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**L. Mottram
39T-07508**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION OF DRAFT APPROVAL APPLICATION BY: GREENGATE VILLAGE LIMITED NORTH SIDE OF BRADLEY AVENUE BETWEEN JACKSON ROAD AND MEADOWGATE BOULEVARD MEETING ON DECEMBER 4, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner – Development Services, the following actions be taken with respect to the application of Greengate Village Limited relating to the property located on the north side of Bradley Avenue, between Jackson Road and Meadowgate Boulevard, legally described as Part of Lots 13 and 14, Concession 1 (geographic Township of Westminster) and Part of Asima Drive and Part of Block 116 and all of Lots 60 to 73, both inclusive, and all of Lots 113 and 114 on Plan 33M-533:

- (a) the Approval Authority **BE REQUESTED** to approve a three (3) year extension to Draft Plan Approval for the residential plan of subdivision File No. 39T-07508, **SUBJECT TO** the revised conditions contained in the attached Schedule “A” 39T-07508; and
- (b) the applicant **BE ADVISED** that Development Finance has projected the attached claims and revenues information (Schedule “B” 39T-07508).

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 27, 2014 – Report to Planning and Environment Committee – Request for Extension of Draft Approval – Greengate Village Limited (File No. 39T-07508 - Agenda Item #6)

