

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services And
Chief Building Official

Subject: Application By: Peter Sergautis
660 Sunningdale Road East
Stormwater Management (SWM) Facility
Land Acquisition Agreement

Meeting on: October 29, 2018

Recommendation

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into an Agreement between The Corporation of the City of London and Peter Sergautis for the subdivision of land over Part of Lot 13, Concession 6, (Geographic Township of London), City of London, County of Middlesex, situated on the west side of Adelaide Street North, between Sunningdale Road East and the City limits, municipally known as 660 Sunningdale Road East:

- (a) the attached Agreement between The Corporation of the City of London and Peter Sergautis (39T-09501) attached as Appendix "A", **BE APPROVED**;
- (b) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Appendix "B"; and,
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfil its conditions.

Background

The lands which are the subject of this agreement are within a Draft Approved Plan of Subdivision located at 660 Sunningdale Road East; west side of Adelaide Street North between Sunningdale Road East and the City limits, having a total area of approximately 39.7 hectares (98 acres).

The original Draft approval was granted on September 9, 2014 by the Approval Authority. Since that time, the Applicant has revised the plan, which now consists of 39 low density residential blocks, four (4) medium density residential blocks, two (2) commercial blocks, two (2) commercial/residential mixed use blocks, three (3) open space blocks, eight (8) parkland and walkway blocks, one (1) stormwater management block, one (1) road widening block, six (6) 0.3 m reserve blocks, all served by one (1) primary collector road (Blackwater Road), two (2) secondary collector roads (Kleinburg Drive and Street "D"), and nine (9) new local streets. Planning and Environment Committee endorsed the revised plan and adopted revised zoning on January 22, 2018. The revised subdivision was draft approved by the Approval Authority on February 21, 2018.

The first Phase of the subdivision was registered on August 17, 2018 as 33M-749, which consisted of eight (8) single detached lots and one (1) multi-family, medium density block, all located off of the extension of Kleinburg Drive.

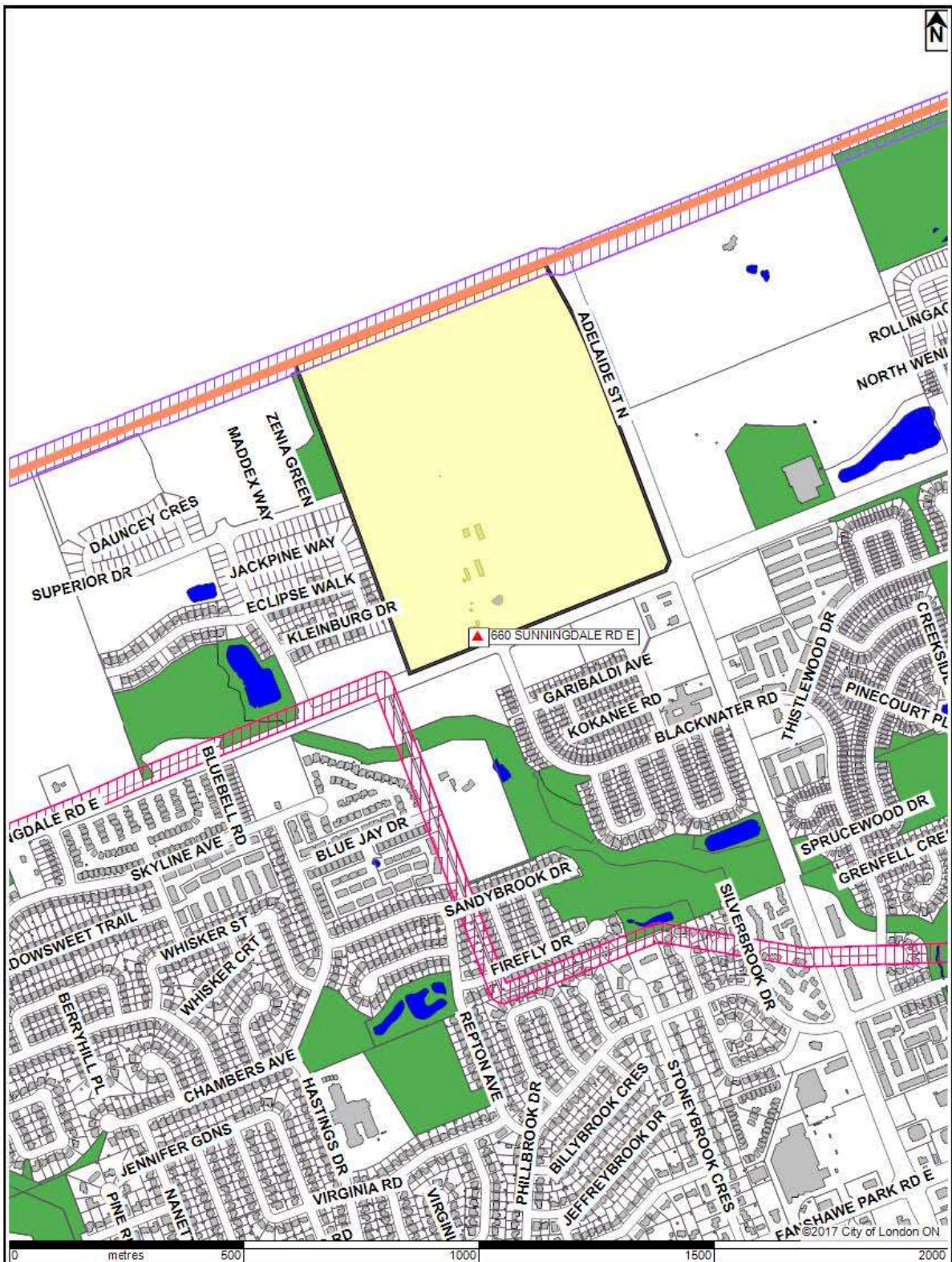
This second Phase of the subdivision and special provisions for the subdivision agreement pertain to the stormwater management (SWM) pond, known as Stoney Creek Stormwater Management Facility 2 (Stoney Creek SWMF2). Advancing a subdivision agreement for SWMF2 will facilitate the transfer of the SWM Block to the

City which will allow the tendering process to proceed. This subdivision agreement will only be registered against the SWM Facility Block of the draft approved plan.

