

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: Extra Realty Limited
660 Sunningdale Road East
Applewood Subdivision Phase 2 - Special Provisions

Meeting on: November 18, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited for the subdivision of land over Part Lot 13, Concession 6, situated on the north side of Sunningdale Road East, west of Adelaide Street North, municipally known as 660 Sunningdale Road East;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Extra Realty Limited for the Applewood Subdivision, Phase 2 (39T-09501) 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.

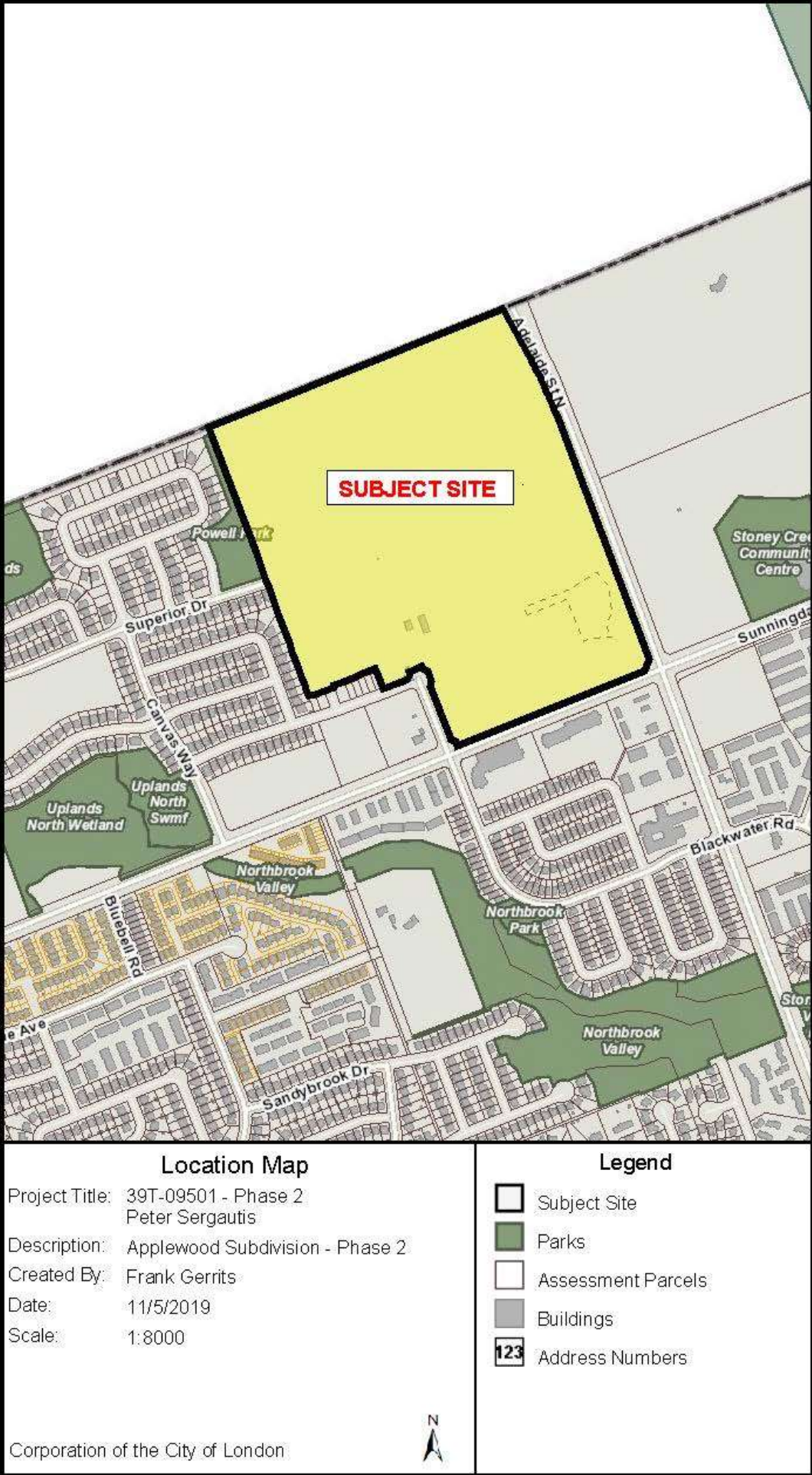
Analysis

1.0 Site at a Glance

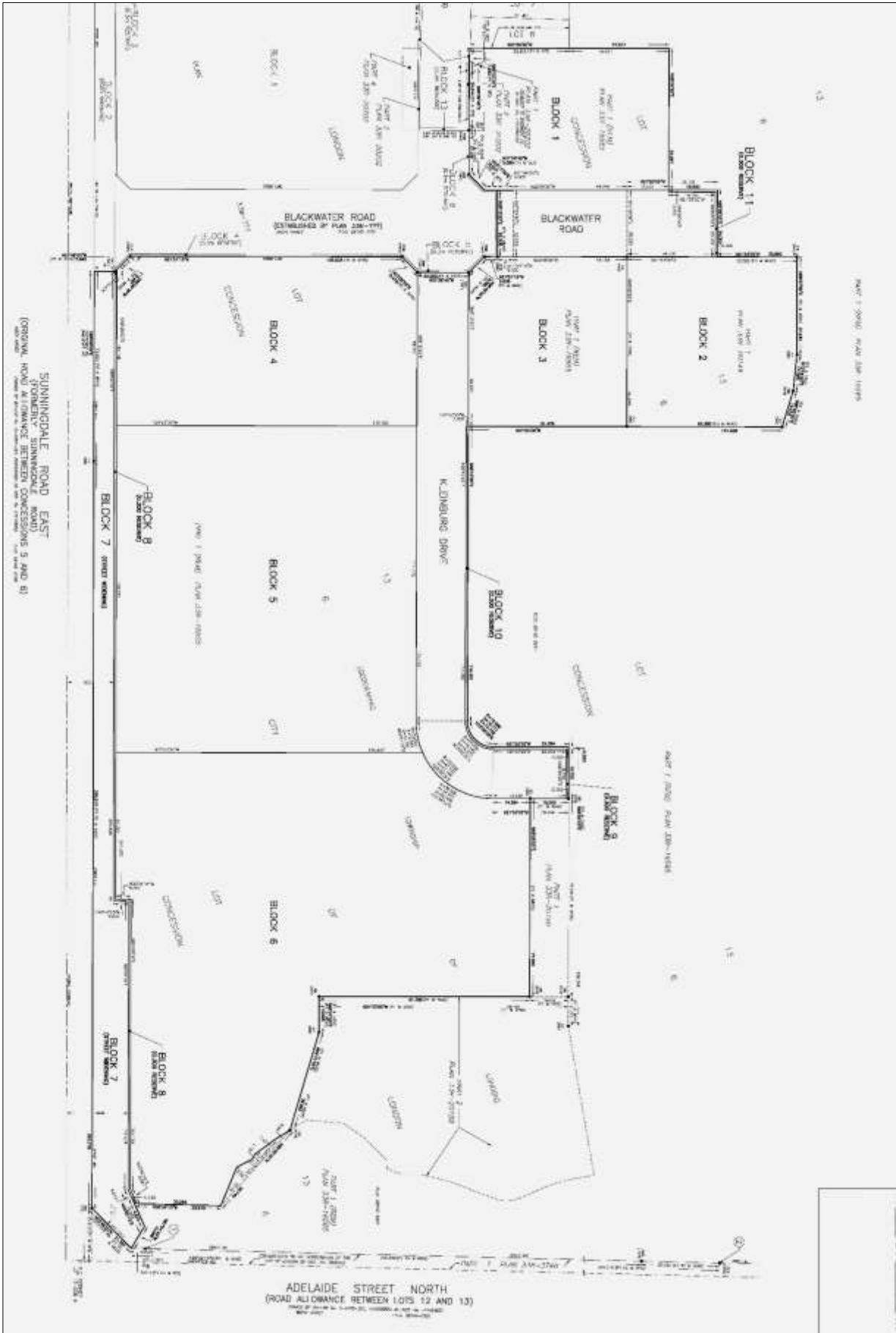
1.1 Property Description

The subject site (Phase 2) consists of approximately 6.54 ha (16.16 acres) land located at the northwest corner of Adelaide Street North and Sunningdale Road East. The overall Draft Approved Plan of Subdivision (39T-09501) consists of approximately 42 hectares (103.8 acres) of land and is located at the northerly limit of the City and borders with the Township of Middlesex Centre. The property slopes generally from north to south with a rolling terrain. The overall subdivision currently contains a 4 hectare (9.9 acres) woodlot (designated as Environmentally Significant Area), a small Provincially Significant Wetland, and existing buildings including a single detached dwelling (located towards the south end of the property, adjacent to the extension of Blackwater Road), and two brick barns designated under the provision of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18,.