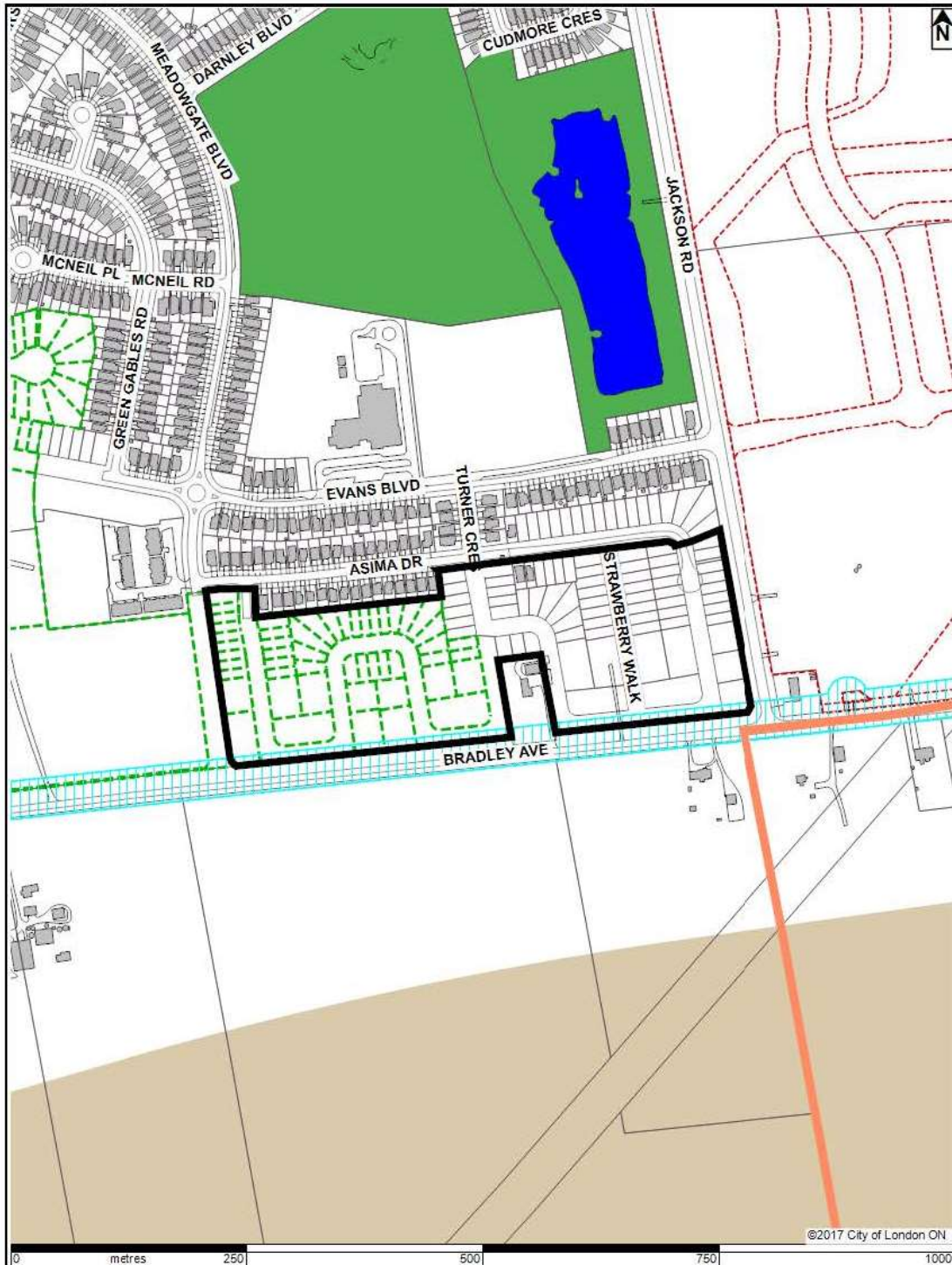
RATIONALE

1. The requested three (3) year extension of Draft Plan Approval is reasonable, and should allow the applicant sufficient time to satisfy revised conditions of draft approval towards the registration of this plan.
2. The land use pattern and road alignments in this subdivision phase comprise an integral part of the overall Summerside plan and an extension should therefore be supported, provided the conditions of Draft Approval are updated to reflect current City Standards and regulatory requirements.

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Location Map



LOCATION MAP
Subject Site: **Summerside Subdivision Phase 12B**
Applicant: **Greengate Village Limited**
File Number: **39T-07508**
Planner: **L. Mottram**
Created By: **LM**
Date: **2017-06-06**
Scale: **1:5000**

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

Corporation of the City of London
Prepared By: Planning and Development



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Draft Approved Plan 39T-07508



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BACKGROUND

This request is for a three (3) year extension on the Draft Approval for Phase 12B of the Summerside Subdivision (39T-07508) located on the north side of Bradley Avenue, between Jackson Road and Meadowgate Boulevard. The proposed plan of subdivision consists of 96 single detached dwelling lots, an estimated 115 street townhouse dwellings on 21 multi-family blocks, one walkway block, and several reserve blocks located on the extension of Asima Drive, the extension of Turner Crescent, and one new Local Street (Strawberry Walk). The applicant is not proposing any revisions to the Draft Approved Plan as part of this extension request.

History

The subject lands were originally included in a 1992 subdivision application submitted by Jackson Land Corp. for lands bounded by Commissioners Road East, Jackson Road, Bradley Avenue, and Highbury Ave South (also referred to as Summerside Subdivision). When the Ministry of Municipal Affairs granted Draft Approval in September 1993, the lands were shown as high density residential, medium density residential, and a commercial block bisected by a Secondary Collector Road.

In October 2003 Jackson Land Corp requested significant revisions to 14.2 ha (35 acres) of lands within the Draft Approved Summerside Subdivision, specifically the lands bounded by Evans Boulevard, Jackson Road, Bradley Avenue and Meadowgate Boulevard. The changes from the 1993 draft plan were of such significance a new Draft Plan Application was required (our file 39T-03513). Revisions included replacement of high and medium density residential blocks with 264 single detached dwelling lots and exchanging Turner Road as a Secondary Collector Road with 6 new Local Streets.

On October 21, 2005, the City of London Approval Authority granted Final Approval to the first phase of Draft Plan 39T-03513. This phase contained 114 single detached dwelling lots served by the extension of Meadowgate Boulevard and two new Local Streets being Turner Crescent and Asima Drive. This phase, commonly referred to as Phase 12a, was registered on October 27th, 2005 as Plan 33M-533.

Jackson Land Corp. requested a three year extension to the Draft Approved plan of subdivision 39T-03513 on December 14, 2006. The Owner did not request Final Approval for the remaining 150 lots because the lands had not been serviced and they still had an inventory of serviced lots from the first phase. On June 20, 2007, the City of London Approval Authority granted a three year extension to the draft plan of subdivision consisting of 150 single detached dwelling lots and 1 walkway block all served by the extension of Asima Drive and Turner Crescent and 2 new Local Streets. There were no appeals to the extension granted by the Approval Authority.

In September 2007, Jackson Land Corp. submitted a third draft plan (the current file 39T-07508) to replace the existing registered and draft approved plan of subdivision with a new plan consisting of 96 single detached lots and 21 multi-family blocks containing approximately 115 street townhouse dwellings all served by 3 Local Streets, portions of which would be developed as "window streets" on reduced right-of-ways. The new proposal allowed for intensification of residential uses which was more functional and aesthetically pleasing, and eliminated the need for a continuous noise wall along much of the interface with Bradley Avenue. This subdivision plan was Draft Approved on February 19, 2008,

In 2012, the London Consent Authority granted a provisional consent to Jackson Land Corp. (File No. B.019/12) to sever the lands within this draft plan from the remaining Summerside Subdivision land holdings and to create essentially two new parcels (divided east and west of the future southerly extension of Turner Crescent).

