

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: Foxwood Developments (London) Inc.
1602 Sunningdale Road West
Foxwood Subdivision Phase 3 – Subdivision Agreement

Meeting on: April 27, 2020

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 Foxwood Developments (London) Inc. for the subdivision of land over Part of Lot 24, Concession 5, situated on the south side of Sunningdale Road West, east of Hyde Park Road, municipally known as 1602 Sunningdale Road West;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Foxwood Developments (London) Inc. for the Foxwood Subdivision, Phase 3 (39T-11503) 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.

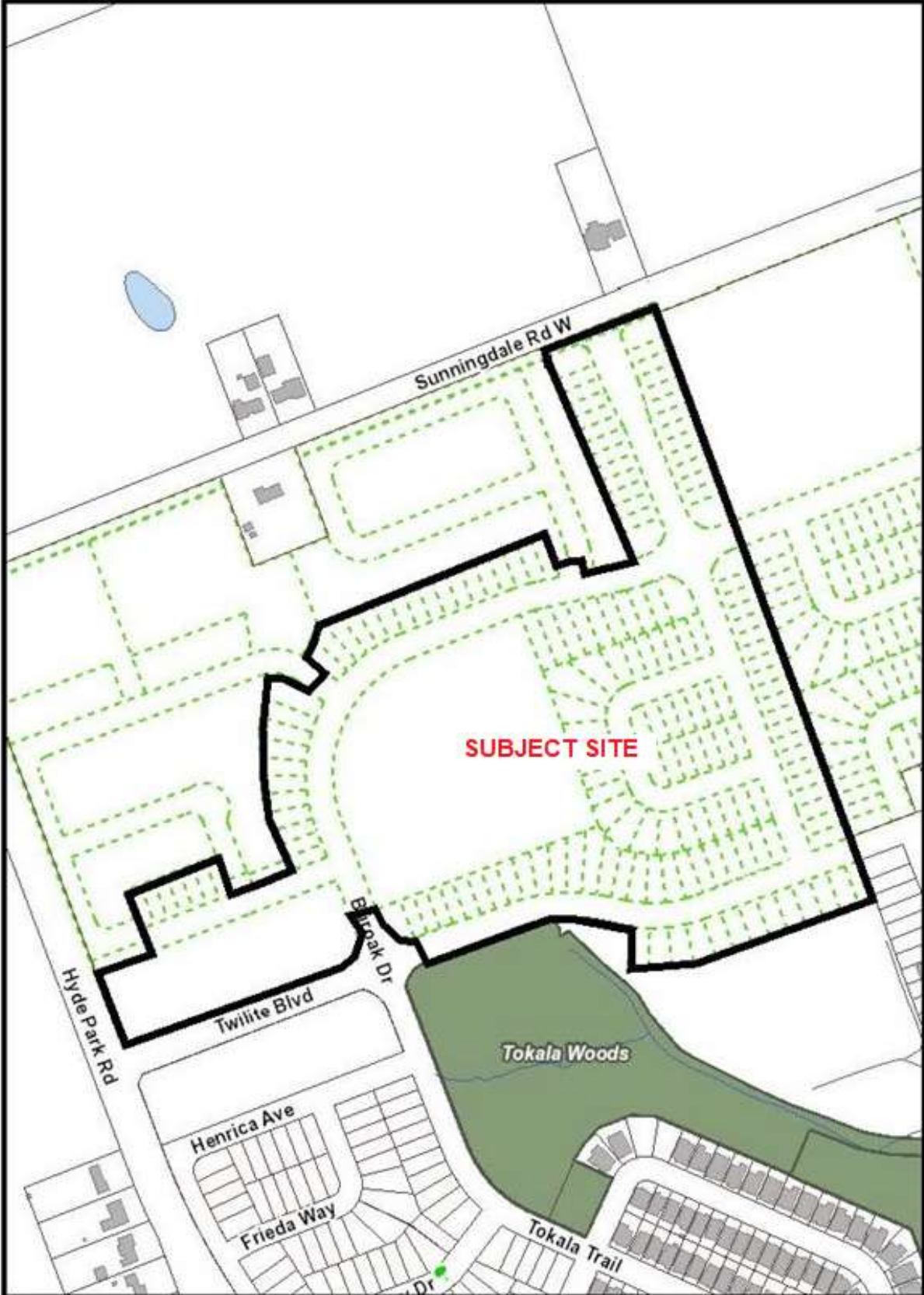
Analysis






1.0 Site at a Glance

1.1 Property Description


The subject lands are located within the Foxhollow Community Planning Area. This Community Planning Area is generally bounded by Sunningdale Road West, Wonderland Road North, Fanshawe Park Road West and Hyde Park Road. The community plan and associated amendments to the Official Plan were adopted by Council in March of 1999. The subject site (Phase 3) is approximately 15.84 hectare in size and located on the southeast corner of Sunningdale Road West and Hyde Park Road. The site is relatively flat in nature and is currently used for agricultural purposes. To the south of Phase 3 is Phase 1 & 2 of the subdivision consisting of mainly single detached dwellings mixed with some medium and high density residential blocks. These lands also include a large woodland creating a large open space corridor in the community. To the east is a draft approved subdivision consisting of mainly singled detached dwellings and a large medium density block. These lands have yet to develop. To the north and west are existing agricultural uses.

