

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: Doman Development Inc.
1615 North Routledge Park

Meeting on: September 9, 2019

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application of Doman Development Inc. relating to the property located at on the north side of North Routledge Park west of Hyde Park Road (1615 North Routledge Park) the Approval Authority **BE REQUESTED** to approve a three (3) year extension to Draft Plan Approval for the plan of subdivision File No. 39T-78066, **SUBJECT TO** the conditions contained in the attached Schedule "A".

Executive Summary

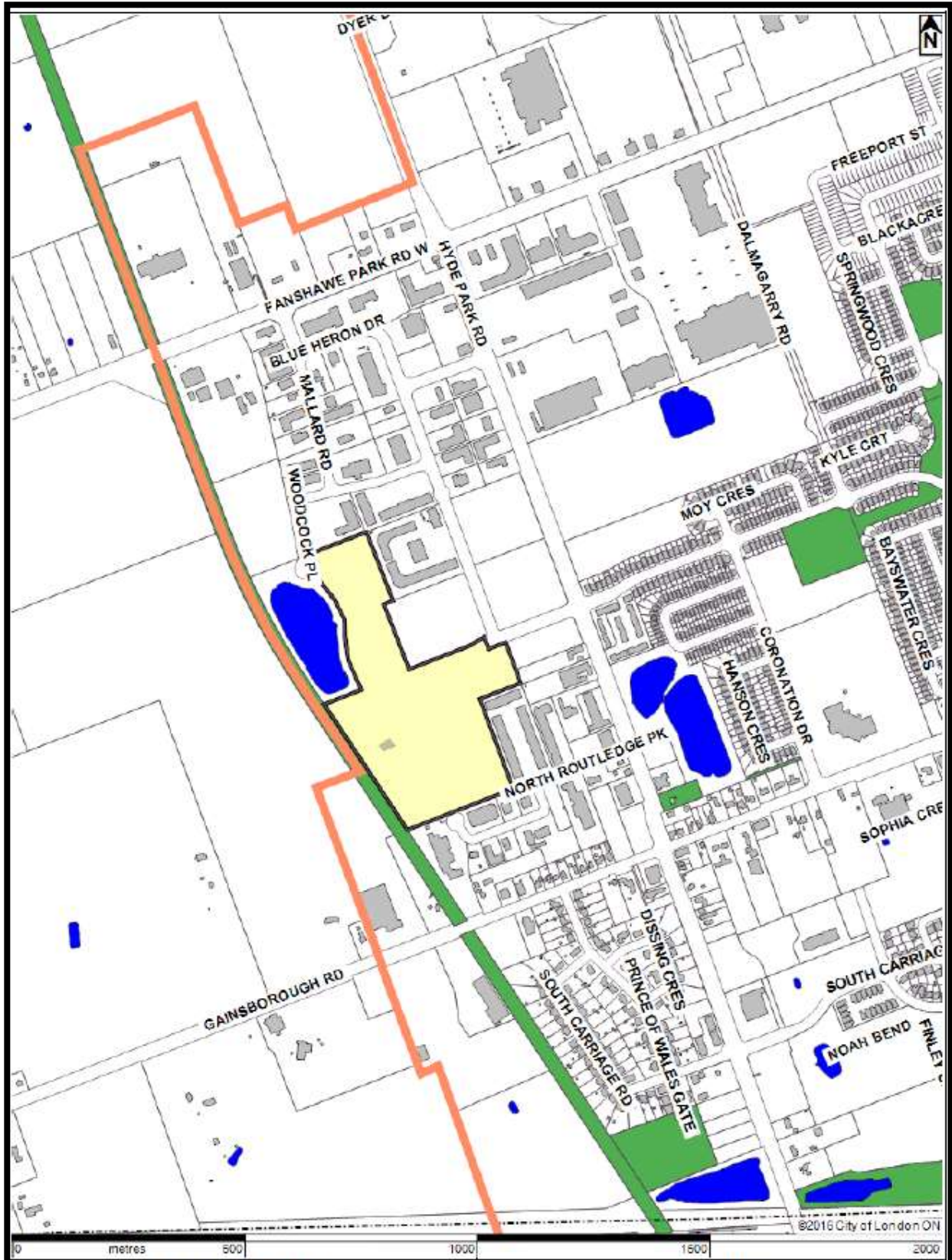
Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to consider a three (3) year extension to Draft Approval for the remaining phase(s) within the industrial draft plan of subdivision 39T-78066.