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On June 26, 2013, Greengate Village Limited purchased all the lands within this draft plan of subdivision and the remaining lots on Asima Drive within Registered Plan 33M-533 from Jackson Summerside Land Corporation. Since that time they have progressed the subdivision servicing and completed the remaining leg of Asima Drive and Strawberry Walk. The easterly half of the draft plan, consisting of 48 single detached lots, and 9 multi-family blocks fronting on Asima Drive, Strawberry Walk, and portion of Turner Crescent, was granted Final Approval and registered as Plan No. 33M-699 on July 14, 2016.

This current Draft Plan was set to lapse on June 19, 2017. When the extension request was made there was not enough time to circulate the request, review revised conditions with other City departments, and bring a recommendation to Planning and Environment Committee prior to the expiry date. The Approval Authority granted a 180 day emergency extension until December 19, 2017.

Extension Request:

The applicant has applied for a three (3) year extension in order to have more time to receive Final Approval and register the westerly half of the draft plan. The applicant has not proposed any changes to the lotting configuration, road pattern or zoning that applies to the remaining lands. A Draft Approval extension period of three (3) years is being recommended in accordance with standard City practice. If Final Approval has not been provided within the three year period and the applicant requests an extension, there will be another opportunity to formally review the Conditions and ensure that they are relevant to current planning policies and municipal servicing requirements.

ANALYSIS

Official Plan

The lands within the Draft Approved Plan are currently designated in the City’s Official Plan – Land Use Schedule ‘A’ as “Multi-Family, Medium Density Residential”. This designation is primarily intended for multiple forms of housing including row and cluster housing, low rise apartment buildings, rooming and boarding houses, small scale nursing homes, rest homes and homes for the aged. Single detached, semi-detached and duplex housing may also be permitted. These lands will be developed through this Draft Plan of Subdivision for single detached dwellings and street townhouses. The proposed development conforms with the Official Plan.

The London Plan

With respect to *The London Plan*, which has been adopted by City Council but is not yet in force and effect, the subject lands are within the “Neighbourhoods” Place Type permitting a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities. The development of single detached residential lots and street townhouse blocks is consistent with the Place Type and the policies of *The London Plan*.

Estimated Costs and Revenues:

The estimated costs and revenues information has been broken down in the chart attached as Schedule “B” to this report. Revenues are based on the 2017 Development Charge rates. There are no anticipated claims associated with this Draft Plan.

Conditions of Draft Approval:

The Draft Approval conditions have been re-circulated and reviewed with municipal departments and agencies to determine their relevance within the context of current regulatory requirements. As a result, there are minor wording modifications and revisions, as well as a number of new clauses added reflecting current municipal standards and requirements.

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The proposed modifications and new conditions are briefly highlighted below:

1. Conditions 1 through 15 are substantively the same as those of the previous draft approval with some consolidation, minor tweaking and wording modifications. One of the challenges of crafting conditions is keeping current with changing job titles and protocols. Applying the use of the generic term "City" rather than individual's specific job title has been found to be the most practical alternative wherever possible.
2. Condition 16 has been replaced with an updated condition confirming the requirements for a hydrogeological investigation and report, or updating the existing hydrogeological report, to be submitted with first submission of subdivision engineering drawings.
3. Condition 18 has been deleted as it relates to the subdivision phase which was recently registered.
4. Condition 19 has been deleted related to fencing requirements along future Meadowgate Boulevard in order to allow opportunities for stronger street-oriented development.
5. Conditions 26 has been replaced with an updated condition confirming the location and sizing of sanitary sewer connections to the existing municipal sewer system.
6. Condition 29 has been replaced with an updated condition confirming the location and sizing of watermain connections to the existing municipal water system, including provisions for water looping when development is proposed to proceed beyond 80 units.
7. Condition 30 relating to looping of the watermain system has been deleted as it is now covered under Condition 29.
8. Condition 31 has been replaced with an updated condition relating to the provision of a single sanitary and storm private drain connection within this subdivision to service future development of an adjacent property located at 1680 Bradley Avenue.
9. Condition 38 has been replaced with an updated condition relating to measures to control and prevent inflow, infiltration and silt into the sanitary sewer system during and after construction.
10. Conditions 39 and 40 have been deleted as they are now covered under Condition 38.
11. Condition 48 has been replaced with updated clauses reflecting current municipal standards for water servicing, engineering design criteria, and information requirements.
12. Condition 54 has been replaced with an updated condition relating to provisions for reconstruction of services to standard location in the event the owner proposes relotting of the subdivision plan.
13. Condition 70 related to required security for implementation and maintenance of erosion and sediment control measures has been deleted as this is now a standard clause under the Subdivision Agreement.
14. Condition 84 has been replaced with an updated condition relating to the owner's responsibilities should any site contamination be encountered within this plan during development.
15. Conditions 85 through 99 have been added to the General Conditions and reflect updated municipal standards, including updated standards for implementing water quality measures, geotechnical reports, road/transportation infrastructure, and building orientation to Meadowgate Boulevard and Bradley Avenue.

