

File Number: 39T-05505  
F. Gerrits / N. Pasato

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>SUBDIVISION SPECIAL PROVISIONS APPLICANT: DREWLO HOLDINGS INC. EDGEVALLEY SUBDIVISION 39T-05505 MEETING ON JANUARY 8, 2018</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the subdivision of land over Block 'C', Registered Plan No. 795 and Part of Lot 7, Concession 2, (Geographic Township of London), City of London, County of Middlesex, situated on the north side of Kilally Road, East of Highbury Avenue North, municipally known as 1522 Kilally Road Street;

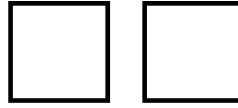
- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Edgevalley Subdivision, (39T-05505) attached as Schedule "A", **BE APPROVED**;
- (b) the applicant **BE ADVISED** that Development Finance has summarized the claims and revenues attached as Schedule "B",
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Schedule "C"; and
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

<b>BACKGROUND</b>
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The subject site is located on Kilally Road and Highbury Avenue North. The subject site is approximately 25.4 hectare (62.8 ac.) in size, and is an irregular shape. The Applicant, Drewlo Holdings Inc. submitted the application for Draft Plan of Subdivision and Zoning By-law Amendment on March 31, 2005. The Public Meeting was held on February 27, 2006. Draft Approval was granted on March 22, 2006. A three year extension to the Draft Approval was granted by the Approval Authority on March 22, 2009. On May 4, 2011, the applicant submitted a revised Draft Plan of Subdivision consisting of 128 single detached lots, 5 medium density blocks, 1 high density block, 2 park blocks, all served by the extension of Edgevalley Road, Agathos Street and Purser Street and 2 new local streets. The public meeting was held on December 12, 2011. A three (3) year extension and approval of the revised draft plan/conditions was granted by the Approval Authority on February 10, 2012. Since that time, several extensions have been granted. The current plan will expire on July 23, 2018.

This subdivision shall be registered in one (1) phase.

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

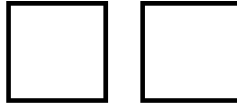


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This report has been prepared in consultation with the City's Solicitors Office.

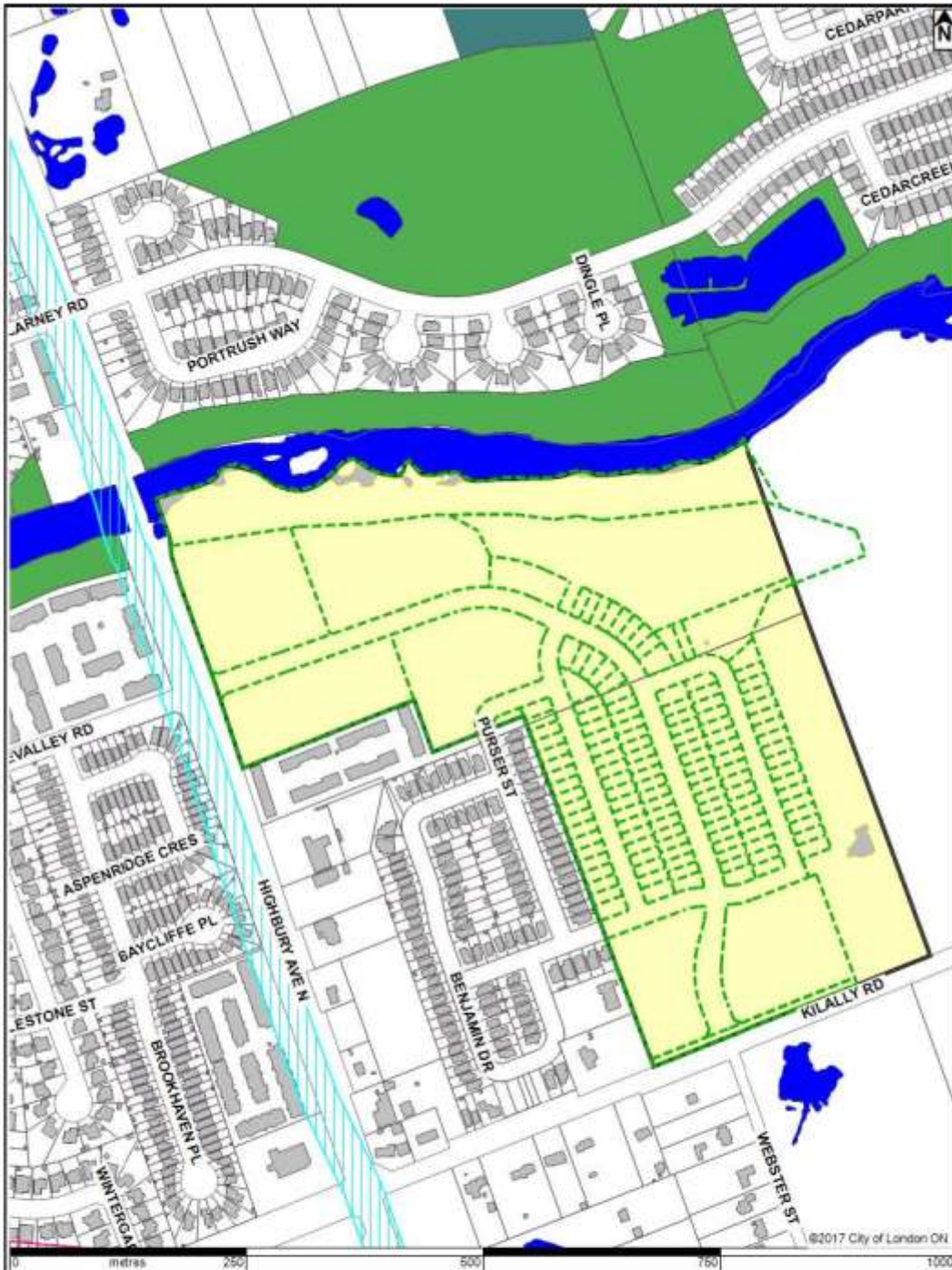
The anticipated reimbursements from the development charge Reserve Funds are:

- (i) for the engineering costs and construction of trunk sanitary sewer (KL1B) in conjunction with this Plan, at an estimated cost of which is \$873,545, excluding HST, as per the accepted work plan;
- (ii) for the construction of eligible storm sewers in conjunction with the Plan, subsidized at an estimated cost of which is \$234,920, excluding HST;
- (iii) for the engineering costs and construction of pavement widening on Edgevalley Road at Highbury Avenue consistent with the City's standard practice of paying claims where a secondary collector is widened at a primary collector or an arterial road, the estimated cost of which is \$11,213, excluding HST. The claim will be based on a pavement widening of 1.5 metres for a distance of 45 metres with a 30 metre taper. The costs of the gateway treatment over and above the claimable portion shall be at the Owner's expense, as per the accepted work plan;
- (iv) for the engineering costs and construction of pavement widening on Edgevalley Road at Kilally Road consistent with the City's standard practice of paying claims where a secondary collector is widened at a primary collector or an arterial road, the estimated cost of which is \$11,213, excluding HST. The claim will be based on a pavement widening of 1.5 metres for a distance of 45 metres with a 30 metre taper. The costs of the gateway treatment over and above the claimable portion shall be at the Owner's expense, as per the accepted work plan;
- (v) for the engineering costs and construction of a stormwater management facility in conjunction with this Plan, the estimated cost of which is \$4,275,735, excluding HST, as per the accepted work plan; and
- (vi) for dedicating to the City Block 136 on this Plan for stormwater management purposes, the estimated cost of which is \$1,024,246, excluding HST.