Rationale of Recommended Action

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 plan of subdivision will provide for future employment and industrial opportunities, and supports connectivity with adjacent future development lands. Therefore, an extension should be supported provided the conditions of Draft Approval are updated to reflect current City Standards and regulatory requirements.

1.0 Location Map



LOCATION MAP
Subject Site: Corporate Campus - Phase 3
Applicant: Doman Developments Inc.
File Number: 39T-78066
Planner: Allister MacLean
Created By: Craig Smith
Date: 2016-05-19
Scale: 1:10100

Corporation of the City of London
Prepared By: Development and Compliance Services

LEGEND

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

2.0 Relevant Background

2.1 Previous Reports

39T-78066 Draft Approval extension report to Planning Committee – March 2007.

39T-78066 Draft Approval extension report to Planning Committee- March 2010.

39T-78066 Draft Approval extension report to Planning Committee- September 2013.

39T-78066 Draft Approval extension report to Planning Committee- September 2016.

2.2 Planning History

The Doman subdivision is located on the west side of Hyde Park Road, north of Gainsborough Road, within the Hyde Park Planning District. This area was within part of the former Township of London that was annexed by the City of London in 1993.

The initial application for draft plan of subdivision approval was submitted to the Ministry of Municipal Affairs and Housing for approval in 1978. Draft Approval was given by the Minister of Housing in 1978, subject to conditions. On a number of occasions since then, the Draft Approval period was extended by the Minister for varying periods of one, two or three years.

On January 1, 1993, the subject lands were annexed to the City of London and Council supported an extension to draft approval at that time. An extension was approved by Council in 1996, which included several red line revisions and modified conditions of draft approval, reflecting Council's desire to require development of the subdivision on full municipal services. Three year extensions were subsequently granted by Council in 1998 and in 2001, with additional modifications being made to the Conditions of Draft Approval to reflect updated municipal standards and servicing requirements.

In 2001, Council adopted a Zoning amendment to bring most of the subject lands under Zoning By-law No. Z.-1 - to permit a range of "hi-tech" industrial uses that would be developed to a higher design standard than typical light industrial uses. This amendment was consistent with policies in the (1989) Official Plan and the Hyde Park Community Plan, which support the development of a prestige industrial area with a higher degree of office-based light industrial uses and higher design standards.

Previous requests for extension of draft approval were based primarily on the absence of municipal sanitary services in the area. The subdivision is now serviced by the Hyde Park Trunk Sanitary Sewer, constructed in 2003, which extends in an easterly direction from the former CN spur line corridor, along the alignment of North Routledge Park, north along Blue Heron Drive and east (along the north boundary of the subdivision) to Hyde Park Road.

Phase 1 of the draft plan was registered on March 27, 2007 (33M-568) which included the stormwater management block. Phase 2 of the draft plan was registered on April 28, 2015 (33M-681) which includes 5 industrial blocks and the extension of North Routledge Park and Blue Heron Drive.

