands for access purposes, and the City shall pay the net proceeds of that sale (minus any City costs) to the Owner of this plan (39T-03505) within 30 days of such sale. Should the City determine that the Future Development Block is not needed for access purposes, then the City would transfer the lot back to the Owner of this plan for a nominal fee.

65. ~~The Owner shall construct the following works on Wonderland Road North, south of Medway Park Drive:~~

- a. ~~Traffic signal at the intersection of Medway Park Drive and Wonderland Road North, when warranted.~~

66. The Owner shall be required to construct the following works on Wonderland Road North:

- a. sidewalk along the west boulevard across the frontage of the plan

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- b. channelization on Wonderland Road at the intersection of Eagletrace Drive (which may include left and right turn lanes and tapers)
 - c. ~~traffic signals at Eagletrace Drive~~
- 67. ~~The Owner shall construct traffic calming measures, including parking bays, curb extensions and other measures to the satisfaction of the City.~~
- 68. The Owner shall convey easements necessary for temporary turning facilities for vehicles as required and to the satisfaction of the City Engineer. (EESD)
- 69. Any dead ends and open sides of road allowances created by this draft plan, or by phasing of this plan, shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the City of London. (EESD)
- 70. The Owner shall make minor boulevard improvements on Wonderland Road North and Sunningdale Road West 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.
- 71. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.

Planning

- 72. Prior to Design Studies for the applicable phase, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise from Wonderland Road North on this development. The Noise Study is to be reviewed and accepted by the City Planner. The final accepted recommendations shall be constructed or provisions made for installation by the Owner in the subdivision agreement with the City of London. (Planning)
- 73. Should the accepted Noise Study recommend a noise attenuation barrier, the Owner shall, concurrently with the registration of this plan, register a common element condominium over the befitting lots to address the long term maintenance of the noise wall or provide some other means of addressing the ownership and long term maintenance of the barrier as per Official Plan Policy 19.9.6.5 b) ii) all to the satisfaction of the City.
- 74. The Owner shall design the window street abutting Wonderland Road N. to the satisfaction of the City Planner and the City Engineer.
- 75. As part of the submission for Site Plan Approval, the Owner shall have a qualified acoustical consultant prepare a noise study(ies) concerning the impact of traffic noise from Wonderland Road North and Sunningdale Road West, on future residential uses on Blocks 218, which includes site design and/or alternative noise abatement measures, which preclude the need for noise attenuation walls, that are to be applied in accordance with the requirements of the M.O.E. and to be reviewed and accepted by the City Planner. The final accepted recommendations shall be incorporated into the development agreement with the City of London. (Planning)

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76.
- The Owner shall dedicate Block ~~219~~ and 220 to the City of London at no cost, for park purposes to satisfy the 5 percent parkland dedication requirements. (Planning)
77.
- ~~_____~~ The Owner shall prepare, and deliver to the all homeowners adjacent to Block ~~219~~ and 220, 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. (Planning)
78.
- ~~_____~~ Within one year of registration, the Owner shall construct a 1.5m high chain link fencing without gates in accordance with current city park 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 Open Space Blocks including but not limited to ~~Lots 10 to 16~~, Lots 93 to 100 and Lots 191 to 197, to the satisfaction of the City Planner at no cost to the City. (Planning)
79.
- ~~_____~~ ~~The Owner shall prepare as part of the Design Studies process for the applicable phase, a tree retention plan for Lots 191-200, 86-100, 11-25, and 1-10 shall be prepared by a qualified Environmental Consultant and accepted by the City Planner. (Planning)~~

As part of the Design Studies submission, the Owner shall prepare a tree assessment plan and tree retention plan for Lots 191-200, 86-100, 11-25, and 1-10 shall be prepared by a Registered Professional Forester and accepted by the City Planner. (Planning)

80.
- Prior to the submission of engineering drawings, the Owner's professional engineer shall consult with the ~~Manager of Parks Planning and Design~~ **City Planner** to determine the extent of tree preservation. (Planning)

As part of the Design submission, the Owner shall prepare a tree hazard plan with specific attention to hazard trees and hazard tree removals within 15 meters of all property lines prepared by a Registered Professional Forester to the satisfaction of the City Planner. (Planning)

81.
- Within one year of registration of this plan, the owner shall remove any tree hazards within 15 meters of the drip line of the park block boundary along the rear and side yard of ~~Lots 1 to 16~~, the rear yards of lots 93 to 100 and the rear yards of Lots 191 to 197 to the satisfaction of the City Planner, at no cost to the City.
82.
- ~~_____~~ ~~Within one year of registration for the applicable phase, the Owner shall grade and seed Block 219 and clean and prepare a pathway route through park block 220 connecting with the pathway system in the adjacent plan of subdivision to the west, at the owner's expense, to the specifications of and to the satisfaction of the City Planner. (Planning)~~