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LOCATION MAP



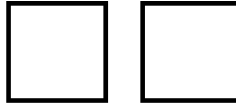
**LOCATION MAP**

Subject Site: **Drewlo Holdings Inc. - Draft Plan of Residential Subdivision**  
 File Number: **39T-05505**  
 Planner: **Nancy Pasato**  
 Created By: **Nancy Pasato**  
 Date: **2017-09-18**  
 Scale: **1:5000**

**LEGEND**

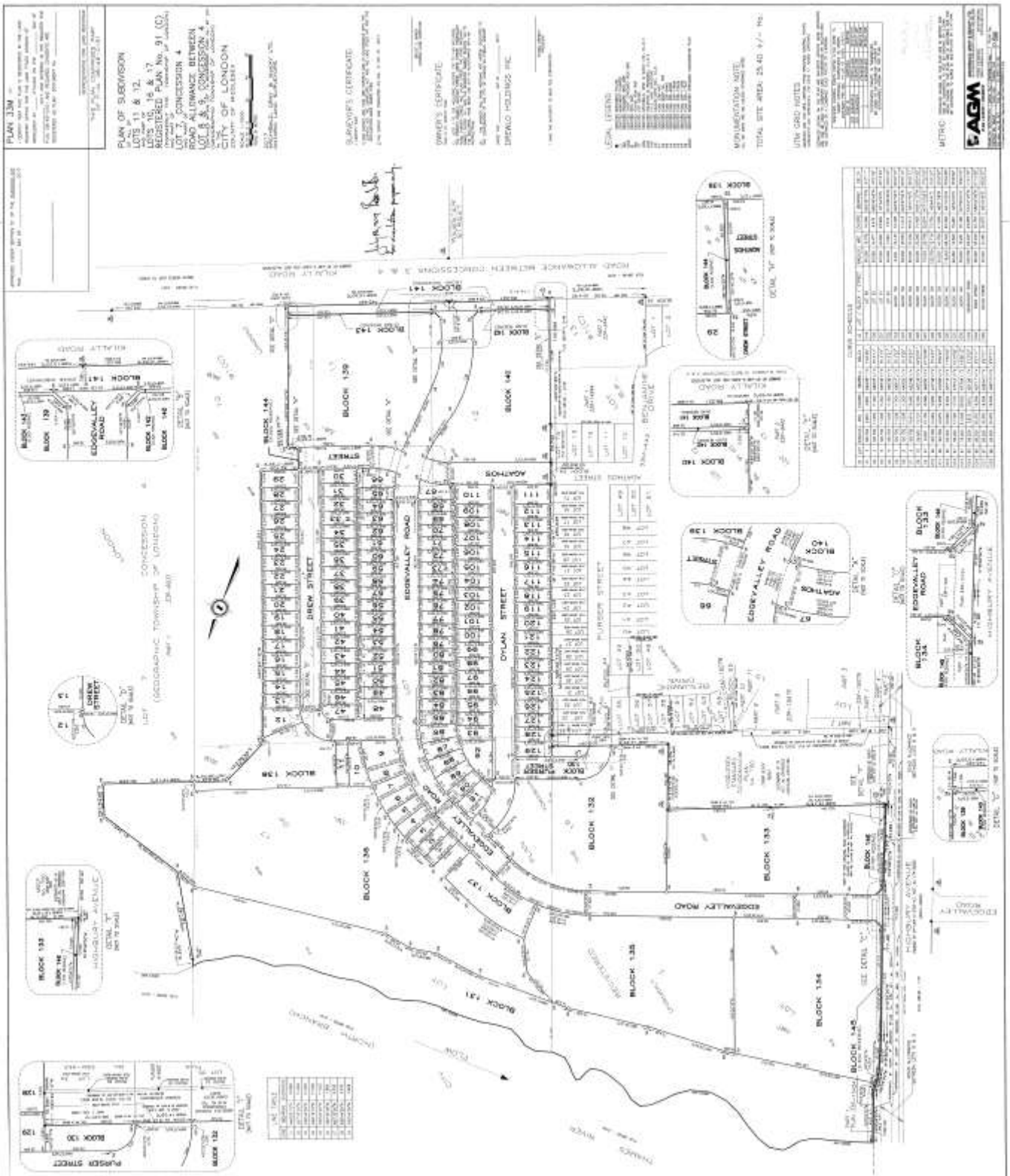
- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers

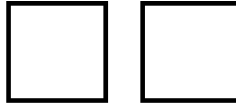




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PLAN OF SUBDIVISION

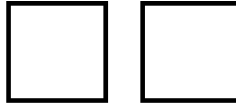




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<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>Nancy Pasato, MCIP, RPP Senior Planner Development Services (Subdivisions)</b>	<b>Lou Pompili MPA RPP Manager, Development Planning (Subdivisions)</b>
<b>REVIEWED BY:</b>	<b>CONCURRED IN BY:</b>
<b>Matt Feldberg Manager, Development Services (Subdivisions)</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>SUBMITTED BY:</b>	
<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official</b>	

NP/fg  
Attach.  
November 23, 2017



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

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

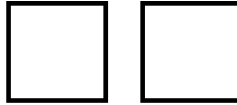
- 5.7 The Owner shall provide minimum side yard setbacks as specified by the City for buildings which are adjacent to rear yard catch basin leads which are not covered by an easement on Lots in this Plan.