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Public Notice:

Notice was not circulated to the public regarding the request for extension of draft approval given that no significant changes are being proposed to the zoning, lotting pattern or roadway alignments in the Draft Approved Plan (39T-07508). In accordance with Section 50(45) of the *Planning Act* notice will be provided to the applicant, as well as any persons or public bodies who are prescribed under the Act, and anyone who previously requested notification.

CONCLUSION

Staff are recommending a three year extension to the Draft Approval for this plan of subdivision, subject to the revised conditions as attached. The proposed plan and recommended conditions of Draft Approval will ensure that development proceeds in conformity with the Official Plan, and is consistent with The London Plan. A three year extension is recommended to allow sufficient time for registration of the remaining lands within this Draft Plan. The recommended conditions of draft approval are attached to this report as Schedule "A" 39T-07508.

RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	LOU POMPILII, MPA, RPP MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	CONCURRED IN BY:
MATT FELDBERG MANAGER, DEVELOPMENT SERVICES (SUBDIVISIONS)	PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES
SUBMITTED BY:	
G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL	

November 27, 2017
GK/PY/MF/LP/LM/lm "Attach."
cc. Greengate Village Limited - Att'n: Al Allendorf

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**Schedule "A" 39T-07508
Conditions of Draft Approval**

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-07508, ARE AS FOLLOWS:

*** Denotes Deleted, Revised or New Condition**

NO.	CONDITIONS
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1. This approval applies to the draft plan submitted by Jackson Land Corp. (File No. 39T-07508), prepared by Urban Property Services (London) Inc., certified by J. Andrew Smith (Drawing No. PH12B_TJS_Revised, dated Sept 5, 2007), as red-line amended which shows 96 single detached dwellings, 21 multi-family blocks, one walkway block and several reserve and road widening blocks on the extension of Asima Drive, the extension of Turner Crescent and one new street.

- 2.* This draft approval and these conditions replace the conditions of draft approval granted on ~~June 11, 2014~~ ~~June 16, 2014~~ for plan 39T-07508 as it applies to the lands within the plan described in Condition No. 1.

3. This approval of the draft plan applies for a three year period 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.

4. The road allowances included in this draft plan shall be shown and dedicated as public highways.

5. The Owner shall request that the streets in this subdivision be named to the satisfaction of the City.

6. The Owner shall request municipal addresses be assigned to the satisfaction of the City.

7. 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.

- 8.* ~~That the Owner shall satisfy all requirements, financial and otherwise, of the City of London including, but not limited to, surfacing of roads, installation and maintenance of services, drainage and grading, tree planting and tree preservation.~~

- 9.* The Owner shall enter into the City's standard subdivision agreement (including any added special provisions) which 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. That the subdivision agreement between the Owner and the City of London be registered against the lands to which it applies once the plan of subdivision has been registered.

10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications 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.

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11. Phasing of this subdivision (if any) shall be 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 City complete submissions consisting of 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 a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
13. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City 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 City, such submission will be returned to the Owner without detailed review by the City.
14. The Owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The Owner's professional engineer shall have these requirements established and approved by the City Engineer prior to any work on the site. Prior to the commencement of any grading or alteration on site, the Owner shall enter into a site alteration agreement or a subdivision agreement and post the required security.
15. The Owner shall not commence construction or installations of any kind (eg. 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 (eg. 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 the Environment, City, etc.)
- 16.* In conjunction with the first submission of engineering drawings, should the current or any future Owner revise the development proposal for these lands, the current or any future Owner shall provide an update to the existing hydrogeological report (LNGE00007669A), if applicable, or have a report prepared by a qualified consultant, and if necessary, a detailed hydrogeological 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; and,
 - x) to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include 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,

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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.