1.2 Location Map Phase 3 Foxwood Subdivision

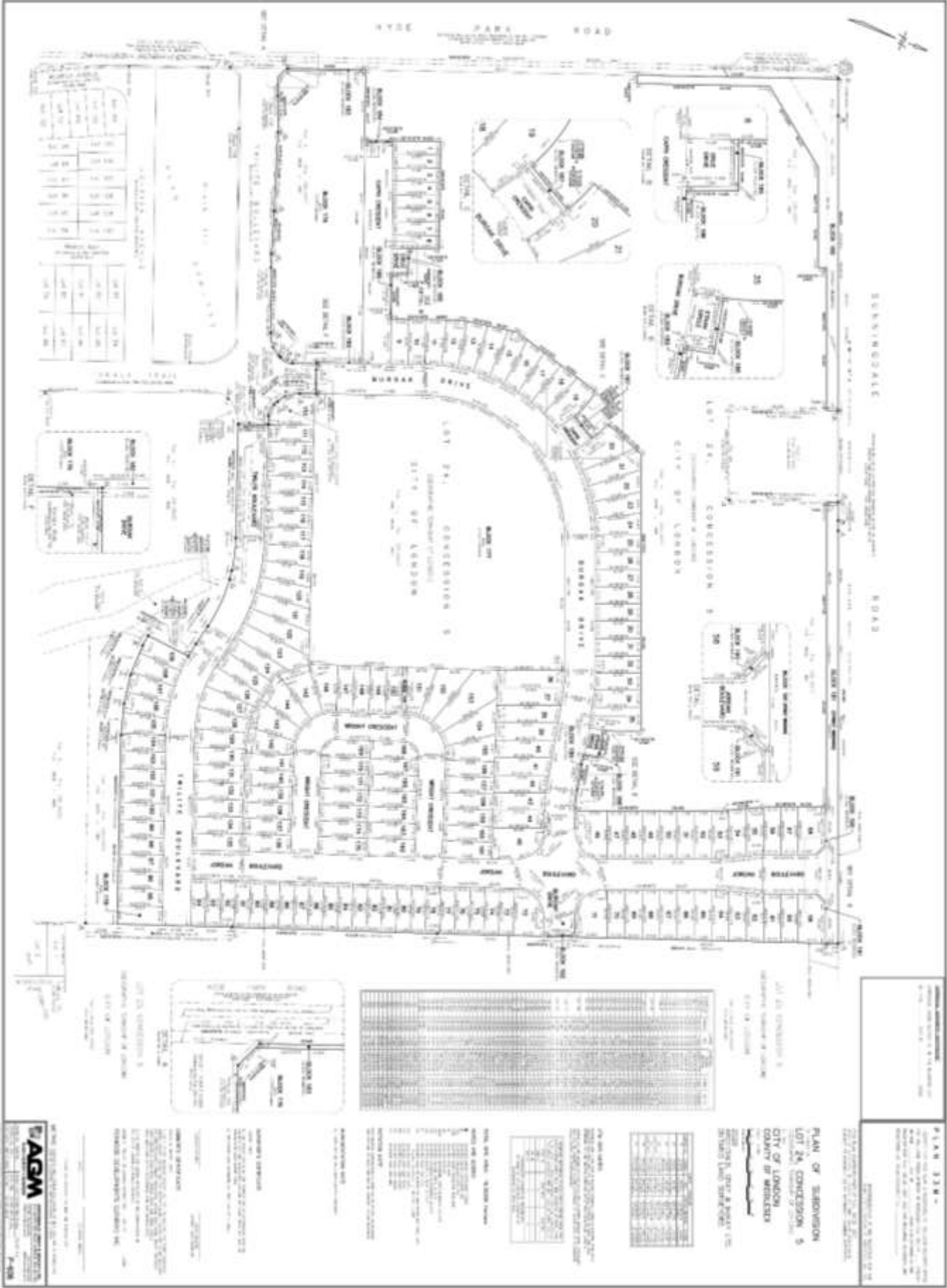


Location Map	Legend
Project Title: 39T-11503-3 Description: Foxwood Subdivision Phase 3 Created By: June-Anne Reid Date: 1/21/2020 Scale: 1:4000	<ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers

Corporation of the City of London



1.3 Foxwood Phase 3 Plan



AGM
ARCHITECTURAL GROUP LIMITED
100, GERRARD STREET EAST, TORONTO, ONT. M5E 1B3
TEL: (416) 461-1111
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PLAN 338
1:1000
DATE: 10/10/03
BY: J.A. REID / M. CORBY

**PLAN OF SUBDIVISION
LOT 24, CONFESSION 5
CITY OF LONDON
COUNTY OF WINDSOR**

LOT 24, CONFESSION 5
SUBDIVISION OF LOT 24, CONFESSION 5
CITY OF LONDON
COUNTY OF WINDSOR

GENERAL NOTES:
1. THIS PLAN IS TO BE USED IN CONNECTION WITH THE SUBDIVISION OF LOT 24, CONFESSION 5, CITY OF LONDON, COUNTY OF WINDSOR.
2. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF A SUBDIVISION OF LOT 24, CONFESSION 5, CITY OF LONDON, COUNTY OF WINDSOR.
3. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF A SUBDIVISION OF LOT 24, CONFESSION 5, CITY OF LONDON, COUNTY OF WINDSOR.
4. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF A SUBDIVISION OF LOT 24, CONFESSION 5, CITY OF LONDON, COUNTY OF WINDSOR.
5. THE LOTS SHOWN ON THIS PLAN ARE THE RESULT OF A SUBDIVISION OF LOT 24, CONFESSION 5, CITY OF LONDON, COUNTY OF WINDSOR.

LOT NO.	AREA (SQ. FT.)	AREA (SQ. M.)
1	10,000	929
2	10,000	929
3	10,000	929
4	10,000	929
5	10,000	929
6	10,000	929
7	10,000	929
8	10,000	929
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11	10,000	929
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93	10,000	929
94	10,000	929
95	10,000	929
96	10,000	929
97	10,000	929
98	10,000	929
99	10,000	929
100	10,000	929

2.0 Description of Proposal

2.1 Development Proposal

The original draft plan of subdivision was approved as 18 low density residential blocks, six (6) medium density residential blocks, one (1) high density residential block, two (2) school blocks, two (2) park blocks, road widening blocks and various reserve blocks served by 14 new streets and the extension of Dyer Drive.

The applicant has registered the 1st phase of this subdivision consisting of 95 single detached lots, one (1) medium density residential block, and various reserve blocks served by 1 new street and the extension of Dyer Drive and Tokala Trail on October 6, 2015 as Plan 33M-685.