The Owner shall include in any Agreements of Purchase of Sale and/or Lease of Lots 22, 23, 115, 116, 119, 120, 122 and 123 in this Plan which incorporate rear yard catchbasins and all other affected Lots shown on the accepted plans and drawings and include in the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

## 16. PROPOSED SCHOOL SITES

**Remove** Subsections 16.3 to 16.9 as there are no school blocks in this Plan.

- ~~16.3 The Owner shall set aside an area or areas (being Block(s) \_\_\_\_\_) as a site or sites for school purposes to be held subject to the rights and requirements of any School Board having jurisdiction in the area.~~
- ~~16.4 The School Boards shall have the right, expiring three (3) years from the later of the date on which servicing of the relevant site is completed to the satisfaction of the City or the date on which seventy percent (70%) of the Lots in the subdivision have had building permits issued, to purchase the site and may exercise the right by giving notice to the Owner and the City as provided elsewhere in this Agreement and the transaction of purchase and sale shall be completed no later than two (2) years from the date of giving notice.~~
- ~~16.5 The School Boards may waive the right to purchase by giving notice to the Owner and the City as provided elsewhere in this Agreement.~~
- ~~16.6 Where all School Boards have waived the right to purchase, the City shall then have the right for a period of two (2) years from the date on which the right to purchase by the School Board has expired or has been waived as the case may be, to purchase the site for municipal purposes and may exercise the right by giving notice to the Owner as provided elsewhere in this Agreement and the transaction of purchase and sale shall be completed no later than sixty (60) days from the date of giving notice.~~
- ~~16.7 The Owner agrees that the school blocks shall be:~~
- ~~(a) graded to a one percent (1%) grade or grades satisfactory to the City, the timing for undertaking the said works shall be established by the City prior to the registration of the Plan; and~~
  - ~~(b) top-soiled and seeded to the satisfaction of the City, the timing for undertaking the said works to be established prior to assumption of the subdivision by the City.~~



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~~16.8 Where the Owner has been required to improve the site by grading, top-soil and seeding, the responsibility of the Owner for the maintenance of the site shall cease upon completion by the Owner of his obligations under this Agreement.~~

~~16.9 If and when the City purchases the site, the City may establish a policy with respect to the ultimate use or disposition of the site.~~

## 25.1 STANDARD REQUIREMENTS

**Remove** Subsection 25.1 (h) as there are no walkways in this Plan.

~~(h) Prior to the issuance of a Certificate of Conditional Approval, or as otherwise agreed to by the City, the Owner shall construct a chain link fence without gates, adjacent to the walkway(s) (Block(s) \_\_\_\_\_) in accordance with City Standard No. SR-7.0.~~

**Add** the following new Special Provisions:

#1 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner's Professional Engineer shall certify that any remedial or other works as recommended in the accepted geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City Engineer.

#2 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 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 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 arrangements 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.

#3 The Owner shall make arrangements with the owner of lands to the south to combine Block 130 of this Plan, in conjunction with lands to the south in Plan 33M-443 to create a developable Lot/Block, all to the satisfaction of the City and at no cost to the City.

#4 The Owner shall remove any existing services (eg. hydro poles), vegetation, etc. to accommodate the servicing of this Plan, to the satisfaction of the City.

## 25.2 CLAIMS

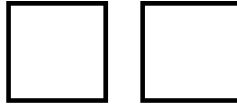
**Remove** Subsection 25.2 (b) and **replace** with the following:

(b) If the Owner alleges an entitlement to any reimbursement or payment from a development charge Reserve Fund as a result of the terms hereof, the Owner may, upon approval of this Agreement and completion of the works, make application to the Director – Development Finance for payment of the sum alleged to be owing, and as confirmed by the City Engineer (or designate) and the Director – Development Finance and the payment will be made pursuant to any policy established by Council to govern the administration of the said development charge Reserve Fund.

The anticipated reimbursements from the development charge Reserve Funds are:

(vii) for the construction of trunk sanitary sewer (KL1B) in conjunction with this Plan, at an estimated cost of which is \$736,325, excluding HST, as per the accepted work plan;

(viii) for the engineering costs of the trunk sanitary sewer (KL1B) in conjunction with this Plan, at an estimated cost of which is \$137,220, excluding HST, as per the accepted work plan;



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- (ix) for the construction of eligible storm sewers in conjunction with the Plan, subsidized at an estimated cost of which is \$234,920, excluding HST;
- (x) for the construction of pavement widening on Edgevalley Road at Highbury Avenue consistent with the City's Development Charge By-Law provision for paying claims where a secondary collector is widened at a primary collector or an arterial road, the estimated cost of which is \$9,750, excluding HST. The claim will be based on a pavement widening of 1.5 metres for a distance of 45 metres with a 30 metre taper. The costs of the gateway treatment over and above the claimable portion shall be at the Owner's expense, as per the accepted work plan;
- (xi) for the engineering costs of the pavement widening on Edgevalley Road at Highbury Avenue, at an estimated cost of which is \$1,463, excluding HST;
- (xii) for the construction of pavement widening on Edgevalley Road at Kilally Road consistent with the City's Development Charge By-Law provision for paying claims where a secondary collector is widened at a primary collector or an arterial road, the estimated cost of which is \$9.750, excluding HST. The claim will be based on a pavement widening of 1.5 metres for a distance of 45 metres with a 30 metre taper. The costs of the gateway treatment over and above the claimable portion shall be at the Owner's expense, as per the accepted work plan;
- (xiii) for the engineering costs of the pavement widening on Edgevalley Road at Kilally Road, at an estimated cost of which is \$1,463, excluding HST;
- (xiv) for the construction of a stormwater management facility in conjunction with this Plan, the estimated cost of which is \$3,627,515, excluding HST, as per the accepted work plan;
- (xv) for the engineering costs for the stormwater management facility construction, the estimated cost of which is \$648,220, excluding HST, as per the accepted work plan;
- (xvi) for dedicating to the City Block 136 on this Plan for stormwater management purposes, the estimated cost of which is \$1,024,246, excluding HST.

The estimated amounts herein will be adjusted in accordance with contract prices in the year in which the work is carried out.

Funds needed to pay the above claims will be committed (on a subdivision by subdivision basis) from approved capital budgets at the time of approval of this Agreement, unless funds in approved capital budgets are insufficient to accommodate commitment to the full extent of the estimated claims. In this case (ie. insufficient capital budget), the excess of the estimated claim over the approved budget shall be submitted for Council approval in the next following budget year.

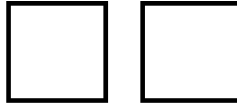
Claims approvals shall generally not materially exceed approved and committed funding in the capital budget for the estimated claims listed in this Agreement.

Any funds spent by the Owner pending future budget approval (as in the case of insufficient capital budget described above), shall be at the sole risk of the Owner pending Council approval of sufficient capital funds to pay the entire claim.

**Add** the following new Special Provisions:

- #5 Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary, storm or water – the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:
  - i) no work subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the





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proposed work plan; and

- ii) in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.

#6 The following works required by this subdivision shall be subject to a work plan:

- i) sanitary trunk sewer KL1B;
- ii) internal widening on Edgevalley Road at Highbury Avenue and Kilally Road;
- iii) stormwater management facility construction; and
- iv) stormwater management facility land.

#7 The proposed development calls for the construction of a stormwater management facility, and the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC by-law, then the Owner shall submit through their consulting engineer an engineering work plan including works completed to date and future works to be undertaken for the proposed works, satisfactory to the City Engineer (or designate) and City Treasurer (or designate). In light of the funding course and the City's responsibility to administer development charge funds collected, the City retains the right to request proposed for the work from an alternative consulting engineer.