Within one year of registration for the applicable phase, the Owner shall prepare a conceptual pathway alignment to City standards through park block 220 connecting with the pathway system in the adjacent plan of subdivision to the west, at the owner's expense, to the satisfaction of the City Planner. (Planning)

83.
- 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~~ **City Planner**. (Planning)
84.
- Prior to final approval of this plan and subject to the satisfaction of the London District Catholic School Board, the Owner shall include in the subdivision agreement to include a suitable warning clause advising future purchasers of residential units that students may

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be accommodated in temporary facilities and/or bused outside the neighbourhood for their education. (Planning)

~~85. Prior to final approval of this plan and subject to the satisfaction of the Thames Valley District School Board, the Owner shall include in the subdivision agreement a suitable clause to advise future purchasers that this area has been designated a "Holding Zone" for school accommodation purposes and students will be accommodated at a "Holding School". (Planning)~~

~~86. The Owner shall mark the proposed transit stop locations on the appropriate engineering drawings, provide signage indicating "Possible Future Transit Stop Area" as streets are constructed, and upon field location of exact stop locations by the London Transit Commission as the adjacent sites are built, install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.~~

~~87. Approval from the London Fire Department is required should any burning of materials on-site be contemplated. (Planning)~~

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

88. 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 recommendations made by the geotechnical report accepted by the City;**

~~Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan, or as otherwise approved by the City, all storm servicing and drainage works, including major and minor storm flow routes, and stormwater management (SWM) related works to serve this plan, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.~~

89. Prior to the issuance of any Certificate of Conditional Approval and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the 200 mm diameter watermain on Buroak Drive and the existing 200 mm diameter watermain on Eagletrace Drive. The Owner shall service Block 218 from the proposed watermain on Buroak Drive;**

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- ii) ***Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units; and***
- iii) ***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***

~~The Owner shall construct watermain to serve this plan and connect them to the existing municipal watermain system, namely the existing 200 mm diameter watermain on Buroak Drive, the existing 200 mm diameter watermain on Foxcreek Road and the existing 200 mm diameter watermain on Eagletrace Drive. The Owner shall service Block 218 from the proposed watermain on Buroak Drive.~~

- 90. The Owner shall extend the watermain on Buroak Drive to the west limit of the subdivision to provide looping for the northerly part of the subdivision.
- 91. The Owner shall construct and connect the watermain in this plan of subdivision to be served by the Hyde Park High Pressure Zone.
- 92. ~~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 individual condominiums/townhouses serviced on Eagletrace Drive. 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.~~

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 on streets in this plan of subdivision.

- 93. The Owner shall ensure any emergency access required is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.
- 94. 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.
- 95. In the event that relotting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City Engineer.
- 96. 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.
- 97. The Owner shall construct all municipal services, including boulevard tree planting, for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council. The provision of all general by-laws, policies and guidelines, as amended from time to time, including those pertaining to development charges and other levies shall continue to

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apply to the subject lands and shall not be affected by an subdivision requirements respecting services.

98. The Owner shall remove any temporary works when no longer required and restore the area, at no cost to the City, to the specifications and satisfaction of the City Engineer.
99. ~~In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.~~
100. ~~If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the city Engineer, at no cost to the City.~~
101. 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 with a blanket easement for the purpose of servicing prior to the registration of any phase, all to the specifications and satisfaction of the City Engineer.
102. 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 of the City Engineer.
103. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City Engineer, at no cost to the City.
104. 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, and to the satisfaction of the City:
 - a. 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;
 - b. Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City.
 - c. ***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***
 - d. ***Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.***
105. 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:
 - a. ***Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 600 mm diameter storm sewer located on Sunningdale Road and the existing 1200 mm diameter storm sewer located on Eagletrace Boulevard***
 - b. Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;

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- c. Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - d. Address forthwith any deficiencies of the stormwater works and/or monitoring program.
106. ~~The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City Engineer.~~
107. ~~The Owner shall implement the approved servicing for the street townhouse units on Eagletrace Drive, to the satisfaction of the City.~~
108. ~~The Owner shall provide for the applicable phase, if not previously acquired by the City, a road widening dedication at the intersection of Sunningdale Road West and Wonderland Road North to accommodate a future roundabout as indicated in the Sunningdale Road Environmental Assessment, to the satisfaction of the City, at no cost to the City.~~
109. The cul-de-sacs on Street 'C' and Street 'I' shall be constructed in accordance with the City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.0 m) within the cul-de-sac or as otherwise directed by the City Engineer.
110. The Owner shall dedicate a 6m x 6m sight triangle on the north side of the intersection of Wonderland Road North and Eagletrace Drive.
111. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions", to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.
112. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
113. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a conceptual layout of the intersection of Street 'D' and Eagletrace Drive, including the gateway island, for review and acceptance by the City.
114. All through intersection and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
115. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:
 - a. Eagletrace Drive and Buroak Drive (north of Eagletrace Drive) have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
 - b. Buroak Drive (south of Eagletrace Drive) has a minimum road pavement width (exluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').