The second phase consisting of 110 single detached lots, 1 multi-family blocks and several 0.3m reserve blocks, all served by the extension of Tokala Trail and 4 new streets, namely Henrica Avenue, Frieda Way, John Kenny Drive and Jim Hebb Way was registered on October 18, 2018, as Plan 33M-752.

The remaining draft plan of subdivision received a three (3) year extension on May 27, 2019. The third phase of this subdivision consists of one hundred and seventy-five (175) single detached lots, one (1) multi-family, medium density block, one (1) school block, two (2) blocks for road widening dedication, two (2) blocks for walkways and eleven (11) blocks for one foot reserves. All lots and blocks will be located on existing parts or extension of Twilite Boulevard, Buroak Trail and future streets of Capri Crescent, Jordan Boulevard and Wright Crescent.

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

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

Prepared by:	Mike Corby, 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.	

April 20, 2020

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

MC/JAR

Y:\Shared\DEVELOPMENT SERVICES\5 - Documentation Coordinator\Working Files\39T-11503-3 Foxwood\39T-11503-3 - PEC Report - 1602 Sunningdale Road West - Subdivision Agreement (JAR).docx

Appendix A – Special Provisions

15. PROPOSED SCHOOL SITES

Remove Subsection 15.3 and **replace** with the following:

- 15.3 The Owner shall set aside Block 177 as a school site or sites for school purposes to be held subject to the rights and requirements of any School Board having jurisdiction in the area.

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 Capri Crescent outside this Plan, an amount of \$5,000; and,
 - (ii) For the removal of automatic flushing devices in the future in this Plan, an amount of \$5,000 per automatic flushing device for a total amount of \$15,000, as per the accepted engineering drawings.
- #2 The Owner shall include in all Agreements of Purchase and Sale and/or Lease the requirement that the homes to be designed and constructed on all corner lots (8, 9, 19, 20, 35, 45, 46, 58, 59, 71, 72, 94, 110, 135, 136, 161, 162, 168, 169 and 175) in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior side yard road frontage.
- #3 The Owner shall install a 3 metre high noise barrier, 5 metre in length with 2 metre return on Lots 58 and 59 of this Plan, as recommended in the Noise Assessment prepared by Development Engineering (London) Ltd. dated May 14, 2012. Property owners of these lots are to be advised that they shall not tamper with the barrier and will be responsible for its long term maintenance.
- #4 The Owner shall include in any application for a building permit for Lots 57 and 60 of this Plan, that a forced air heating system adequately sized to accommodate the future installation of central air conditioning is required.
- #5 The Owner shall include in the application for building permit for Lots 58 and 59 of this Plan, that central air conditioning is required.
- #6 The Owner shall include in any application for a building permit for Lots 58 and 59 of this Plan, that for these units an EW5 construction or equivalent rating from foundation to rafters shall be utilized along with the installation of glazed windows for all building faces that have exposure to Sunningdale Road West is required.
- #7 The Owner shall include in all Agreements of Purchase and Sale and/or Lease the following warning clauses:
- All lots:
- “The City of London assumes no responsibility for noise issues which may arise from the existing or increased traffic of Hyde Park Road as it relates to the interior or outdoor living areas of any dwelling unit within the development. The City of London will not be responsible for constructing any form of noise mitigation for this development.”*
- Lots 57 and 60:
- This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by*

the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOECC Publication NPC-216, Residential Air Conditioning Devices.)"

Lots 58 and 59:

This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment. (Note: The location and installation of the air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOECC Publication NPC-216, Residential Air Conditioning Devices)."

Lots 57, 58, 59, and 60

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of Environment."

- #8 The Owner shall not develop Lots 1, 58 and 78 in this Plan until the automatic flushers using the services of these Lots are removed, all to the satisfaction of the City. When the automatic flushers are no longer required, these are to be removed to the satisfaction of the City and at no cost to 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 storm sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$920,322.64;
- (ii) for the engineering costs related to the construction of Sunningdale Road widening, the estimated cost of which is \$22,005.00, as per the approved Work Plan; and,
- (iii) for the construction of pavement widening on Jordan Boulevard at Sunningdale Road West consistent with the City's standard practice of paying claims where a secondary collector is widened, the estimated cost of which is \$7,976.00, as per the approved Work Plan.