#8 The Owner shall ensure that the City is formally invited to all construction site/progress meetings related to the claimable works associated with this Plan, including but not limited to providing minimum of two weeks' notice of meetings and copies of all agenda and minutes as appropriate, all to the satisfaction of the City.

#9 The Owner shall review and seek approval from the City for any proposed use of construction contingency that relate to claimable works outlined in the work plan prior to authorizing work.

## 25.6 GRADING REQUIREMENTS

**Add** the following new Special Provisions:

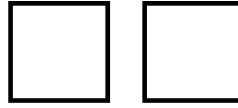
#10 The Owner shall grade the portions of Blocks in this Plan, which have a common property line with Highbury Avenue North, to blend with the ultimate profile of Highbury Avenue North, in accordance with the City Standard "Subdivision Grading Along Arterial Roads" and at no cost to the City.

The Owner shall direct its Professional Engineer to establish and have accepted by the City Engineer the grades to be taken as the future centreline grades of Highbury Avenue North and Kilally Road. From these, the Owner's Professional Engineer shall determine the elevations along the common property line which will blend with the reconstructed road. These elevations shall be shown on the subdivision Lot Grading Plan submitted for acceptance by the City.

#11 The Owner shall include in all Agreements of Purchase and Sale and/or Lease, a warning clause on Lots 20, 21, 123 and 124 in this Plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Lots shall maintain the overland flow route as per the accepted engineering drawings, to the satisfaction of the City. No landscaping, vehicular accesses, parking access, works or other features shall interfere with the above-noted overland flow route grading that services other lands, at no cost to the City.

#12 The Owner shall include in the Agreement of Purchase and Sale for the transfer of Lots 20, 21, 22 and 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123 and 124 in this Plan, as an overland flow route is located between the said Lots, a covenant by the purchaser or transferee to observe and comply with the following:

- i) The purchaser or transferee shall not alter or adversely affect the said overland flow route on the said Lots as shown on the accepted lot grading and servicing drawings for this subdivision.



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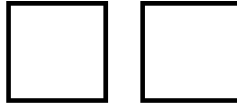
The Owner further acknowledges that no landscaping, vehicular access, parking access, works or other features shall interfere with the above-noted overland flow route, grading or drainage.

- #13 The Owner shall maintain the existing overland flow route between Lots 20, 21, 22 and 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123 and 124 as per the accepted engineering drawings, to the satisfaction of the City Engineer.
- #14 Prior to the issuance of any Certificate of Conditional Approval in this Plan, the Owner shall construct the proposed retaining walls on Block 137 as shown on the accepted engineering drawings and have its Professional Engineer certify that the said walls were constructed in accordance with the accepted engineering drawings, all to the satisfaction of the City.
- #15 Prior to assumption of this Plan, the Owner's Professional Engineer shall certify to the City, the retaining walls on Block 137 are in a state of good repair and functioning as intended, all to the satisfaction of the City.
- #16 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall remove the existing retaining walls at the south limit of this Plan between Blocks 132 and 133 in order connect a storm sewer on 1625 Purser Street to the south of this Plan and make all necessary arrangements to grade the adjacent lands outside the boundaries of this Plan to be compatible with the accepted grades in this Plan, to the satisfaction of the City, at no cost to the City.
- #17 Prior to the issuance of any Certificate of Conditional Approval for this Plan, in order to develop this site, the Owner shall make arrangements with the adjacent property owners to the east of this Plan to regrade portions of the property in this Plan as per the accepted engineering drawings, in conjunction with grading and servicing of this subdivision, to the specifications of the City, at no cost to the City.
- #18 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall construct a berm, rip-rap and provide external grading, east of Park Block 138, as per the accepted engineering drawings, to the specifications and satisfaction of the City.

## 25.7 STORM WATER MANAGEMENT

**Remove** Subsection 25.7 (a) and **replace** with the following:

- (a) The Owner shall have its Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works, in compliance with the drawings accepted by the City Engineer, and according to the recommendations and requirements of the following, all to the satisfaction of the City Engineer:
  - i) The SWM criteria and environmental targets for the North Thames Subwatershed Study and any addendums/amendments;
  - ii) The accepted Kilally South Stormwater Management Study – Class EA Schedule B – Environmental Screening Report (McCormick Rankin Corporation, Sept. 2003) and Kilally South EA Addendum (2016) and any addendums/amendments;
  - iii) The approved Functional Stormwater Management Plan for Edge Valley East Subdivision July 2017 prepared by MTE or any updated Functional Stormwater Management Plan;
  - iv) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
  - v) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.

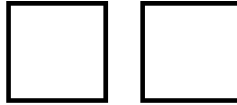


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- vi) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
- vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
- viii) The City of London Design Specifications and Requirements Manual, as revised;
- ix) The Ministry of the Environment and Climate Change (MOECC) SWM Practices Planning and Design Manual (2003); and
- x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

**Add** the following new Special Provisions:

- #19 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall construct all storm sewers, the SWM Facility on Block 136, storm outlet, all associated works and all required maintenance access roads in conjunction with this Plan; provide adequate land dedications to the City of London for the SWM Facility to service this subdivision and the total identified catchment area in accordance with the accepted SWM Facility design and accepted engineering drawings, and ensure that all storm sewers and the SWM Facility are constructed and operational, all to the specifications of the City Engineer and at no cost to the City unless specified herein.
- #20 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall make all necessary arrangements to dedicate **Blocks \_\_\_ and \_\_\_** to the City to provide for a maintenance access and pathway to the SWM Facility north of Blocks 134 and 135 in this Plan, to the satisfaction of the City Engineer and at no cost to the City.
- #21 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall construct the required SWM maintenance access pathway, which is incorporated with the Thames Valley Parkway recreational pathway system, on **Blocks \_\_\_ and \_\_\_** at the north limit of Blocks 134 and 135 as per the accepted engineering drawings, all to the specifications and satisfaction of the City.
- #22 The Owner shall maintain the maintenance access and pathway on **Blocks \_\_\_ and \_\_\_** north of Blocks 134 and 135 in this Plan as required herein until the maintenance access is assumed by the City, all to the satisfaction of the City Engineer and at no cost to the City.
- #23 The Owner shall submit a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for the Edge Valley SWM Facility within this Plan, in accordance with the City's "Monitoring and Operational Procedures for Stormwater Management Facilities" requirements to the City for review and acceptance. The program will include, but not be limited to, the following:
  - a. A work program manual for the maintenance and monitoring of these facilities;
  - b. Protocol of sediment sampling and recording of sediment accumulation volumes; and
  - c. Storage and discharge monitoring.
- #24 Following construction and prior to the assumption of the SWM Facility, the Owner shall complete the following, at no cost to the City, all to the satisfaction of the City Engineer:
  - i) Operate, maintain and monitor the SWM Facility in accordance with the accepted maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities";
  - ii) Have its consulting Professional Engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's



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“Monitoring and Operational Procedure for Stormwater Management Facilities” to the City for review and acceptance; and

- iii) Ensure that any removal and disposal of sediment is to an approved site satisfactory to the City Engineer.
- #25 Prior to assumption of this Plan, the Owner shall operate, monitor and maintain the stormwater works associated with this Plan. The Owner shall ensure that any removal and disposal of sediment is to an approved site in accordance with the Ministry of the Environment and the Ministry of Natural Resources.
- #26 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall install the proposed stormwater management system, as identified on the accepted engineering drawings, including all subdrains on private property, to the satisfaction of the City.