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- ~~c.~~

Street ‘A’ has a minimum road pavement width (excluding gutters) of 7.0 metres (23’) with a minimum road allowance of 19 metres (62’).

d.

Street ‘B’, Street ‘C’, Street ‘D’, Street ‘E’, Street ‘F’, Street ‘H’ and Street ‘I’ have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7’) with a minimum road allowance of 18 metres (60’).

e.

Street ‘G’ has a minimum road pavement width (excluding gutters) of 7.0 metres (23’) with a minimum road allowance of 14.5 metres.

116.

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.

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.

117.

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

118.

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

119.

~~The Owner shall design and install street light poles and luminaires, along the street being extended in accordance with this draft plan of subdivision and where a street from an abutting development or developing area is 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 or as otherwise approved by the City.~~

120.

In conjunction with the Design Studies submission, the Owner shall have it’s professional engineer provide a conceptual design of the proposed traffic calming measures, including parking bays, curb extensions and other measures, to the satisfaction of the City.

121.

Blocks 214 and 215 in this plan shall be combined with **2039** 2124 Wonderland Road North when it develops, external to this plan, to create developable blocks, to the satisfaction of the City.

122.

~~Block 213 in this plan shall be combined with Lot 12 in Plan 33M-622, external to this plan, to create a developable block, to the satisfaction of the City~~

123.

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.

124.

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

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Ontario”, “Schedule A – Record of Site Condition”, as amended, including “Affidavit of Consultant” which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

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

~~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. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City~~

125. 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, the following:

- i) servicing, grading and drainage of this subdivision**
- ii) road pavement structure**
- iii) dewatering**
- iv) foundation design**
- v) removal of existing fill (including but not limited to organic and deleterious materials)**
- vi) the placement of new engineering fill**
- vii) any necessary setbacks related to slope stability for lands within this plan**
- viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,**

and any other requirements as needed by the City, all to the satisfaction of the City.

The Owner shall implement all geotechnical recommendations to the satisfaction of the City.

~~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, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City.~~

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- # ***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.***
- # ***The Owner shall 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.***
- # ***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 assumption. 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
- # ***The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.***
- # ***The Owner shall construct Eagletrace Drive at the east boundary of the subject property such that it's centreline aligns with the existing road to the east in Plan 33M-593, to the satisfaction of the City.***
- # ***In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines. It should be noted tapers are not to be within an intersection.***
- # ***At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road to the satisfaction of the City.***
- # ***In conjunction with Design Studies submission, the Owner shall have its professional engineer prepare a conceptual design for the window street for Street 'E; and Street 'G' to consider such issues as grading the common***

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boulevard between Wonderland Road North and the window street, overland flow routes, sidewalk connections, servicing, etc. to the satisfaction of the City Engineer.

- # *The Owner shall construct the window street portion of Street ‘E’ and Street ‘G’ abutting Wonderland Road North in accordance with the City’s window street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.*
- # *Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install temporary street lighting at the intersection of Eagletrace Drive and Wonderland Road North, to the specifications of the City, at no cost to the City.*
- # *In conjunction with the Design Studies submission, the Owner shall have it’s professional consulting engineer submit design criteria for the left turn and right turn lanes, including pavement marking plan, on Wonderland Road North at Eagletrace Drive for review and acceptance by the City.*
- # *Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct left and right turn lanes on Wonderland Road North, to the satisfaction of the City Engineer, at no cost to the City.*

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Schedule "B"

Related Estimated Costs and Revenues

| Estimated DC Funded Servicing Costs ^(Note 1) | Estimated Cost (excludes HST) |
|---|---|
| Claims for developer led construction from CSRF | |
| - Storm Sewer Oversizing (DC14-MS01001) | \$23,750 |
| - Wonderland Rd. Channelization (DC14-RS00067) | \$92,000 |
| - Sidewalks on Wonderland Rd. (DC14-RS00069) | \$94,500 |
| - Internal widening at Eagletrace Drive (DC14-RS00063) | \$19,500 |
| - Widening, sidewalk, channelization engineering | \$30,900 |
| Claims for City led construction from CSRF | |
| - None identified. | \$0 |
| Total | \$260,650 |
| Estimated Total DC Revenues ^(Note 2) (2016 Rates) | Estimated Revenue |
| CSRF | \$5,089,310 |
| UWRF | \$458,445 |
| TOTAL | \$5,547,755 |

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 Estimated Revenues are calculated using 2016 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- 3 The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
- 4 Oversizing costs identified are based on preliminary estimates through draft plan phase. The extent of roadworks, various pipe sizes, length of oversized sewers and watermain will be finalized through the detailed design process which may change the values noted.
- 5 The developer led roadwork above will require a work plan submitted for review and approval along with 1st submission servicing drawings by the City and prior to preparation of the subdivision agreement. The engineering fees have been estimated at 15% of the works above and will be updated to actual amounts at the subdivision agreement stage.

Reviewed by:

December 1, 2016
Date

Peter Christiaans
Peter Christiaans
Director, Development Finance