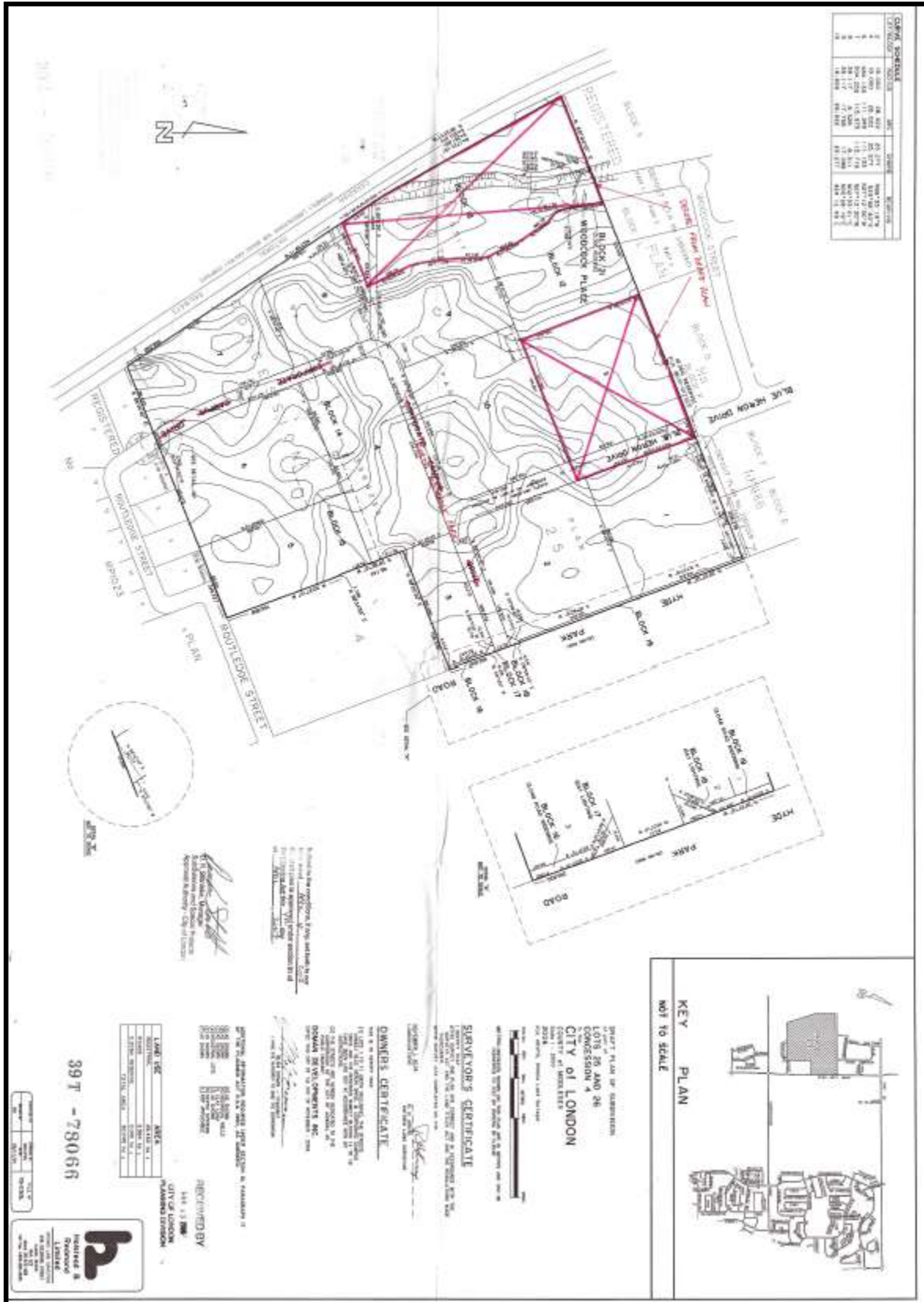
On March 28, 2013 an emergency 180 day draft plan extension was approved by the Manager, Development Services and Planning Liaison. On October 1, 2013 City Council resolved that a three year extension be granted to the Draft Plan of Subdivision Approval and on October 2, 2013 the City of London Approval Authority granted draft plan approval extension that would lapse on October 4, 2016.

On September 6, 2016 City Council resolved that a three year extension be granted to the Draft Plan of Subdivision Approval and on September 28, 2016 the City of London Approval Authority granted draft approval extension that will lapse on October 4, 2019.