## 25.8 SANITARY AND STORM SEWERS

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

- (c) The Owner shall construct the storm sewers to service the westerly Lots and Blocks in this Plan, which is located in the North Thames Subwatershed, and connect them to the City’s existing storm sewer system being the 825 mm diameter storm sewer located within an easement on 1708 Benjamin Drive (Lot 54, Plan 33M-443). The easterly Lots and Blocks in this Plan are to be connected via the proposed Stormwater Management Facility (SWMF) located on Block 136 in this Plan which outlets to the Thames River.

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

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

- (e) Prior to the issuance of any Certificate of Conditional Approval for this Plan, where required, maintenance accesses shall be constructed on park blocks, to the satisfaction of the City. Maintenance access (SPO-1.4(A)) requirements shall be provided to the satisfaction of the City.

**Remove** Subsection 25.8 (j) as this is not applicable.

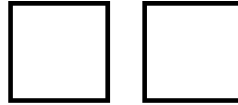
- ~~(j) The Owner shall register on title of Block [redacted] in this Plan and include in the Purchase and Sale Agreement, a covenant that the owner of Block [redacted] in this Plan shall be responsible for installing a sanitary private drain connection, at the owner’s expense, from the said block to the proposed municipal sanitary sewer to the (North, South, East, West) of this Block in City owned lands [redacted] described [redacted], or an alternative sanitary outlet, to the satisfaction of the City Engineer, at no cost to the City, should the said block not be developed in conjunction with or serviced through other lands to the east of this block intended to be jointly developed as a school.~~

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

- (o) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City’s existing sanitary sewage system being the 1050 mm diameter Kilally Trunk Sanitary Sewer located on Edgevalley Road at Highbury Avenue North at the western limit of this Plan.

The sanitary sewers, including the trunk sanitary sewer KL1B, required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

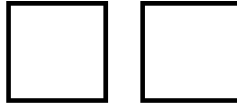
**Add** the following new Special Provisions:



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- #27 Prior to the issuance of a Certificate of Conditional Approval for this Plan, the Owner shall construct a storm and sanitary sewer on Park Block 138 and all associated works as shown on the accepted engineering drawings, to the satisfaction of the City.
- #28 The Owner shall make all necessary arrangements, financial and otherwise, to construct a storm sewer, including any necessary easements, over lands known as 1625 Purser Street from the existing 825 mm diameter storm sewer located within an easement on 1708 Benjamin Drive (Lot 54, Plan 33M-443) to this Plan, to the satisfaction of the City, at no cost to the City.
- #29 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall construct the sanitary trunk sewer KL1B in its entirety to the east limit of this Plan, as per the accepted engineering drawings, all to the specifications and satisfaction of the City.
- #30 The Owner shall construct sanitary private drain connections for Lots 1 to 11 and Lots 86 to 91 to the 200 mm diameter local sanitary sewer as per the accepted engineering drawings, to the satisfaction of the City.
- #31 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall construct new services and make adjustments to the existing works and services on Agathos Street and Purser Street in Plan M-443 and M-492, adjacent to this Plan to accommodate the proposed works and services on this street to accommodate the lots in this Plan (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.
- #32 Prior to the issuance of any Certificate of Conditional Approval for Blocks 139 and 140, the Owner shall install all temporary ditch inlet catchbasins (DICBs) (eg. on Block 139 and 140) and associated works, including all necessary easements, as per the accepted engineering drawings, to the satisfaction of the City.
- #33 Prior to the issuance of a Certificate of Conditional Approval for this Plan, the Owner shall construct a storm sewer between Blocks 132 and 133 and all associated works, including necessary easements, as shown on the accepted engineering drawings, to the existing storm sewer and easement located within 1625 Purser Street, to the satisfaction of the City, at no cost to the City..
- #34 The Owner shall include in the Agreements of Purchase and Sale and/or Lease and in the transfer of deed of Blocks 132 and 133 in this Plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of the said Blocks to observe and comply with the City easements, needed for the servicing of this Plan. No landscaping, vehicular accesses, parking access, works or other features shall interfere with the above-noted municipal or private maintenance accesses, servicing, grading or drainage that services other lands.
- #35 The Owner shall maintain the storm sewer over lands in this Plan as required herein until the said sewer is assumed by the City, all to the satisfaction of the City Engineer and at no cost to the City.
- #36 The Owner shall include in all Agreements of Purchase and Sale and/or Lease, a warning clause on Lots 22 and 23 in this Plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Lots shall be advised the RYCB is part of a municipal storm system connecting to an external ditch inlet catchbasin (DICB) as per the accepted engineering drawings, to the satisfaction of the City. No landscaping, vehicular accesses, parking access, works or other features shall interfere with the above-noted overland flow route grading that services other lands, at no cost to the City.
- #37 The Owner shall decommission the external DICB when no longer needed, all to the satisfaction of the City, at no cost to the City.

## 25.9 WATER SERVICING



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**Remove** Subsection 25.9 (c) and **replace** with the following:

- (c) 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 200 mm diameter watermain on Purser Street, the 200 mm diameter watermain on Agathos Street, the 400 mm diameter watermain on Highbury Avenue North and the future 400 mm diameter watermain on Kilally Road which is scheduled to be constructed in 2018 in conjunction with City of London Transportation Division reconstruction of Kilally Road. The reconstruction work will include the construction of the 400 mm diameter watermain from the existing 300 mm diameter watermain on Kilally Road, east to the proposed Edgevalley Road;
  - ii) available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers shall be installed by the City of London at the time of Conditional Approval;
  - iii) deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units; and
  - iv) have their consulting engineer confirm to the City that the watermain system has been constructed, is operational, and is looped from the watermain on Purser Street in Plan 33M-443 to the watermain system on Highbury Avenue North through this Plan such that the City shall make arrangements with the owner of 1625 Purser Street to convert the existing temporary municipal watermain within 1625 Purser Street to a private watermain.

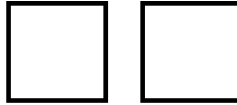
**Remove** Subsection 25.9 (d) and **replace** with the following:

- (d) Prior to the issuance of any Certificates of Conditional Approval for this Plan, 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.