~~Should the current or any future Owner revise the development proposal for these lands, the current or any future Owner shall provide an update to the existing hydrogeological report (LNGE00007669A), if applicable, or have a report prepared by a qualified consultant, and if necessary, a detailed hydrogeological 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 (domestic or farm wells) in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.~~

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

17. No 5% parkland dedication is required for this plan of subdivision. Parkland dedication has been satisfied by Block 59 (Meadowgate Park) in Plan 33M-528.
- 18.* ~~The Owner shall construct a fence of similar design, material and height along the rear lot line of Lots 86 to 93 both inclusive and Blocks 115, 116 and 117 where they abut Jackson Road.~~
- 19.* ~~The Owner shall construct a fence of similar design, material and height along the rear lot lines of Lots 1 to 9, both inclusive, and Blocks 97 and 98 where they abut Meadowgate Boulevard.~~
20. Approval from the London Fire Department is required should any burning of materials on-site be contemplated.
21. The Owner shall implement the recommendations of the Noise Assessment for Phase 12B Summerside Subdivision, prepared by Development Engineering (London) Limited, dated September 11, 2007 to the satisfaction of the City. If necessary, the Owner shall update the Noise Assessment to meet current City policies and noise criteria.
22. All noise attenuation features required in this subdivision shall be maintained by the Owner of the lot or block in the plan.
23. Prior to the submission of engineering drawings, the Owner shall submit an on-street parking plan to the satisfaction of the City. The approved parking plan will form part of the subdivision agreement for the registered plan.
24. In conjunction with the engineering drawing submission, the Owner shall submit a street tree plan to the City. The street tree plan shall show one street tree per lot or a minimum spacing of one per 15 metres (49.2 feet), whichever is the lesser, except where it can be demonstrated that the location of driveways and underground utilities necessitates a greater separation. If there are long stretches where boulevard street trees are not possible because of driveways and utilities, the Owner shall provide street trees in alternate locations including flanking lots, front yards of lots and blocks, and window

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street landscaping areas all to satisfaction of the City.

25. 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.
- 26.* 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 a 200 mm (8") sanitary sewer on the west leg of Asima Drive, and a 200 mm (8") sanitary sewer on Turner Crescent;
 - 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.

~~The Owner shall construct the proposed sanitary sewers to serve this plan and connect them to the existing municipal sewer system, a 200 mm (8") sanitary sewer on the west leg of Asima Drive, a 200 mm (8") sanitary sewer on the east leg of Asima Drive and a 200 mm (8") sanitary sewer on Turner Crescent, all to the specifications and satisfaction of the City.~~

- 27.* The Owner shall construct the proposed storm sewers to serve this plan and connect them to the existing municipal sewer system, namely, ~~the 375 mm (15") diameter storm sewer on the east leg of Asima Drive,~~ the 600 mm (24") storm sewer stub on Turner Crescent, the 525 mm (21") diameter storm sewer stub 50 metres south of the existing MH R14 on Asima Drive and the 675 mm (27") diameter storm sewer on Asima Drive 140 metres east of Turner Crescent, all to the specifications and satisfaction of the City.
28. Notwithstanding other conditions for stormwater management covered herein, the Owner shall promote implementation of SWM soft measure BMP's in the design construction of this subdivision. The acceptance of these measures by the City will be dependent on adequate geotechnical conditions being present on the site, all as approved by the City.
- 29.* Prior to the issuance of any Certificates 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 service to this draft Plan of Subdivision:
- i. Construct watermains to serve this Plan and connect them to the existing low-level (high-level) municipal system, namely the existing the 200 mm (8") diameter watermain on the west leg of Asima Drive, the 200 mm (8") diameter watermain on Turner Crescent and the 200 mm (8") diameter watermain on Asima Drive 150 metres east of Turner Crescent;

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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. Available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval.