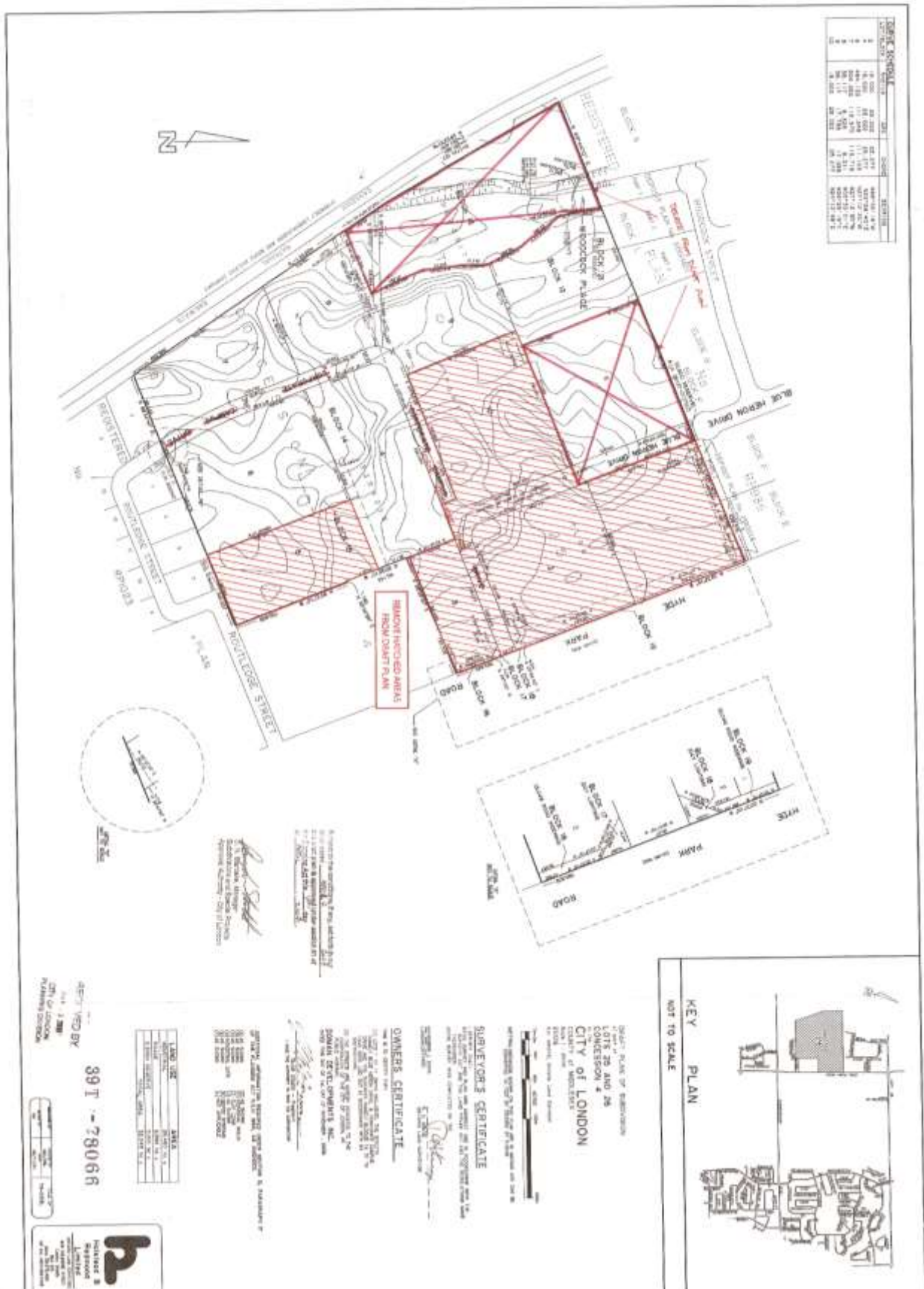
The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as **highlights** for revisions, ~~strikeouts~~ for deletions and underlines for additions on the attached Schedule "A". If granted, the new draft approval lapse date would be October 4, 2022.

No changes are proposed to the approved zoning, lotting pattern or road alignments within the draft plan. As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

2009 Approved Draft Plan- 39T-78066



2016 - Updated and Revised Draft Plan - 39T-78066



3.0 Conclusion

Staff are recommending a three (3) 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 accordance with Provincial Policy Statement, The London Plan, and the (1989) Official Plan. A three (3) year extension is recommended to allow sufficient time for registration of the lands within this Draft Plan. The recommended conditions of draft approval are attached to this report as Schedule "A" 39T-78066.