**Add** the following new Special Provisions:

- #38 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/assumption. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.
- #39 The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging or phasing 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 phasing or staging as set out in the accepted design study, and the watermains are not installed to the stage or phase limits, the Owner would be required to submit revised plan and hydraulic modeling as necessary to address water quality.
- #40 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



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to City standards and requirements.

- #41 Should the subdivision proceed prior to the construction of the watermain on Kilally Road by the City, the Owner shall connect to the watermain on Kilally Road immediately after it is constructed by the City and commissioned, to the satisfaction of the City Engineer.

## 25.11 ROADWORKS

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

- (b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
- (i) a fully serviced road connection where Purser Street in this Plan meets with Purser Street in Plan 33M-443, including all underground services and all related works as per the accepted engineering drawings;
  - (ii) a fully serviced road connection where Agathos Street in this Plan meets with Agathos Street in Plan 33M-443, including all underground services and all related works as per the accepted engineering drawings;
  - (iii) a fully serviced road connection where EdgeValley Road in this Plan connects with Highbury Avenue North and Kilally Road, including all underground services and all related works as per the accepted engineering drawings;

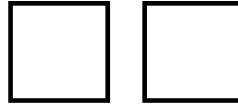
The Owner shall complete all work on the said street(s) in accordance with current City standards, procedures and policies, and restore the road(s), and ensure that adequate precautions are taken to maintain vehicular and pedestrian traffic and existing water and sewer services at all times during construction, except as approved otherwise by the City Engineer. The Owner shall provide full-time supervision by its Professional Engineer for all works to be constructed on Highbury Avenue North, Agathos Street, Purser Street and Kilally Road in accordance with current City policies. Upon completion of these works, a Certificate of Completion of Works is to be supplied to the City, pursuant to the General Provisions and **Schedule 'G'** of this Agreement.

The Owner shall complete the works specified above on a schedule acceptable to the City or as otherwise specified herein. Where the Owner is required to close any City of London road section the Owner shall have available for submission to the City a Traffic Protection Plan acceptable to the City Engineer (or his/her designate), a schedule of construction for the proposed works on the above-noted street(s) and a detail of the proposed timing and duration of the said works in accordance with the Ministry of Labour and Ministry of Transportation requirements within the Ontario Traffic Manual Book 7. Further, the Owner shall obtain a Permit for Approved Works from the City prior to commencing any construction on City land or right-of-way.

Where required by the City Engineer, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area property owners in conformity with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this Plan of Subdivision. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP shall be submitted by the Owner at the time of submission of servicing drawings for this Plan of Subdivision, and shall become a requirement of the said drawings.

**Remove** Subsection 25.11 (n) as there are no walkways in this Plan.

- ~~(n) Prior to the issuance of any Certificate of Conditional Approval, concrete sidewalks shall be constructed on all pedestrian walkways shown in this Plan in accordance with City Standard SR-7.0 and accepted design drawings and shall extend to the travelled portion of the streets connected by the walkway. Concrete drainage swales and chain link fence shall be provided in accordance with City standard SR-7.0 and accepted design drawings along both sides of~~



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~~such walkways for their entire length. Alternative concrete sidewalks with a flat cross-section, without swales, may be substituted upon approval of the City. Ornamental obstacle posts shall be provided in all walkways as required by the City.~~

**Remove** subsection 25.11 (q) as there are no traffic calming measures in this Plan.

~~(q) Where traffic calming measures are required within this Plan:~~

- ~~(i) The Owner shall erect advisory signs at all street entrances to this Plan for the purpose of informing the public of the traffic calming measures implemented within this Plan prior to the issuance of any Certificate of Conditional Approval in this Plan.~~
- ~~(ii) The Owner shall notify the purchasers of all lots abutting the traffic calming circle(s) in this Plan that there may be some restrictions for driveway access due to diverter islands built on the road.~~
- ~~(iii) Where a traffic calming circle is located, the Owner shall install the traffic calming circle as a traffic control device, including the diverter islands, or provide temporary measures, to the satisfaction of the City prior to the issuance of a Certificate of Conditional Approval for that section of road.~~
- ~~(iv) The Owner shall register against the title of all Lots and Blocks on (insert street names) in this Plan, and shall include in the Agreement of Purchase and Sale or Lease for the transfer of each of the said Lots and Blocks, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including traffic calming circles, **raised intersections**, splitter islands and speeds cushions, to be installed as traffic control devices, to the satisfaction of the City Engineer.~~

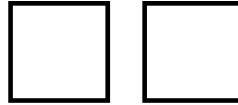
**Remove** Subsection 25.11 (r) and **replace** with the following:

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

**Add** the following new Special Provisions:

- #42 The Owner shall combine Parts 5 and 6 of Plan 33R-17547 (Instrument No. ER630265) with Purser Street in this Plan to establish Purser Street with a minimum 20.0 metre right-of-way width to accommodate a minimum of 20.0 metre right-of-way, to the satisfaction of the City.
- #43 Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall construct the extension of Purser Street, external to this Plan (Parts 5 and 6 of Plan 33R-17547 (Instrument No. ER630265) from the north limit of Plan 33M-443 to Purser Street in this Plan with all underground servicing and a minimum of granular 'B' road consistent with the servicing of Purser Street within this Plan as required herein, in accordance with the accepted layout of Purser Street, including the removal of all existing works and services as needed, all to the specifications of the City Engineer, at no cost to the City.
- #44 The Owner shall maintain the extension of Purser Street external to this Plan until construction is fully complete, all deficiencies cleared, a Certificate of Completion of Works covering the road construction has been issued to the City by the Owner's consulting Professional Engineer and the road is assumed by the City, all to the satisfaction of the City Engineer, at no cost to the City.
- #45 Prior to assumption, the Owner shall pay for the cost of registered and depositing the dedication by-law to create the portion of Purser Street external to this Plan.
- #46 The Owner acknowledges that the City intends to reconstruct Kilally Road in 2018, per the City's Growth Management Implementation Strategy (GMIS) and subject to Council approval of the capital budget providing funds for construction. The Owner shall co-operate with the City as necessary, to complete the project, including providing access to their lands and

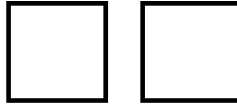




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easements as necessary.