1.2 Location Map 660 Sunningdale Road



1.3 Applewood Subdivision Phase 2 Plan



2.0 Description of Proposal

2.1 Development Proposal

The draft plan of subdivision was revised in February, 2018 and consists of 39 low density blocks (Blocks 1-39), four (4) medium density residential blocks (Blocks 40-44), two (2) commercial blocks (Blocks 46-47), two (2) commercial/mixed use residential blocks (Blocks 48-49), three (3) open space blocks (Blocks 49-51), eight (8) parkland and walkway blocks (Blocks 52-59), one (1) stormwater management block (Block 60), one (1) road widening block (Block 61), six (6) 0.3 m reserve blocks (Blocks 62-67), all served by one (1) primary collector road (Blackwater Road), one (1) secondary collector road (Street "D"/Superior Drive), and ten (10) new local streets.

The first phase of this subdivision (Phase 1a), which consisted of eight (8) single detached lots and one (1) multi-family, medium density block was registered in August, 2018 as 33M-749.

The second phase (Phase 1b) of this subdivision, which consisted of one (1) commercial/residential mixed use block, was registered in June, 2019 as 33M-764.

The Applicant is registering Phase 2 of this subdivision, which consists of one (1) park block, three (3) commercial/residential mixed use blocks, two (2) medium/ high density residential blocks, and one (1) road widening, all served by the extensions of Kleinburg Drive and Blackwater Road . Block 2 includes two brick barns designated under the provision of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18

The Development Services Division 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.

Prepared by:	Nancy Pasato, MCIP, RPP 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.	

November 11, 2019

CC: Lou Pompili, Manager, Development Planning
Ted Koza, Manager, Development Engineering
Matt Feldberg, Manager, Development Services (Subdivisions)

Appendix A – Special Provisions

15. PROPOSED SCHOOL SITES

Remove Subsections 15.3 to 15.8 as there are no school blocks in this Plan.

~~15.3 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.~~

~~15.4 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.~~

~~15.5 The School Boards may waive the right to purchase by giving notice to the Owner and the City as provided elsewhere in this Agreement.~~

~~15.6 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.~~

~~15.7 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.~~

~~15.8 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 its obligations under this Agreement.~~

24.1 STANDARD REQUIREMENTS

Add the following new Special Provisions:

- #1 Prior to assumption of this subdivision in whole or in part by the City, and as a condition of such assumption, the Owner shall pay to the City Treasurer the following amounts as set out or as calculated by the City, or portions thereof as the City may from time to time determine:
 - (i) for the removal of the temporary turning circle on Blackwater Road outside this Plan, an amount of \$5,000;
 - (ii) for the removal of the temporary turning circle on Kleinburg Drive outside this Plan, an amount of \$5,000;

- (iii) removal of automatic flushing devices/blowoffs at the north limit of Blackwater Road in future, an amount of \$5,000; and
 - (iv) removal of automatic flushing device/blowoff at the north limit of Kleinburg Drive in future, an amount of \$5,000.
- #2 The approved Urban Design Guidelines as set forth in **Schedule "N"** hereto, shall be used for the review of any future site plan, all to the satisfaction of the City.
- #3 The two heritage designated barns will be incorporated into any future commercial development on Block 2 of this Plan. Any changes to or adaptive reuse of the barns will require a heritage alteration permit, to the satisfaction of the City.

24.2 CLAIMS

Remove Subsection 24.2 (c) and **replace** with the following:

- (c) The Owner may, upon approval of this Agreement and completion of the works, make application to Development Finance for payment of the sum alleged to be owing, and as confirmed by the City Engineer (or designate) and the City Treasurer (or designate). 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:

- (i) for the construction of oversized sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$8,480, excluding HST.

Any funds spent by the Owner that exceed the approved Work Plan estimates shall be at the sole risk of the Owner pending sufficient capital funding included in the City Budget.

24.6 EROSION AND SEDIMENT CONTROL

- #5 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct and have operational temporary sediment and erosion control works internal and external to this Plan as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.
- #6 All temporary erosion and sediment control measures, installed in conjunction with this Plan shall be decommissioned and/or removed when warranted, all to the satisfaction of the City Engineer and at no cost to the City.