Prepared by:	Mike Corby, RPP, MCIP Senior Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
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	

August 30, 2019
/mc

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompilii, Manager, Development Planning
Ismail Abushehada, Manager, Development Engineering

Appendix A

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-78066, ARE AS FOLLOWS:

* Denotes Deleted, Revised, or New Condition

NO. CONDITIONS

1. This approval applies to a revised plan submitted by Doman Developments, prepared by Holstead & Redmond, Ontario Land Surveyors, dated November 1, 2006, redline revised which shows 6 industrial Blocks, an easement Block for the Stanton Municipal Drain, and one new street.
2. This draft approval and these condition replaces the conditions of draft approval granted on September 28, 2016 for plan 39T-78066 as it applies to lands located at 1615 North Routledge Park on the north side of North Routledge Park west of Hyde Park Road. This approval of the draft plan applies for a period of three (3) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
4. The Owner, prior to final approval, 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.
5. The road allowances included in this draft plan shall be dedicated as public highways.
6. The Owner shall enter into a subdivision agreement with the City, in the City's current approved form (a copy of which can be obtained from Development Services), which includes all works and services required for this plan, and this agreement shall be registered against the lands to which it applies.

~~The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.~~

7. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City Engineer, at no cost to the City.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London including, but not limited to, surfacing of roads, installation and maintenance of services, grading and drainage, tree planting and tree preservation.

Planning

9. Prior to final approval, the Owner shall take all necessary steps to ensure that appropriate zoning is in effect for this proposed subdivision.

Parks

10. Prior to final approval or prior to the issuance of a building permit, the Owner shall make payment to the City Cash-in-lieu of parkland equal to 2% of the value of the commercial lands pursuant to Section 51 of the Planning Act.

Upper Thames River Conservation Authority

11. Prior to final approval, a floodline report must be submitted to the UTRCA for their review and approval. The report is to determine the floodline on Lots 6 to 9 and 12 and 13, all inclusive so that the developability of these lands with respect to flooding potential can be assessed.

Stormwater Management

12. In conjunction with the first submission of engineering drawings, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine, including but not limited to, the following:
 - i) Assess the impact on water balance in the plan, as applicable.
 - ii) Assess any fill required in the plan.
 - iii) Provide recommendations for foundation design should high groundwater be encountered.
 - iv) 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.
 - v) Determine the effects of the construction associated with this subdivision on the existing groundwater elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, as well provide recommendations for foundation design should high groundwater be encountered, to the satisfaction of the City. The hydrogeological investigation should identify all required mitigation measures including Low Impact Development (LIDs) solutions and associated details, as necessary, to the satisfaction of the City Engineer. Details related to proposed LID solutions, if applicable, should include information related to the long term operations of the LID systems as it relates to seasonal fluctuations of the groundwater table. 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. The hydrogeological investigation should also include the development of appropriate short-term and long-term monitoring plans (if applicable), and appropriate contingency plans (if applicable), in the event of groundwater interference related to construction.
 - vi) Determine water taking requirements to facilitate construction (i.e., PTTW or EASR be required to facilitate construction), including sediment and erosion control measures and dewatering discharge locations.
 - vii) address any contamination impacts that may be anticipated or experienced as a result of the said construction
 - viii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

all to the satisfaction of the City.

~~In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and 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,~~

~~as well provide recommendations for foundation design should high groundwater be encountered, 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.~~

13. 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 above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
14. The Owner shall discharge the storm flows from this site to the Stanton Drain via the proposed Hyde Park Stormwater Management (SWM) Facility No. 4 and related stormwater/drainage servicing, which is located within the Stanton Drain Subwatershed.
15. The Owner shall have his consulting professional engineer design and construct the storm/drainage servicing system from the subject lands, all to the specifications and satisfaction of the City Engineer and according to the requirements of the following:
 - i) The SWM targets and criteria for the Stanton Drain Subwatershed Study;
 - ii) The Hyde Park Development Area Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009);
 - iii) The approved Hyde Park SWM Facility # 4 and Stanton Drain Remediation Functional Design Report (August 2011) for the subject lands;
 - iv) The Storm Drainage and SWM Servicing Works Letter/Report for the subject lands/development prepared and accepted in accordance with the file manager process, City requirements and to the satisfaction of the City Engineer;
 - v) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - vi) The Ministry of the Environment SWM Practices Planning and Design Manual; and
 - vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all relevant SWM agencies.
16. Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan, or as otherwise approved by the City Engineer, all storm servicing and drainage works, including minor and major storm flow routes, to serve this plan, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer.
17. In conjunction with the first submission of engineering drawings ~~Design Studies submission~~, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
 - i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) 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.
 - iv) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the Hyde Park SWM Facility # 4 built by the City;