- #47 Prior to the issuance of any Certificate of Conditional Approval for Blocks 139 and 140, the Owner shall not develop Blocks 139 and 140 until Kilally Road is improved to its ultimate profile and Edgevalley Road is constructed to ultimate. If the Owner can demonstrate a portion of Blocks 139 and 140 can be developed without impacting the future construction of adjacent portions of Kilally Road and Edgevalley Road, the Owner may develop those portions of Blocks 139 and 140, to the satisfaction of the City.
- #48 The Owner shall modify existing pavement markings to provide left turn channelization on Highbury Avenue North at Edgevalley Road, with sufficient storage, parallel and taper to accommodate the traffic demand anticipated as a result of full build out of this Plan of subdivision and the Kilally North Planning Area. If the existing roadway is insufficient to accommodate this left turn lane, additional roadwork will be required to be completed by the Owner, to the specifications and satisfaction of the City.
- #49 The Owner shall reconstruct the driveway for 1625 Purser Street to accommodate the alignment of Purser Street, to the satisfaction of the City, at no cost to the City.
- #50 Prior to the issuance of a Certificate of Conditional Approval for any Lot or Block in this Plan, the Owner shall have its Consulting Engineer confirm to the City that the roads in this Plan have been constructed and operational to provide a public access to Plan 33M-443 such that the City shall make arrangements with the owner of Plan 33M-443 for the removal of the temporary road over Blocks 52 and 53 in Plan 33M-443 and with the owner of Plan 33M-492 for the removal of the temporary emergency access over Lot 22 in Plan 33M-492.
- #51 At the time the above-noted temporary road and emergency access in Plan 33M-443 and 33M-492 is blocked from public access and roads in this Plan are constructed to Plan 33M-443 and 33M-492 or as otherwise directed by the City, the Owner shall remove the existing barricades to the north limit of Purser Street and at the east limit of Agathos Street in Plan 33M-443 and 33M-492, as necessary, and restore these road(s) to the specifications of the City, all at no cost to the City.
- #52 Barricades are to be maintained at all limits of streets in this Plan until assumption of this Plan of Subdivision or as otherwise directed by the City. At the time of assumption of this Plan or as otherwise directed by the City, the Owner shall remove the barricades and any temporary turning circles, restore the boulevards and complete the construction of the roadworks within the limits of both temporary turning circles, to the specifications of the City, all at no cost to the City.
- The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.
- #53 The Owner shall construct a gateway treatment on Edgevalley Road at the intersection of Kilally Road with a right-of-way width of 28.0 metres tapered back over a distance of 30 metres to the standard secondary collector road right-of-way width of 21.5 metres as per the accepted engineering drawings, to the specifications of the City Engineer.
- #54 The Owner shall make minor boulevard improvements on Highbury Avenue North 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.
- #55 The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.



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### **SCHEDULE "C"**

This is Schedule "C" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017, between The Corporation of the City of London and Drewlo Holdings Inc. to which it is attached and forms a part.

### **SPECIAL WORKS AND SERVICES**

#### **Roadways**

- Edgevalley Road shall have a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.
- Agathos Street, Dylan Street and Purser Street (together with lands north of Plan 33M-443 (Part 5 of Plan 33R-17547 and Part 7 of Plan 33R-17289) shall be combined with the right-of-way in this draft plan) have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.
- Drew Street shall have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres.
- Edgevalley Road from Highbury Avenue North to 45 metres east has a minimum road pavement width (excluding gutters) of 11.0 metres with a minimum road allowance of 22.5 metres. The widened road on Edgevalley Road shall be equally aligned from the centreline of the road and tapered back to the 9.5 metres of road pavement width (excluding gutters) and 21.5 metres of road allowance width for the street with 30 metre long tapers on both street lines.
- A gateway treatment on Edgevalley Road at the intersection of Kilally Road with a right of way width of 28.0 metres tapered back over a distance of 30 metres to the standard secondary collector road right-of-way width of 21.5 metres as per the accepted engineering drawings.

#### **Sidewalks**

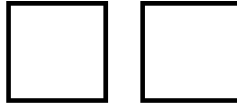
A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of Edgevalley Road.

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

- (i) Drew Street – north and east boulevards
- (ii) Dylan Street – west boulevard
- (iii) Purser Street – north and west boulevards
- (iv) Agathos Street – north boulevard

#### **Pedestrian Walkways**

There are no pedestrian walkways in this Plan of subdivision.



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**SCHEDULE "D"**

This is Schedule "D" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017, between The Corporation of the City of London and Drewlo Holdings Inc. to which it is attached and forms a part.

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

**LANDS TO BE CONVEYED TO THE CITY OF LONDON:**

0.3 metre (one foot) reserves:	Blocks 142 to 146
Road Widening (Dedicated on face of plan):	Block 141
Walkways:	NIL
5% Parkland Dedication:	_____ (new block to be created on Plan)
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	Block 136

**LANDS TO BE PURCHASED BY THE CITY:**

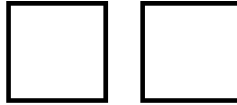
Open Space for Pathway:	Blocks 137, 138 (less easement) and _____ (new block to be created on Plan)
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**LANDS TO BE SET ASIDE FOR SCHOOL SITE:**

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

Temporary access:	NIL
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**SCHEDULE “E”**

This is Schedule “E” to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017, between The Corporation of the City of London and Drewlo Holdings Inc. to which it is attached and forms a part.

The Owner shall supply the total value of security to the City is as follows:

CASH PORTION:	\$ 1,804,173
BALANCE PORTION:	<u>\$10,223,645</u>
TOTAL SECURITY REQUIRED	\$12,027,818

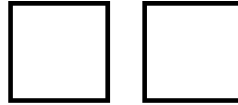
The Cash Portion shall be deposited with the City Treasurer prior to the execution of this Agreement.

The Balance Portion shall be deposited with the City Treasurer prior to the City issuing any Certificate of Conditional Approval or the first building permit for any of the lots and blocks in this Plan of subdivision.

The Owner shall supply the security to the City in accordance with the City’s By-Law No. A-7146-255 and policy adopted by the City Council on July 27, 2014.

In accordance with Section 9 Initial Construction of Services and Building Permits, the City may limit the issuance of building permits until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.



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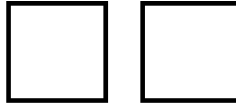
### **SCHEDULE "F"**

This is Schedule "F" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017, between The Corporation of the City of London and Drewlo Holdings Inc. to which it is attached and forms a part.