24.7 GRADING REQUIREMENTS

Add the following new Special Provisions:

- #7 The Owner shall grade the portions of Blocks 4, 5 and 6 in this Plan, which have a common property line with Sunningdale Road West, to blend with the ultimate profile of Sunningdale Road West, in accordance with the accepted engineering drawings, all to the satisfaction of the City and at no cost to the City.

- #8 The Owner shall grade the boundary of Block 6 to blend in with the abutting future SWM Facility # 2, all to the satisfaction of the City, at no cost to the City.
- #9 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall remove and/or decommission any temporary grading constructed as part of Phase 1 as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.

24.8 STORM WATER MANAGEMENT

Add the following new Special Provisions;

- #10 Prior to the issuance of any Certificate of Conditional Approval, the Stoney Creek SWM Facility # 2, to be built by the City, to serve this Plan must be constructed and operational.
- #11 The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater Management Facilities, Policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.
- #12 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall decommission the existing temporary sediment basin and all associated works (eg. headwall, etc.) constructed as part of 33M-749 (Phase 1), all to the satisfaction of the City Engineer. The Owner is responsible for all costs related to the decommissioning and redirection of sewers and overland flow routes. Following the decommissioning of any existing temporary works, the Owner shall make all necessary arrangements to have any easements in this Plan quit claimed, to the satisfaction of the City, at no cost to the City.
- #13 The Owner is responsible for all costs related to the decommissioning of any temporary sediment basin(s) work and any redirection of sewers and overland flow routes.
- #14 The Owner shall co-ordinate the works associated with this Plan of Subdivision with the City's proposed construction of the Stoney Creek SWM Facility # 2, to the east on external lands adjacent to this Plan.
- #15 All temporary storm works and servicing installed within the proposed Plan of Subdivision shall be decommissioned and/or removed when warranted, all to the satisfaction of the City, at no cost to the City.

24.9 SANITARY AND STORM SEWERS

Remove 24.9 (b) and **replace** with the following:

- (b) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the Stoney Creek Subwatershed, and connect them to the City's existing storm system in accordance with accepted engineering drawings, to the satisfaction of the City.

Add the following new Special Provisions:

- #16 The Owner shall include in all Agreements of Purchase and Sale and/or Lease for Blocks 5 and 6 in this Plan a warning clause advising the purchaser/transferee that the servicing and private drain connections for Blocks 5 and 6 are located within the easement between the Blocks, to the satisfaction of the City.

- #17 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct all servicing and appurtenances (eg. multi-use access pads, culverts, etc.) along Sunningdale Road to east of Adelaide Street North in accordance with accepted engineering drawings, all to the satisfaction of the City Engineer.
- #18 The Owner shall remove existing infrastructure, including but not limited to, Curb Inlet Catch Basins (CICBs), Ditch Inlet Catch Basins (DICBs), curbs, etc. on Sunningdale Road and relocate/restore/construct associated works as per the accepted engineering drawings, all to the specifications and satisfaction of the City.
- #19 The Owner shall provide a maintenance access for all sanitary and storm sewer manholes which will be located in easements on private property or ensure the manholes will be located within a paved area in a location acceptable to the City Engineer to facilitate maintenance of the sanitary and storm sewer system, which will allow access, all to the satisfaction of the City Engineer.
- #20 The Owner shall include in any Agreement of Purchase and Sale and/or Lease for the transfer of each of the Blocks 1, 2, 4, 5 and 6, in this Plan, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Blocks may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.

24.10 WATER SERVICING

Remove Subsection 24.10 (e) and **replace** with the following:

- (e) 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, as per the accepted engineering drawings, to the specifications of the City Engineer:
 - i) construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 200 mm diameter watermain on Kleinburg Drive and the existing 300 mm diameter watermain on Blackwater Road;
 - ii) Block 5 and Block 6 of the subject plan shall not exceed a combined total of 80 individual water services or an apartment complex containing 300 dwelling units until the watermain on Kleinburg Drive becomes a looped system;
 - iii) deliver confirmation that the watermain system on Kleinburg Drive has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units or 300 dwelling units in an apartment complex.

Add the following new Special Provisions:

- #21 Future development of Blocks 1, 2, 4, 5 and 6 within this Plan of Subdivision shall be in keeping with the established fire flows, through the subdivision water servicing design study, in order to ensure adequate fire protection is available, as per the accepted engineering drawings, to the satisfaction of the City.