~~The Owner shall construct the proposed watermain to serve this plan and connect them to the existing municipal water system, namely, the 200 mm (8") diameter watermain on the west leg of Asima Drive, the 200 mm (8") diameter watermain on the east leg of Asima Drive, the 200 mm (8") diameter watermain on Turner Crescent and the 200 mm (8") diameter watermain on Asima Drive 150 metres east of Turner Crescent, all to the specifications and satisfaction of the City.~~

30.* ~~The Owner shall provide "looping" of the watermain system constructed for this subdivision when eighty (80) units or more are to be built in the internal watermain infrastructure, all to the specifications of the City Engineer.~~

31.* The Owner shall construct a single sanitary and storm private drain connection to serve the existing external land/single family dwelling at 1680 Bradley Avenue, all to the satisfaction of the City Engineer. Any future design of the external land and any installed PDC's that are not adequate will need to be adequately sized by the subject land owner at 1680 Bradley Avenue at their expense as part of a future Site Plan acceptance inclusive of confirming the availability of sewage capacity in the downstream sewers as it relates to these external lands inclusive of any required updated drawings and 'as-built' records.

~~The Owner shall design and install sanitary and storm private drain connections to serve 1680 Bradley Avenue to the satisfaction of the City Engineer. Any claim submitted against the City's Capital Works Budget (Wastewater and Drainage Engineering Division) for the reimbursement of the Capital Works Budget share of the cost of construction of sanitary and storm private drain connections to service external properties such as 1680 Bradley Avenue (Jackson Pools) shall be limited to a maximum amount of \$10,000.00 upon completion of these works.~~

~~The Owner acknowledges that notwithstanding submission of such a claim or the assumption of the works by the City, the City is under no obligation or promise under the terms of this approval, or otherwise, to reimburse the Owner. The amounts of any capital funding are subject to separate Council Approval. Any amounts considered in this draft plan approval are to be viewed as general estimates only and not approved claims. Any or all claims may be refused at the full discretion of Council.~~

~~The Owner acknowledges that City Council may consider inclusion of an item for reimbursement of it's share in the Capital Works Budget for the year immediately following completion of construction, but the inclusion of such item shall not be taken to be an acknowledgement by the City of any obligation or promise by the City to make such reimbursement. With that intention, the cost of construction of the works shall be at all times, notwithstanding the assumption of the works by the City, at the sole expense and risk of the Owner.~~

32. As part of the engineering drawing submission the Owner shall submit a landscaping plan for the window streets to the satisfaction of the City for review and acceptance.

33. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Evans Boulevard via Bradley Avenue and Jackson Road or other routes as designated by the City.

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- 34.* The Owner shall construct a 1.5 m (5') sidewalk on one side of the following streets:
- i) ~~Strawberry Walk — west boulevard;~~
 - ii) ~~Asima Drive — east boulevard — from Lot 86 to Block 115, both inclusive;~~
 - iii) ~~Asima Drive — south boulevard — from Lot 94 to Lot 96, both inclusive;~~
 - iv) ~~Asima Drive — west boulevard — from Lot 94 and across lands external to this plan at 1680 Bradley Avenue, inclusive;~~
 - v) Turner Crescent – west boulevard – from Lot 1 to Block 98, both inclusive;
 - vi) Turner Crescent – south boulevard – from Lot 32 to Lot 36, both inclusive;
 - vii) Turner Crescent – east boulevard – Lot 32, and Block 102 and 103, all inclusive;
 - viii) Turner Crescent – west boulevard – Lot 36, and Block 104 and 105, all inclusive;
 - ix) Turner Crescent – east boulevard – Lot 45 to Lot 49, both inclusive; and
 - x) Turner Crescent – east boulevard – from Lot 38 at Asima Drive 96 and across lands external to this plan at 1680 Bradley Avenue, all inclusive;
35. The Owner shall dedicate all 0.3 m reserve blocks to the City at no cost.
36. Prior to final approval of this plan and subject to the satisfaction of the local School Boards, the Owner shall include in the subdivision agreement a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary or holding facilities and/or bused outside the neighbourhood for their education.
37. Prior to final approval the requirements of Union Gas Limited with respect to easements and/or agreements for the provision of gas services shall be met.
- 38.* 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 Reports.
- ~~The Owner shall not connect any weeping tiles into the sanitary sewers within this plan.~~
- 39.* ~~Throughout the duration of construction within this draft plan of subdivision, the Owner shall undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to and at no cost to the City.~~

