

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: Foxhollow North Kent Developments Inc.
1284 & 1388 Sunningdale Road West
Foxhollow North Kent South Subdivision – Phase 3
39T-04510-3 - Special Provisions

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 a subdivision agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc. for the subdivision of land over Part of Lot 23, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, between Wonderland Road North and Hyde Park Road, and on the north side of the Heard Drain, municipally known as 1284 and 1388 Sunningdale Road West;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxhollow North Kent Developments Inc. for the Foxhollow North Kent Subdivision, Phase 3 (39T-04510-3) attached as Appendix “A”, **BE APPROVED**;
- (b) the Applicant **BE ADVISED** that Development Finance has summarized the claims and revenues attached as Appendix “B”;
- (c) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached as Appendix “C”; and,
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfil its conditions.

Analysis

1.0 Site at a Glance

1.1 Background

The application for Draft Plan of Subdivision Approval was originally accepted on November 17, 2004. After a number of modified versions of the plan it was approved by the Approval Authority on October 14, 2009. A number of draft approval extensions have occurred since the original draft approval date, including the most recent 6 month emergency extension granted by the Approval Authority on September 10, 2018. The current expiry date for draft approval is April 14, 2019. The first phase of the subdivision consists of 69 single family detached lots. Access to the first phase is from the extension of Watroak Drive from the Claybar Subdivision immediately to the south. The 2nd phase will have access through the first phase to Watroak Drive and will also have access to Sunningdale Road West.

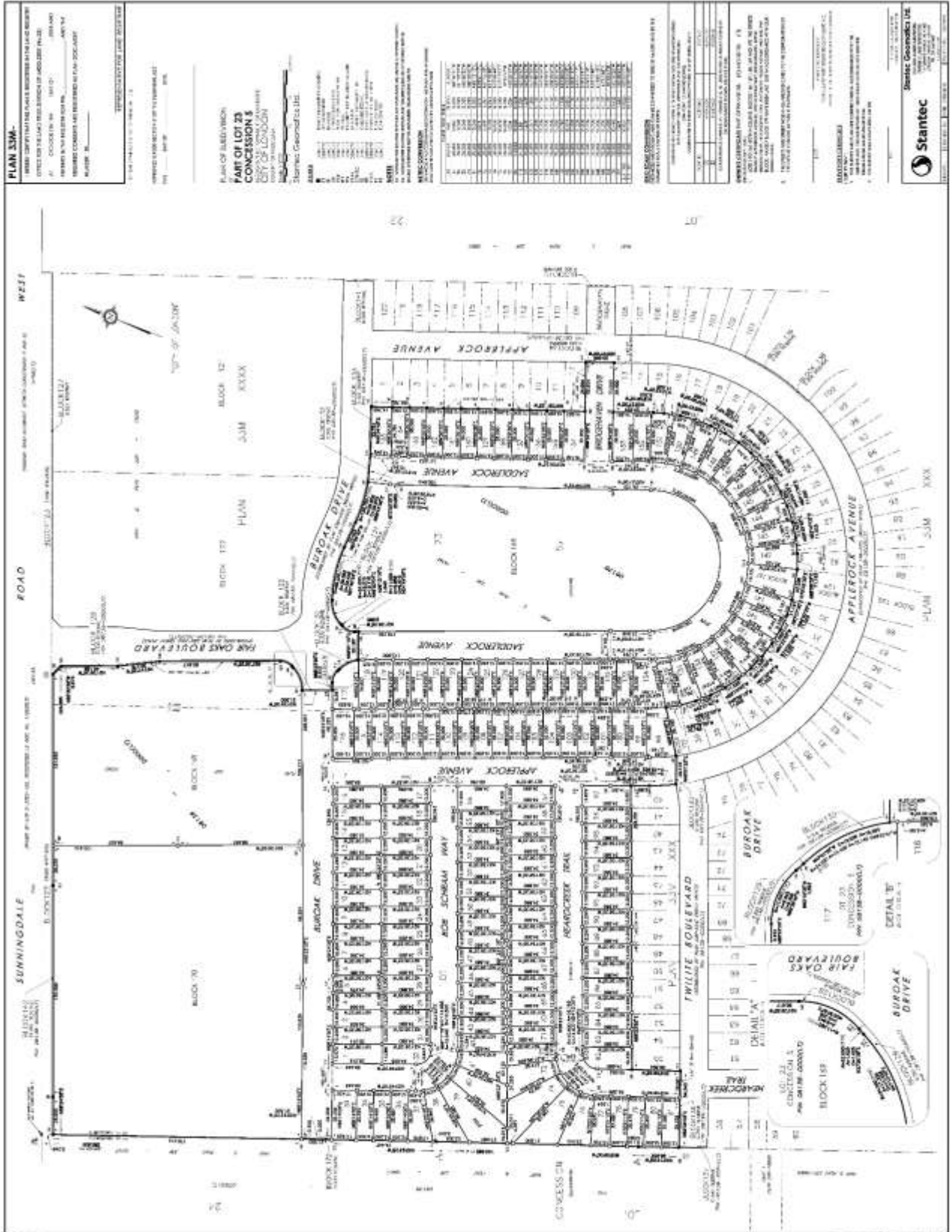
This subdivision shall be registered in one (1) phase, consisting of 165 single family detached lots and two (2) multi-family medium density blocks, 3 park blocks and 1 reserve block.

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.

1.2 Location Map - North Kent subdivision – Phase 3



1.3 North Kent Phase 3 Plan



| | |
|---|--|
| Prepared by: | Craig Smith Senior Planner, Development Services |
| Recommended by: | Lou Pompilii, 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 Approval Authority

LM/FG

Y:\FGerrits\documentation coordinator\Working Files\39T-04510 - Kent - Phase 3\39T-04510 Phase 3 -PEC Report - Special Provisions.docx