- #22 If the Owner requests the City to assume Blackwater Road and Kleinburg Drive, with the automatic flushing device still in operation, all as shown on the accepted Engineering Drawings, prior to its extension to the Blackwater Road and Kleinburg Drive, the Owner shall pay to the City at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the automatic flushing device and properly abandoning the discharge pipe from the automatic flushing device to the storm/sanitary sewer system at the north limits of Blackwater Road and Kleinburg Drive and restoring adjacent lands, all to the specifications of the City. The estimated cost for doing the above-noted work on these streets is \$5,000 per automatic flushing device, for a total amount of \$10,000, for which amount sufficient security is to be provided in accordance with **Condition 24.1 (___) (iii) and (iv)**. The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.

24.11 ROADWORKS

Remove Subsection 24.11 (p) and **replace** with the following:

- (p) 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 register against the title of all Lots and Blocks abutting the traffic calming circle(s) 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 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 include in any Agreement of Purchase and Sale and/or Lease for the transfer of each of the said Lots and Blocks, on Blackwater Road and Kleinburg Drive in this Plan, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Blocks away from the traffic calming measures on the said streets, including speeds cushions, to be installed as traffic control devices, to the satisfaction of the City Engineer.

Remove Subsection 24.11 (q) and **replace** with the following:

- (q) 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 Sunningdale Road via Blackwater Road.

Add the following new Special Provisions:

- #23 The Owner shall construct temporary turning circles at the north limits of Blackwater Road and Kleinburg Drive, to the satisfaction of the City Engineer and at no cost to the City.

If the Owner requests the City to assume Blackwater Road and Kleinburg Drive, all as shown on this Plan of Subdivision, prior to its extensions to the north, the

Owner shall pay to the City at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the temporary turning circles at the north limits of Blackwater Road and Kleinburg Drive and completing the curb and gutter, asphalt pavement, Granular 'A', Granular 'B', sodding of the boulevard, 1.5metre (5 foot) concrete sidewalks on both sides, and restoring adjacent lands, including the relocation of any driveways, all to the specifications of the City. The estimated cost, including legal fees for releasing easements and/or transferring blocks, and doing the above-noted work on these streets is \$10,000 (\$5,000 per temporary turning circle) for which amount sufficient security is to be provided in accordance with Condition 24.1 (____) (i) and (ii). The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.

When the lands abutting this Plan of Subdivision develop and the temporary turning circle is removed, the City will quit claim the easements which were used for temporary turning circle purposes which are no longer required at no cost to the City.

- #24 Barricades are to be maintained at north limits of Kleinburg Drive and Blackwater Road until lands develop to the north or as otherwise directed by the City. When lands develop to the north 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.

- #25 Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained on Kleinburg Drive adjacent to the speed cushion location that indicate Future Speed Cushion Location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.

- #26 Prior to assumption or when required by the City Engineer, the Owner shall install two speed cushions on Kleinburg Drive, including permanent signage and pavement marking in a location, to the satisfaction of the City Engineer.

- #27 Prior to assumption, the Owner shall implement the Blackwater Road Streetscape Plan on Blackwater Road in accordance with the accepted engineering drawings, to the satisfaction of the City.

- #28 The Owner shall make minor boulevard improvements on Sunningdale Road 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.

- #29 The Owner shall comply with all City requirements with respect to timing of construction on Sunningdale Road, including but not limited to, temporary restoration works, accommodating maintenance activities, maintenance of detour routes, etc., all to the satisfaction of the City Engineer.

- #30 The Owner acknowledges that the City, in accordance with the City's current Growth Management Implementation Strategy (GMIS) may be reconstructing Sunningdale Road in 2025. The Owner shall co-operate with the City, as necessary, to complete the project, including providing access to their lands and easements as necessary.

- #31 The Owner shall maintain a temporary/emergency access, constructed by others, from the north limit of Kleinburg Drive to Adelaide Street North and provide the necessary easements, all to the specifications of the City and at no cost to the City.

#32 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall complete all restoration works on Sunningdale Road, including but not limited to asphalt, curbs, traffic signals, boulevards, shoulders, etc.), to the satisfaction of the City.