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- 40.* ~~Following construction, the Owner shall have its 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 system at any time prior to assumption of the subdivision.~~
41. The Owner shall service these lands by the existing Summerside SWM Facility located north of this plan in accordance with the Summerside District Stormwater and SWM Master Plan, all to the specifications and satisfaction of the City Engineer.
42. The Owner shall have its consulting professional engineer direct, by grading, some major overland flows from a small area of the subject lands to the existing Summerside SWM Facility. Any modifications to directions of these overland flows are subject to specifications and satisfaction of the City Engineer.
- 43.* The Owner shall have its consulting professional engineer design and subsequently construct the proposed storm/drainage servicing works for the subject lands, all to the satisfaction and specifications of the City Engineer and according to the requirements of the following:
- i) The SWM targets and criteria for the Dingman Creek Subwatershed Study Update (2005);
 - ii) The Summerside District Stormwater and Stormwater Management Master Plan (updated 2004);
 - iii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - iv) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - v) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - vi) The Ministry of the Environment's Practices Planning and Design Manual (2003);
 - vii) All applicable Acts, Policies, Guidelines, Standards and Requirements of the City of London, Ministry of the Environment and all other relevant agencies;
 - viii) 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.
44. The Owner's professional engineer shall identify all major and minor storm flow routes for the subject lands, all to the satisfaction and specifications of the City Engineer.
45. Prior to the issuance of any Certificates of Conditional Approval for lots and blocks in this plan or as otherwise approved by the City Engineer, the Owner shall construct and have operational all storm/drainage and SWM related works, including major and minor storm flow routes, to serve this plan in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer.
46. Prior to the issuance of any Certificates of Conditional Approval, 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 and/or any approvals given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or

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alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.

47. The Owner shall develop an erosion/sediment control plan (ESCP) 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 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.

48.* In conjunction with the first submission of engineering drawings, should the current or any future Owner revise the development proposal for these lands, the current or any future Owner shall have his consulting engineer provide a letter of confirmation that the Water Report dated November 2007 meets the following water servicing design information and criteria, or 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) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
- ii) Identify domestic and fire flows for the potential ICI/medium/high density Blocks from the high-level water distribution system;
- iii) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
- iv) Include modeling for two fire flow scenarios as follows:
 - i. Max Day + Fire confirming velocities and pressures within the system at the design fire flows; and
 - ii. Max Day + Fire confirming the available fire flows at fire hydrants at 20PSI residual. Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
- v) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
- vi) Develop a looping strategy when development is proposed to proceed beyond 80 units;
- vii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
- viii) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
- ix) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
- x) Identify the effect of development on existing water infrastructure – identify potential conflicts;
- xi) Include full-sized water distribution and area plan(s);
- xii) Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented (including automatic flushing devices), the fire hydrant rated capacity and marker colour and the design fire flow applied to development Blocks.

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- ~~i) A water servicing report which addresses the following:

 - ~~a) Identify external water servicing requirements;~~
 - ~~b) Confirm capacity requirements are met;~~
 - ~~c) Identify need to the construction of external works;~~
 - ~~d) Identify the effect of development on existing water infrastructure — identify potential conflicts;~~
 - ~~e) Water system area plan(s)~~
 - ~~f) Water network analysis/hydraulic calculations for subdivision report;~~
 - ~~g) Phasing report;~~
 - ~~h) Oversizing of watermain, if necessary and any cost sharing agreements.~~
 - ~~i) Water quality~~
 - ~~j) Identify location of valves and hydrants~~~~

- ~~ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:

 - ~~a) valving to shut off future connections which will not be used in the near term; and/or~~
 - ~~b) 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~~
 - ~~c) 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.~~

- 49. The Owner shall install sidewalk links from Turner Crescent and Asima Drive to the proposed sidewalk on Bradley Avenue in accordance with the City of London Window Street Standard Guidelines UCC-2M, to the satisfaction of the City, at no cost to the City.
- 50. The Owner shall construct and be responsible for costs related to any temporary works necessary to construct this draft plan, if applicable.
- 51. 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 Engineer 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.
- 52. 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.
- 53. 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 specifications and satisfaction of the City.
- 54.* Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed relotting of the plan is

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undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the City Engineer and at no cost to the City.

~~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.~~

- 55. 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.
- 56. 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.
- 57. The Owner shall have the common property line of Bradley Avenue 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 Bradley Avenue are the future centreline of road grades as determined by the Owner's professional engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road.

- 58. 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.

- 59.* With respect to any services and/or facilities constructed in conjunction with this plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

- 60. 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 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

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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 Owner's 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.

61. The Owner's professional engineer shall provide inspection services for all work during construction for all work to be assumed by the City, and have its professional engineer supply the City with a Certificate of Completion of Works upon completion in accordance with the plans accepted by the City.
62. The Owner shall have its professional engineer, prior to acceptance of engineering drawings, provide an opinion of the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan.
63. The Owner shall have its engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
64. 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.
65. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
66. The Owner shall remove any temporary works when no longer required and restore the land, to the satisfaction of the City Engineer, at no cost to the City.
67. 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.
68. The Owner shall remove all existing accesses to boundary roads to the satisfaction of and at no cost to the City.
69. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Pottersburg 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.