- v) ~~Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision 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~~
 - v) Developing a sediment and erosion control plan(s) that will identify all required sediment and erosion control measures for the subject lands in accordance with City of London and Ministry of the Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City. The sediment and erosion control plan(s) shall identify all interim and long term measures that would be required for both registration and construction phasing/staging of the development and any major revisions to these plans after the initial acceptance shall be reviewed/accepted by the City of London for conformance to our standards and Ministry of the Environment, Conservation and Parks requirements; and
~~Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and~~
 - vi) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
18. Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development 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 Engineer, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
19. 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) Construct storm sewers to serve this plan, located within the Stanton Drain Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1200 mm diameter storm sewer located on North Routledge Park;
 - ii) Make provisions to oversize and deepen the internal storm sewers, if necessary, in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Grade and drain the boundaries of Blocks 8, 9 and 12 to blend in with the abutting Hyde Park SWM Facility # 4 to the west of this plan, at no cost to the City;
 - iv) 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
 - v) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
20. ~~Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:~~

- i) ~~Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and~~
21. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.

Water

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

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm diameter watermain on North Routledge Park, the 300 mm diameter watermain on Blue Heron Drive at Woodcock Street and the 150 mm diameter watermain on North Routledge Park at the south limits of this draft plan;
- ii) Construct a new watermain through the existing industrial subdivision to the north to serve Block 12 in this plan in accordance with the approved Design Studies, at no cost to the City;
- 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) The available fireflow and appropriate hydrant colour code (in accordance with the City of London Design Criteria) are to be shown on engineering drawings;

The fire hydrant colour code markers will be installed by the City of London at the time of Conditional Approval

23. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the City Engineer:

- a) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
- b) Identify domestic and fire flows for the potential ICI/medium/high density Blocks from the low-level (high-level) water distribution system;
- c) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
- d) Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
- e) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
- f) Develop a looping strategy when development is proposed to proceed beyond 80 units;
- g) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
- h) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;

- i) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
- j) Identify the effect of development on existing water infrastructure – identify potential conflicts;
- k) Include full-sized water distribution and area plan(s);
- l) 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);

~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:~~

- ~~i) A water servicing report which addresses the following:
 - ~~— Identify external water servicing requirements;~~
 - ~~— Identify fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;~~
 - ~~— Confirm capacity requirements are met;~~
 - ~~— Identify need to the construction of external works;~~
 - ~~— Identify the effect of development on existing water infrastructure— identify potential conflicts;~~
 - ~~— Water system area plan(s)~~
 - ~~— Water network analysis/hydraulic calculations for subdivision report;~~
 - ~~— Phasing report and identify how water quality will be maintained until full built-out;~~
 - ~~— Oversizing of watermain, if necessary and any cost sharing agreements.~~
 - ~~— Water quality~~
 - ~~— Identify location of valves and hydrants~~
 - ~~— Identify location of automatic flushing devices as necessary~~
 - ~~— Looping strategy~~~~
- ii) ~~An engineering analysis to determine the extent of external watermains required to serve Blocks within this plan, at no cost to the City.~~

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

24. 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.

~~Prior to the issuance of a Certificate of Conditional Approval, the Owner shall install and commission temporary automatic flushing devices and meters at all dead ends and/or other locations as deemed necessary by the hydraulic modelling results to ensure that water quality is maintained during build out of the subdivision. These devices are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on engineering drawings. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner~~

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. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.
27. In conjunction with the first submission of engineering drawings ~~Design Studies submission~~, the Owner shall have its professional engineer identify the location of all existing private water wells and water lines on this site and provide confirmation which portions of the infrastructure are to be abandoned and which are to be maintained.
28. 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 for the following:
 - i) to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device at the time of their installation until removal;
 - ii) any incidental and/or ongoing maintenance of the automatic flushing devices;
 - iii) payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal;
 - iv) all works and the costs of removing the devices when no longer required;
and
 - v) ensure the automatic flushing devices are connected to an approved outlet.
29. The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging and phasing plan as set out in the accepted water servicing report and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging and phasing as set out in the accepted water servicing report, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.
30. 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 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.