24.12 PARKS

#33 Within one (1) year of registration of this Plan, the Owner shall install all servicing within Block 3 as per the approved engineering plans and grade 0.2m (8") below final grade with sub structural soil, to the satisfaction of the City.

SCHEDULE "C"

This is Schedule "C" to the Subdivision Agreement dated this _____ day of _____, 2019, between The Corporation of the City of London and Extra Realty Limited to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Blackwater Road shall have a minimum road pavement width (excluding gutters) of 11.0 metres with a minimum road allowance of 26.0 metres.

- Kleinburg Drive shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.

Sidewalks

A 1.5 metre sidewalk shall be constructed on both sides of Blackwater Road and Kleinburg Drive.

Pedestrian Walkways

There are no pedestrian walkways in this Plan.

SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2019, between The Corporation of the City of London and Extra Realty Limited 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 8, 9, 10 and 11
Road Widening (Dedicated on face of plan):	Block 7
Walkways:	NIL
5% Parkland Dedication:	Block 3
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

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 to lands north of this Plan:	NIL
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SCHEDULE "E"

This is Schedule "E" to the Subdivision Agreement dated this _____ day of _____, 2019, between The Corporation of the City of London and Extra Realty Limited 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:	\$ 484,488
BALANCE PORTION:	<u>\$2,745,429</u>
TOTAL SECURITY REQUIRED	\$3,229,917

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. CPOL-13-114 and policy adopted by the City Council on April 4, 2017 and any amendments.

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.

SCHEDULE "F"

This is Schedule "F" to the Subdivision Agreement dated this _____ day of _____, 2019, between The Corporation of the City of London and Extra Realty Limited 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 5 and 6 for storm and sanitary servicing as per the accepted engineering drawings
 - (ii) Across south limit of Block 6 abutting Sunningdale Road for servicing as per the accepted engineering drawings

- (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) From north limit of Kleinburg Drive to Adelaide Street North as per accepted engineering drawings for emergency access and municipal servicing
 - (ii) From north limit of Block 2 easterly to Kleinburg Drive over swale as per the accepted engineering drawings

- (c) Temporary turning circle easements shall be deeded to the City in conjunction with this Plan over lands outside this Plan at the north limits of Blackwater Road and Kleinburg Drive.

Road Easements:

There are no road easement required in this Plan.

Appendix B – Related Estimated Costs and Revenues

Estimated Costs and Revenues

Estimated DC Claim Costs	Estimated Cost (excludes HST)
Claims for Owner led construction from CSRF	
- Wastewater Internal Oversizing Subsidy (DC19WW1001)	\$8,480
Total	\$8,480
Estimated DC Revenues (August 4, 2019 to December 31, 2019 Rates)	Estimated Revenue
CSRF TOTAL	\$4,237,647

- 1 Estimated DC Claim Costs are for Owner led construction projects and do not include City led projects required to accommodate growth.
- 2 Estimated DC Revenues are calculated using current DC rates. The City employs a “citywide” approach to cost recovery for all eligible growth services, therefore the Estimated DC Claim Costs and Revenues in the table above are not directly comparable.
- 3 The Oversizing Subsidy costs are based on estimates from the accepted engineering drawings and the current DC By-law. Final claim payments will be approved based on constructed quantities in conjunction with the DC By-law.

Reviewed by:

Date

Matt Feldberg
Manager, Development Services
(Subdivisions)

Approved by:

Date

Paul Yeoman
Director, Development Finance

Appendix C – Source of Financing

#19158
 November 18, 2019
 (39T-09501-2)

RE: Subdivision Special Provisions
 Applewood Subdivision Phase 2 - Special Provisions
 Extra Realty Limited
 (Work Order 2479827)
 Capital Budget Project ES514519 - Wastewater Internal Oversizing Subsidy

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, the detailed source of financing is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
Construction	\$352,663	\$8,629	\$344,034
NET ESTIMATED EXPENDITURES	\$352,663	\$8,629 1)	\$344,034
SOURCE OF FINANCING			
Drawdown from City Services - Wastewater (Development Charges) 2)	\$352,663	\$8,629	\$344,034
TOTAL FINANCING	\$352,663	\$8,629	\$344,034

1) **Financial Note**

Contract Price	\$8,480
Add: HST @13%	1,102
Total Contract Price Including Taxes	9,582
Less: HST Rebate	953
Net Contract Price	<u>\$8,629</u>

2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Study completed in 2019.