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

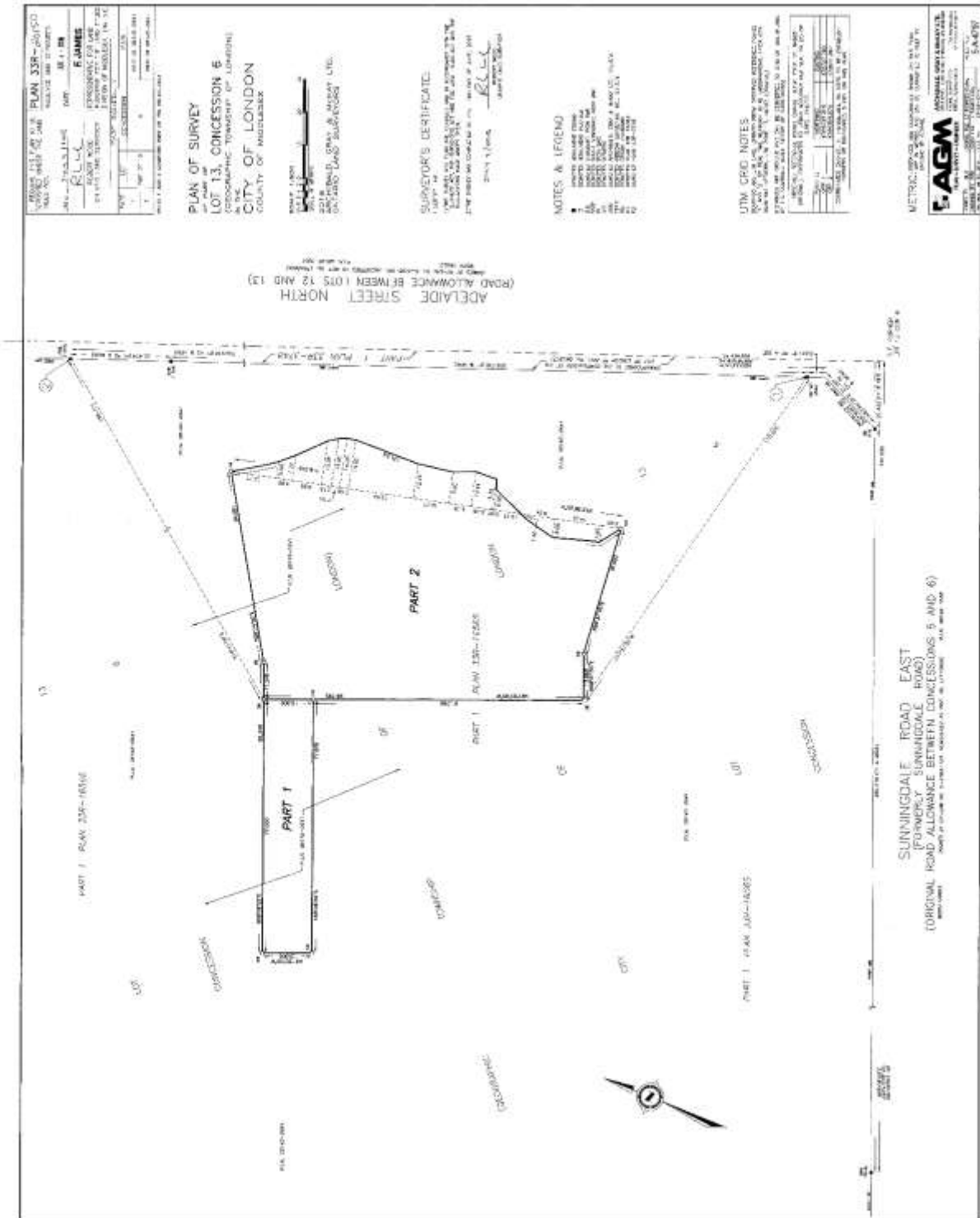
This report has been prepared in consultation with the City's Solicitors Office.

Location Map



LOCATION MAP	LEGEND
<p>Subject Site: 660 Sunningdale Rd E Applicant: Extra Realty Ltd. File Number: 39T-0950/Z-88 18 Planner: Nancy Pasato Created By: Nancy Pasato Date: 2017-09-18 Scale: 1:10100</p>	<ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings 123 Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

SWM Pond Lands



Prepared by:	Nancy Pasato, MCIP RPP Senior Planner, Development Services
Recommended by:	Lou Pompili, MCIP RPP Manager, Development Planning (Subdivision)
Reviewed by:	Matt Feldberg Manager, Development Services (Subdivision)
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

October 19, 2018

CC: Paul Yeoman, Director, Development Services and City of London Approval Authority

NP/LP/MF/GK/fg Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2009\39T-09501- 660 SUNNINGDALE RD E (NP)\SWM AGREEMENT\2018-10-29 - 660 Sunningdale Rd E - StormWater Management SWM Facility - 39T-09501 (N. Pasato).docx