Wastewater and Drainage

31. 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) Install 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 first submission of engineering drawings ~~Design Studies stage.~~
32. 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 525 mm (21") diameter Hyde Park Trunk Sanitary Sewer which bisects this site
 - 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;
 - ii) 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
 - iii) 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.
33. ~~The Owner shall provide municipal sanitary servicing to the limits of this plan of subdivision and convey any necessary easement(s) to the City or external property Owners, to the satisfaction of the City Engineer, in order to provide for the servicing of parcels of lands external to this subdivision.~~
34. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.
- Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.
35. In conjunction with the first submission of engineering drawings ~~Design Studies submission~~, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
- i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan ~~Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;~~
 - iii) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an hydrogeological report that includes 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; and
- iv) ~~Implementing any additional measures recommended through the first submission of engineering drawings. All measures identified in the Design Studies shall be incorporated into the engineering drawings~~
36. The Owner shall notify all future developers that sewage control manholes built to City of London standards, may be required for each individual lot in accordance with Industrial Waste By-law No. W-982-188.

Transportation

37. The Owner shall design and construct the following in accordance with City standards:
- i) North Routledge Park to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
38. ~~The Owner shall undertake a limited scoped traffic impact study to determine the impact of this subdivision on surrounding arterial streets which shall be based upon Transportation Planning & Design Division's Traffic Impact Study Guideline document. This study shall be completed and approved prior to the submission of servicing drawings for any future phase(s) of development.~~
- ~~The Owner shall implement all recommendations outlined in the approved Transportation Impact Assessment to the satisfaction of the City Engineer.~~
39. ~~The Owner shall install standard barricades/warning signs at the limits of dead end streets within this plan to the specifications of the City Engineer.~~
40. The Owner in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas". The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.
41. The Owner agrees that, in the event that an emergency access is required for this subdivision, this requirement will be subject to satisfying the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design, etc.
42. The Owner shall establish and maintain a Traffic Management Plan (TMP) when directed by the City, in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the subdivision servicing drawings for this plan.
43. In conjunction with the first submission of engineering drawings, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
- i) identify 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, tangents, 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) 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." Streets that do not meet City standards may need to be revised.

~~In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.~~

- 44. 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.
- 45. ~~In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions", to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.~~
- 46. Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. ~~Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the London Hydro for the City of London.~~
- 47. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City Engineer, at no cost to the City.

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

- 48. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
 - i) North Routledge Park Drive – outside (north and west) boulevard, west of Blue Heron Drive to the south limit of plan
- 49. The owner shall construct barrier curb throughout the subdivision in accordance with the Design Specifications and Requirements Manual to the satisfaction of the City Engineer.
- 50. ~~In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines. It should be noted tapers are not to be within an intersection.~~

General

51. The Owner shall construct and supply full municipal services on all streets within this plan. The Owner shall also construct and supply full municipal services to all lots created by this plan which may be on existing streets external to this plan, all to the satisfaction of the City Engineer (Woodcock Place in Plan M-568).
52. The Owner agrees that no construction or installations of any kind (eg. clearing or servicing of land) involved with this plan shall be undertaken 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. MOE certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking Crown land, navigable waterways; UTRCA, MNR, MOE, City; etc., etc.).
53. The Owner agrees that once construction of any private services, ie: water, storm or sanitary, to service the lots or blocks in this plan and lands external to this plan are completed and any proposed relotting of the plan is undertaken, all the previously installed services must be reconstructed in standard location, in accordance with the approved final lotting and approved revised servicing drawings, all to the specifications of the City Engineer and at no cost to the City.
54. ~~The Owner shall have its professional engineer to determine the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. No construction involving installation of services requiring an EA is to be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario's Environmental Assessment Act.~~
55. ~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.~~
56. The Owner's professional geotechnical engineer shall ensure that all geotechnical issues and all required setbacks related to slope stability in proximity to the Stanton Drain channel are adequately address for the subject lands, all to the satisfaction of the City Engineer and the UTRCA.
57. The Owner shall utilize construction access routes designated by the City Engineer from time to time.
58. 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 Engineer. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City Engineer.
59. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
60. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City Engineer.