24.7 GRADING REQUIREMENTS

Add the following new Special Provisions:

- #9 The Owner shall grade the portions of Lots 58 and 59 of this Plan, which have a common property line with Sunningdale Road West, to blend with the ultimate profile of Sunningdale Road West, as per the accepted engineering drawings, at no cost to the City.

- #10 The Owner shall grade the rear of Lots 95 to 109 both inclusive to match the City's SWM Facility grading, as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.
- #11 Prior to the issuance of any Certificate of Conditional Approval, in order to develop this site, the Owner shall make arrangements with the adjacent property owner to the north and west to regrade a portion of the property, in conjunction with grading and servicing of this Plan, to the specifications of the City, at no cost to the City.

24.8 STORM WATER MANAGEMENT

Add the following new Special Provisions:

- #12 No physical connection(s) from the internal subdivision storm sewer servicing for this phase shall be permitted to the Fox Hollow SWM Facility # 1 North Cell, to be built by the City, until the SWM Facility is deemed functional and operational and the internal subdivision storm sewer servicing and all associated works have been inspected, cleared and are deemed functional and operational, all to the satisfaction of the City.
- #13 The Owner shall construct a storm sewer to service the external lands (approximately 42.5 ha) north of this Plan and shall convey up to the 50 year storm event flows from these external lands to the proposed Fox Hollow SWM Facility # 1 North Cell via the internal storm sewer system subdivision servicing as per the Fox Hollow SWM Facility # 1 North Cell functional design and as per the accepted engineering drawings, all to the specifications and satisfaction of the City.
- #14 The Owner shall provide access to the lands in this Plan for the City to build the proposed Fox Hollow SWM Facility # 1 North Cell, all to the satisfaction of the City.
- #15 Prior to the issuance of any Certificate of Conditional Approval, Fox Hollow SWM Facility # 1 North Cell and associated works (to be constructed by the City) are to be constructed and operational, all to the specifications and satisfaction of the City.
- #16 The Owner shall implement SWM Best Management Practices (BMP's) within this 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.
- #17 The Owner shall ensure that any removal and disposal of sediment is to an approved site in accordance with the Ministry of Environment and Ministry of Natural Resources.
- #18 The Owner shall develop this Plan 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.
- #19 The Owner shall restore any disturbed areas abutting the SWM Facility and/or lands as a result of construction associated within this Plan to existing or better conditions, to the satisfaction of the City, at no cost to the City.

24.9 SANITARY AND STORM SEWERS

Remove Subsection 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 Medway Creek Subwatershed, and outlet to the Heard Drain via the Regional Fox Hollow Community SWM System.

Remove Subsection 24.9 (j) and **replace** with the following:

- j) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's existing sanitary sewage system being the 250 mm diameter sanitary sewer on Tokala Trail.

Add the following new Special Provisions:

- #20 The Owner shall include in the agreement of purchase and sale and/or lease for the transfer of Block 177 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 otherwise approved by the City Engineer.
- #21 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make all necessary arrangements to make adjustments to the existing works and services on Tokala Trail and Twilite Boulevard in Plan 33M-752, adjacent to this Plan to accommodate the proposed works and services on these streets to accommodate this Plan (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings. Such arrangements shall include, but not be limited to, providing sufficient notice, co-ordination and clarification with adjacent land owners as to what each parties Professional Engineer will be required to be certified for the City for the purposes of assumption, all to the satisfaction of the City Engineer, at no cost to the City.
- #22 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct temporary hickenbottoms and all necessary appurtenances, on Blocks 176 and 177 as per the accepted engineering drawings, all to the satisfaction of the City.
- #23 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct sanitary and storm servicing stubs and all necessary appurtenances and provide the necessary easements at the north limits of Cruz Drive, Capri Crescent and Ethan Circle, as per the accepted engineering drawings, all to the satisfaction of the City.
- #24 Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a hickenbottom drain and all necessary appurtenances and provide necessary easements west of Lot 13, external to this Plan, as per the accepted engineering drawings, to the satisfaction of the City.