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

#### **Multi-Purpose Easements:**

- (a) Multi-purpose easements for servicing shall be deeded to the City in conjunction with this Plan, within this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:
  - (i) Between Blocks 132 and 133 for storm servicing for this Plan
  - (ii) On Block 139 and 140 for DICB and associated works, and
  - (iii) Between Lots 22 and 23 from Drew Street to external lands
  
- (b) Multi-purpose easements shall be deeded to the City in conjunction with this Plan, over lands external to this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:
  - (i) External grading east of Park Block 138 and Drew Street
  - (ii) Temporary DICB and associated works behind Lot 22



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**Schedule "B"**  
**Related Estimated Costs and Revenues**

Agenda Item #      Page #

Edge Valley Phase 1 - Drewlo Holdings  
Subdivision Agreement  
39T-05505

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF	
- Storm sewer oversized subsidy (DC14-MS01001)	\$234,920
- Roadworks - internal widening on Edgevalley at Highbury (DC14-RS00063)	\$9,750
- Roadworks - engineering for internal widening (DC14-RS00063)	\$1,463
- Roadworks - internal widening on Edgevalley at Kilally (DC14-RS00063)	\$9,750
- Roadworks - engineering for internal widening (DC14-RS00063)	\$1,463
- Trunk Sanitary Sewer (SS KL1B) (DC14-WW00008)	\$736,325
- Engineering fees for Trunk Sanitary Sewer (DC14-WW00008)	\$137,220
Claims for developer led construction from UWRF	
- Stormwater Management Pond - Kilally SWM basin	\$3,627,515
- Stormwater Management Pond - Kilally SWM basin land costs	\$1,024,246
- Engineering fees for SWM Pond construction	\$648,220
<b>Total</b>	<b>\$6,430,871</b>
Estimated Total DC Revenues	Estimated Revenue
CSRF	\$7,198,260
UWRF	\$649,114
<b>TOTAL</b>	<b>\$7,847,374</b>

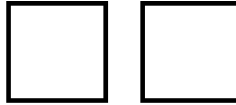
1. Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
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.
3. The revenues and costs in the table above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
4. The developer led construction work above will require a work plan to be provided and approved by the City. The work plan should include summary of work completed and costs incurred as well as estimated costs of all Engineering and construction of the eligible subdivision works.
5. The extent of roadworks, pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process which may change the values noted.

Dec 15 / 2017  
Date

Reviewed by:  
  
Matt Feldberg  
Manager, Development Services (Subdivisions)

December 15, 2017  
Date

Paul Yeoman  
Director, Development Finance



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F. Gerrits / N. Pasato

**Schedule "C"**  
**SOURCE OF FINANCING**

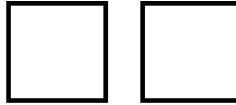
#18004  
January 8, 2018  
(39T-05505)

RE: Subdivision Special Provisions - Edgevalley Subdivision  
Drewlo Holdings Inc.  
Capital Budget Project No. ES5252 - Kilally South Trunk Sanitary Sewer (Subledger 2418808)  
Capital Budget Project No. ES5429 - Storm Sewer Internal Oversizing (Subledger 2418754)  
Capital Budget Project No. TS1371 - Road Class Oversizing City Share (Subledger 2418764)  
RESF66 - Urban Works Storm Water Management Reserve Fund

**FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:**

Finance & Corporate Services confirms that these works can be accommodated within the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Development and Compliance and Chief Building Official and the Manager, Development Planning, the detailed source of financing is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
<b><u>ES5252 - Kilally South Trunk Sanitary Sewer</u></b>				
Engineering	\$200,000		\$139,635	\$60,365
Construction	998,600		749,284	249,316
	1,198,600	0	888,919	309,681
<b><u>ES5429 Storm Sewer Internal Oversizing</u></b>				
Engineering	\$177,463	\$27,463		\$150,000
Construction	5,569,587	4,807,846	239,055	522,686
	5,747,050	4,835,309	239,055	672,686
<b><u>TS1371-Road Class Oversizing City Share</u></b>				
Engineering	\$31,966	\$9,177	\$2,977	\$19,832
Construction	468,014	65,932	19,843	382,239
	500,000	75,109	22,820	402,071
<b><u>RESF66- Urban Works Storm Water Mgmt</u></b>				
Development Fund Claims Payment - Engineering	\$659,629		\$659,629	\$0
Development Fund Claims Payment - Construction	3,691,359		3,691,359	0
Development Fund Claims Payment - Land	1,042,273		1,042,273	0
	\$5,393,261	\$0	\$5,393,261	\$0
<b>NET ESTIMATED EXPENDITURES</b>	<b>\$12,838,911</b>	<b>\$4,910,418</b>	<b>\$6,544,055</b>	<b>\$1,384,438</b>
 <b><u>SOURCE OF FINANCING</u></b>				
<b><u>ES5252 - Kilally South Trunk Sanitary Sewer</u></b>				
Drawdown from City Services - Sewer 2) Reserve Fund (Development Charges)	\$1,198,600	\$0	\$888,919	\$309,681
<b><u>ES5429 Storm Sewer Internal Oversizing</u></b>				
Drawdown from Sewage Works Reserve Fund	\$25,300	\$25,300		\$0
Drawdown from City Services - Mjr. SW 2) Reserve Fund (Development Charges)	5,721,750	4,810,009	239,055	672,686
	5,747,050	4,835,309	239,055	672,686
<b><u>TS1371-Road Class Oversizing City Share</u></b>				
Capital Levy	\$4,400	\$2,677	\$675	\$1,048
Drawdown from Industrial Oversizing R.F.	10,400			10,400
Drawdown from City Services - Roads 2) Reserve Fund (Development Charges)	485,200	72,432	22,145	390,623
	500,000	75,109	22,820	402,071
<b><u>RESF66- Urban Works Storm Water Mgmt</u></b>				
Drawdown from Urban Works-Storm Water Management Reserve Fund	\$5,393,261		\$5,393,261	\$0
<b>TOTAL FINANCING</b>	<b>\$12,838,911</b>	<b>\$4,910,418</b>	<b>\$6,544,055</b>	<b>\$1,384,438</b>



File Number: 39T-05505  
F. Gerrits / N. Pasato

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	ES5252	ES5429	TS1371	RESF66	Construction Total
<b>1) Financial Note - Construction</b>					
Contract Price	\$736,325	\$234,920	\$19,500	\$3,627,515	\$4,618,260
Add: HST @13%	95,722	30,540	2,535	471,577	\$600,374
Total Contract Price Including Taxes	832,047	265,460	22,035	4,099,092	5,218,634
Less: HST Rebate	82,763	26,405	2,192	407,733	\$519,093
Net Contract Price	\$749,284	\$239,055	\$19,843	\$3,691,359	\$4,699,541
<b>Financial Note - Engineering</b>	ES5252		TS1371	RESF66	Engineering Total
Contract Price	\$137,220		\$2,926	\$648,220	\$788,366
Add: HST @13%	17,839		380	84,269	102,488
Total Contract Price Including Taxes	155,059		3,306	732,489	890,854
Less: HST Rebate	15,424		329	72,860	88,613
Net Contract Price	\$139,635		\$2,977	\$659,629	\$802,241
<b>Financial Note - Land costs</b>				RESF66	Land Costs Total
Contract Price				\$1,024,248	\$1,024,248
Add: HST @13%				133,152	133,152
Total Contract Price Including Taxes				1,157,398	1,157,398
Less: HST Rebate				115,125	115,125
Net Contract Price				\$1,042,273	\$1,042,273
<b>Total - Construction, Engineering and Land Costs</b>	\$888,919	\$239,055	\$22,820	\$5,393,261	\$6,544,055

2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.

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Jason Senese  
Manager of Financial Planning & Policy