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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.

- 70.* ~~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.~~
71. 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) Implement all geotechnical recommendations with respect to all geotechnical issues, including erosion, maintenance and structural setbacks related to slope stability, if necessary, and ensure they are adequately addressed for the subject lands, to the satisfaction of the City;
 - 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) 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
 - iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
72. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event, where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
73. Prior to final approval, 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.
74. 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, 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.
75. Should any temporary turning circle exist on any abutting street 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.
76. 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

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necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.

77. Should the current or any future Owner revise the development proposal for these lands, the current or any future Owner may be required to complete a design studies submission as per the File Manager process, or as otherwise directed by the City.
78. The Owner shall ensure that no vehicular access will be permitted to any lots or blocks from Bradley Avenue or Jackson Road, except as otherwise noted elsewhere in these conditions. 0.3 metre reserves shall be identified on the plan to implement this requirement.
79. 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.
80. Should the current or any future Owner revise the development proposal for these lands, the current or any future 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.
- 81.* The Owner shall be required to make minor boulevard improvements on Bradley Avenue and ~~Jackson Road~~ adjacent to this plan, to the specifications of the City Engineer, and at no cost to the City, consisting of interim ditching (to maintain existing drainage), clean-up grading and sodding as necessary.
82. The Owner shall install street lighting on all streets and walkway lighting on any walkways in this plan to the satisfaction of the City, at no cost to the City.
83. 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 City.
- 84.* Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change "Guidelines for Use at Contaminated Sites in Ontario" and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

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

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

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~~The Owner hereby agrees that, 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.~~

Add the following new Draft Plan Conditions:

- 85* 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.

- 86* Prior to the issuance of any Certificates of Conditional Approval the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the City Engineer, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.

- 87* The Owner shall ensure implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device from the time of their installation until removal. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.

- 88* The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging plan as set out in the accepted water servicing design study and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging as set out in the accepted design study, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.

- 89* The Owner shall obtain all necessary approvals from the City Engineer for the servicing of Blocks in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.

- 90* 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.

- 91* In conjunction with first submission of engineering drawings, 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 condominiums/townhouses indicated on streets in this plan. It will be a requirement to provide adequate separation distances for all services which are to be

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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.

- 92* Prior to Final Approval, the Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing municipal or private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.

Following the removal of any existing municipal or private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

- 93* In conjunction with the first submission of engineering drawings, 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;
- ix) addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback; and,

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

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

- 95* In conjunction with the engineering drawings submission, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:

- i) a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers 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. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections;
- ii) confirmation 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"; and,
- iii) a conceptual design for the window street for Turner Crescent to consider such issues as grading the common boulevard between Bradley Avenue and the

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window street, overland flow routes, sidewalk connections, servicing, to the satisfaction of the City Engineer.

- 96* 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.
- 97* The Owner shall have their Professional Engineer design and construct the roadworks in accordance with the following road widths:
- i) Turner Crescent has a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 18.5 metres as per accepted engineering drawings;
 - ii) Turner Crescent (window street portion) shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 15.5 metres as per accepted engineering drawings.
- 98* The Owner shall construct the window street portion of Turner Crescent abutting Bradley Avenue 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.
- 99* The Owner agrees to register on title and include in all Purchase and Sale Agreements for any lots and blocks that back onto Meadowgate Boulevard or side onto Bradley Avenue a requirement that the purchaser/home builder shall provide concept plans and elevations prior to the application for a building permit which demonstrates building orientation to all adjacent streets, including a built form that has the same level of architectural detail on all street facades, to the satisfaction of the Managing Director of Planning, City Planner, or his/her designate.

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Schedule "B"

Related Estimated Costs and Revenues

Summerside Phase 12B Phase 2 - Greengate Village Limited
Draft Plan Extension
39T-07508

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF: - None identified.	\$0
Claims for developer led construction from UWRF: - None identified.	\$0
Claims for City led construction: - None identified.	\$0
TOTAL	\$0
Estimated Total DC Revenues ^(Note 2) (2017 Rates)	Estimated Revenue
CSRF	\$1,706,988
UWRF	\$153,804
TOTAL	\$1,860,792

- 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 2017 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.

Reviewed by:

Nov 23 / 2017
Date



Matt Feldberg
Manager, Development Services
(Subdivisions)