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 the accepted engineering drawings and City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
- i) construct watermains to serve this Plan and connect them to the existing high-level municipal system, namely, the existing 300 mm diameter watermain on Tokala Trail and 200 mm diameter watermain on Twilite Boulevard; and,
 - ii) 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.

Add the following new Special Provisions:

- #25 The available fire flows for development Blocks within this Plan have been established through the subdivision water servicing design study as follows:
- Block 176 @ 112 l/sec
 - Block 177 @ 205 l/sec

Future development of these Blocks shall be in keeping with the established fire flows in order to ensure adequate fire protection is available.

- #26 If the Owner requests the City to assume streets in this Plan with an automatic flushing device still in operation, all as shown on the accepted engineering drawings for this Plan, prior to the extension of these streets, the Owner shall pay to the City at the time of the assumption of this Plan 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 limits of these streets and restoring adjacent lands, all to the specifications of the City. The estimated cost for doing the above-noted work on this street is \$5,000 per automatic flushing device for a total amount of \$15,000, for which amount sufficient security is to be provided in accordance with Section 24.1 (___). The Owner shall provide the cash to the City at the request of the City prior to assumption of this Plan 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 notify the purchasers of all lots abutting the roundabout in this Plan that there may be some restrictions for driveway access due to diverter islands built on the road;
 - (iii) The Owner shall install the roundabout 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; and,
 - (iv) The Owner shall include in the Agreement of Purchase and Sale or Lease for the transfer of each of the said Lots and Blocks against the title of all Lots and Blocks on Buroak Drive and Capri Crescent in this Plan, a covenant by the purchaser or transferee stating the said owner shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including roundabouts, raised intersections and splitter islands, 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 Twilite Boulevard, Jordan Boulevard or other routes as designated by the City.

Add the following new Special Provisions:

- #27 The Owner shall construct a temporary turning circle at the west limit of Capri Crescent (south leg), to the satisfaction of the City Engineer and at no cost to the City.

If the Owner requests the City to assume Capri Crescent, all as shown on this Plan, prior to its extension to the west, the Owner shall pay to the City at the time of the assumption of this Plan by the City the amount estimated by the City at the time, to be the cost of removing the temporary turning circle at the west limit of Capri Crescent and completing the curb and gutter, asphalt pavement, Granular 'A', Granular 'B', sodding of the boulevard, 1.5 metre concrete sidewalks on the south boulevard, 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 this street is \$5,000 for which amount sufficient security is to be provided in accordance with Section 24.1 (___). The Owner shall provide the cash

to the City at the request of the City prior to assumption of this Plan if needed by the City.

When the lands abutting this Plan 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.

- #28 Barricades are to be maintained at the limits of all streets in this Plan until the streets are extended or as otherwise directed by the City. When the streets are extended 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 Plan that any traffic to and from this Plan will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.

- #29 Prior to the issuance of any Certificate of Conditional Approval, or as otherwise directed by the City Engineer, the Owner shall construct a roundabout, including splitter islands, at the intersection of Buroak Drive and Jordan Boulevard, including permanent signage and pavement markings, or provide alternative measures as determined by the City, to the satisfaction of the City Engineer, at no cost to the City.

- #30 Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained on Buroak Drive and Capri Crescent adjacent to the raised intersection location that indicate Future Raised Intersection Location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer, at no cost to the City.

- #31 Prior to assumption or when required by the City Engineer, the Owner shall install a raised intersection at the intersection of Buroak Drive and Capri Crescent, including permanent signage and pavement markings, as per the accepted engineering drawings, to the satisfaction of the City Engineer, at no cost to the City.

- #32 The Owner shall ensure access for Block 176 in this Plan shall be through the internal subdivision streets. Access is prohibited from Twilite Boulevard, Hyde Park Road and Buroak Drive, to the satisfaction of the City.