61. 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 the sewers services as necessary, all to the specifications and satisfaction of the City Engineer , at no cost to the City.
62. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
63. 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.
64. 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) The unassumed services must be completed and Conditionally Accepted by the City;
 - ii) The subdivider must have a video inspection completed on all affected unassumed sewers;
 - b) 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 contributing flows 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.
65. 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.
 66. 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.
 67. ~~The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council. The provisions of all general by-laws, policies and guidelines, as amended from time to time, including~~

~~those pertaining to development charges and other levies, shall continue to apply to the subject lands and shall not be affected by any subdivision requirements respecting services.~~

68. The Owner agrees that 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, these deposits must be reported to the City Engineer/Chief Building Official immediately, and if required by the City Engineer/Chief Building Official, the Owner/contractor will, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer/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/Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer/Chief Building Official and at the expense of the Owner/contractor, 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 Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the plan.

69. The Owner shall provide inspection during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer.
70. 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".
71. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
72. In conjunction with the first submission of engineering drawings ~~Design Studies submission~~, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City Engineer.
73. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
74. 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 and satisfaction of the City Engineer.

75. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City Engineer, at no cost to the City.
76. Prior to the issuance of a Certificate of Conditional Approval for Block Lot 12 in this plan, the Owner shall build a fully serviced road on Woodcock Place in Plan 33M-568 and connect to the existing Woodcock Place in RP-986, to the satisfaction of the City, at no cost to the City. The Owner is to construct this fully-serviced road to City standards and is to include the extension of a watermain from Blue Heron Drive at Woodcock Street to Woodcock Place to service Block Lot 12 in this plan. It is noted that the 0.3 metre reserve (Block 3, Plan 33M-568) abutting Block Lot 12 in this plan is to remain until Woodcock Place is built to the satisfaction of the City Engineer, at no cost to the City.
77. ~~In conjunction with the first submission of engineering drawings Design Studies submission, the Owner shall provide a conceptual layout of Woodcock Place in Plan 33M-568 with consideration to the existing open watercourse, storm sewer servicing, SWM Facility, watermain servicing, etc.~~
78. Should the current or future Owner propose a revision to the development of these lands, that Owner may be required to complete a new or revised Design Studies submission in accordance with the File Manager process as required by the City.
79. The Owner shall provide a multi-purpose easement to the City along the north portion of Block 8 to provide for pedestrian access between North Routledge Park with the Hyde Park Rotary Link pathway all the satisfaction of the Manager of Parks Planning and Design.
80. 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. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.

~~In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, foundation design, removal of existing fill (including but not limited to organic and deleterious materials), the placement of new engineering fill, any necessary setbacks related to slope stability for lands within this plan and any other~~

~~requirements as needed by the City, all to the satisfaction of the City. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.~~

81. 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.

82. At the time this plan is registered, the Owner shall modify any existing easements, if necessary, and register all appropriate easements for any existing and proposed private storm and sanitary works required in this plan, to service external lands, all to the satisfaction of the City Engineer, at no cost to the City.
83. The Owner shall include in the Agreements of Purchase and Sale or lease and in the transfer of deed of any blocks 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, private easements and private sewer services needed for the servicing of any external lands to 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.
84. Should any existing private servicing on the future North Routledge Park in this draft plan of subdivision be used for future municipal servicing, all services are to be constructed to City standards, to the satisfaction of the City, at no cost to the City.
85. Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision.
86. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
87. In conjunction with engineering drawings submission, the Owner shall submit a Work Plan outlining the estimated costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer (or designate) and City Treasurer (or designate) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement all in accordance with the current DC By-law.
88. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make adjustments to the existing works and services on Woodcock Place and North Routledge Park, adjacent to this plan to accommodate the proposed works and services on this street to accommodate this plan (eg. private services, street

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light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, al to the satisfaction of the City Engineer, at no cost to the City.