- #33 Prior to the issuance of any Certificate of Conditional Approval, or as otherwise directed by the City, the Owner shall install temporary street lights at the intersection of Jordan Boulevard and Sunningdale Road West, to the satisfaction of the City, at no cost to the City.

- #34 The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, consisting of clean-up, grading and sodding as necessary, to the specifications of the City, and at no cost to the City.

- #35 The Owner acknowledges that the City will be constructing a roundabout at the intersection of Sunningdale Road West and Wonderland Road North. The Owner shall co-operate with the City, as necessary, to complete the project, including providing access to their lands and easements as necessary.

25.12 PARKS

- #36 Should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM Blocks, fencing shall be in accordance with current City Park Standards (SPO-4.8) or approved alternate, to the specifications of the City, at no cost to the City.

SCHEDULE "C"

This is Schedule "C" to the Subdivision Agreement dated this _____ day of _____, 2020, between The Corporation of the City of London and Foxwood Developments (London) Inc. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Buroak Drive shall have a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.
- Twilite Boulevard, Jordan Boulevard, Capri Crescent and Ethan Circle shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.
- Wright Crescent shall have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres.
- Cruz Drive shall have a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.
- Jordan Boulevard, from Sunningdale Road West to 45 metres south of Sunningdale Road West shall have a minimum road pavement width (excluding gutters) of 11.0 metres with a minimum road allowance of 28.0 metres. The widened road on Jordan Boulevard shall be equally aligned from the centreline of the road and tapered back to the 9.5 metre road pavement width (excluding gutters) and 21.5 metre road allowance for this street, with 30 metre tapers on both street lines.

Sidewalks

A 1.5 metre sidewalk shall be constructed on both sides of the following:

- i) Buroak Drive
- ii) Twilite Boulevard
- iii) Jordan Boulevard

A 2.4 metre sidewalk shall be constructed on the south boulevard of Buroak Drive fronting Block 177.

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

- (i) Wright Crescent – outside (north and west) boulevard
- (ii) Capri Crescent – outside boulevard – (South leg – south boulevard) (north leg – north boulevard)
- (iii) Ethan Circle - east boulevard

Pedestrian Walkways

City of London pedestrian walkways shall be constructed on Blocks 178 and 179 of this Plan.

SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2020, between The Corporation of the City of London and Foxhollow Developments (London) Inc. to which it is attached and forms a part.

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

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Blocks 182 to 192, inclusive
Road Widening (Dedicated on face of plan):	Block 180 and 181
Walkways:	Blocks 178 and 179
5% Parkland Dedication:	Cash payment in lieu of the 5% parkland dedication pursuant to City of London By-law C.P.-9.
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	Block 177
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LANDS TO BE HELD IN TRUST BY THE CITY:

Temporary access:	NIL
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SCHEDULE "E"

This is Schedule "E" to the Subdivision Agreement dated this _____ day of _____, 2020, between The Corporation of the City of London and Foxhollow Developments (London) Inc. to which it is attached and forms a part.

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

CASH PORTION:	\$1,283,071
BALANCE PORTION:	<u>\$7,270,736</u>
TOTAL SECURITY REQUIRED	\$8,553,807

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 _____, 2020, between The Corporation of the City of London and Foxhollow Developments (London) Inc. to which it is attached and forms a part.

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

Multi-Purpose Easements:

- (a) Multi-purpose easements 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) For servicing stubs and associated works at the limits of all future dead-end streets as per the accepted engineering drawings; and,
 - (ii) For a hickenbottom drain and associated works west of Lot 13 to north limit of Cruz Drive and on Blocks 176 and 177 as per the accepted engineering drawings.
- (b) Temporary turning circle easements shall be deeded to the City in conjunction with this Plan over lands outside this Plan at the west limit of Capri Crescent – south leg.

Road Easements:

- A temporary 3.0 metre wide working easement on Sunningdale Road West from Hyde Park Road to a point 200.0 metres east of Hyde Park Road and on Hyde Park Road from Sunningdale Road West to a point 150.0 metres south of Sunningdale Road West, for the future roundabout at Sunningdale Road West and Hyde Park Road, to the satisfaction of the City.

Appendix B – Related Estimated Costs and Revenues

Agenda Item # Page #

Foxwood Phase 3 Subdivision - Foxwood Developments (London) Inc.
 Subdivision Agreement
 39T-11503 Phase 3

Estimated Costs and Revenues

Estimated DC Claim Costs	Estimated Cost (excludes HST)
Claims for Owner led construction from CSRF	
Storm Sewer Internal Oversizing Subsidy (DC19MS1001)	\$920,323
Channelization (DC19RS1001) Engineering - Sunningdale Rd. widening	\$22,005
Road Class Oversizing / City Share (DC19RS1009) - Jordan Blvd. internal widening	\$7,976
Total	\$950,304
Estimated DC Revenues (January 1 to December 31, 2020 Rates)	Estimated Revenue
CSRF TOTAL	\$8,036,023

- 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 DC Claim Costs are based on the approved Work Plan cost estimates provided by the Owner for engineering and construction of the claimable works. Final claim payments will be approved based on actual costs incurred by the Owner in conjunction with the terms of the registered Subdivision Agreement, Work Plan and the DC By-law.
- 4 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

Chair and Members
Planning and Environment Committee

#20058
April 27, 2020
(39T-11503 Phase 3)

RE: Subdivision Special Provisions - Foxwood Phase 3 Subdivision
Foxwood Developments (London) Inc.
Capital Budget Project ES542919 - Storm Sewer Internal Oversizing Subsidy (Subledger 2483954)
Capital Budget Project TS165119 - Minor Roadworks-Channelization (Subledger 2483955)
Capital Budget Project TS1371 - Road Class Oversizing Subsidy (Subledger 2483957)

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

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

	Approved Budget	Committed To Date	This Submission	Balance for Future Work
ESTIMATED EXPENDITURES				
ES542919 - Storm Sewer Internal Oversizing				
Engineering	\$200,000	50		\$200,000
Construction	4,908,970	337,977	936,521	3,834,472
	5,108,970	337,977	936,521	3,834,472
TS165119 - Minor Roadworks - Channelization				
Engineering	\$199,000	\$36,737	\$22,393	\$139,870
Construction	1,480,740	244,916		1,235,824
	1,679,740	281,653	22,393	1,375,694
TS1371 - Road Class Oversizing Subsidy				
Engineering	\$47,063	\$19,355		\$27,708
Construction	452,937	19,791	8,116	425,030
	500,000	39,146	8,116	452,738
NET ESTIMATED EXPENDITURES	\$7,288,710	\$658,776	\$967,030	\$5,662,904

SOURCE OF FINANCING

ES542919 - Storm Sewer Internal Oversizing					
Drawdown from City Services - Stormwater Reserve Fund (Development Charges)	2)	\$5,108,970	\$337,977	\$936,521	\$3,834,472
TS165119 - Minor Roadworks - Channelization					
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2)	\$1,679,740	\$281,653	\$22,393	\$1,375,694
TS1371 - Road Class Oversizing Subsidy					
Capital Levy		\$4,400	\$344	\$71	\$3,984
Drawdown from Industrial Oversizing R.F.		10,400	814	169	9,417
Drawdown from City Services - Roads Reserve Fund (Development Charges)	2)	485,200	37,987	7,876	439,337
		500,000	39,146	8,116	452,738
TOTAL FINANCING		\$7,288,710	\$658,776	\$967,030	\$5,662,904

1) Financial Note	ES542919	TS165119	TS1371	Total
Contract Price	\$920,323	\$22,005	\$7,976	\$950,304
Add: HST @ 13%	119,642	2,861	1,037	123,540
Total Contract Price Including Taxes	1,039,965	24,866	9,013	1,073,844
Less: HST Rebate	103,444	2,473	897	106,814
Net Contract Price	\$936,521	\$22,393	\$8,116	\$967,030

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

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Jason Davies
Manager of Financial Planning & Policy