

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng
Deputy City Manager

Subject: Planning and Economic Development
Application by Drewlo Holdings Inc.
1635 Commissioners Road East and 2624 Jackson Road
Parker Jackson Subdivision Phase 1 – Special Provisions

Date: June 21, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the subdivision relating to the lands located on the east side of Jackson Road between Commissioners Road East and Bradley Avenue, municipally known as 1635 Commissioners Road East and 2624 Jackson Road;

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Parker Jackson Subdivision, Phase 1 (39T-06507_1) 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”;
- (d) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfil its conditions.

Executive Summary

Seeking approval of Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Drewlo Holdings Inc. for the Parker Jackson Subdivision, Phase 1 (39T-06507_1)

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

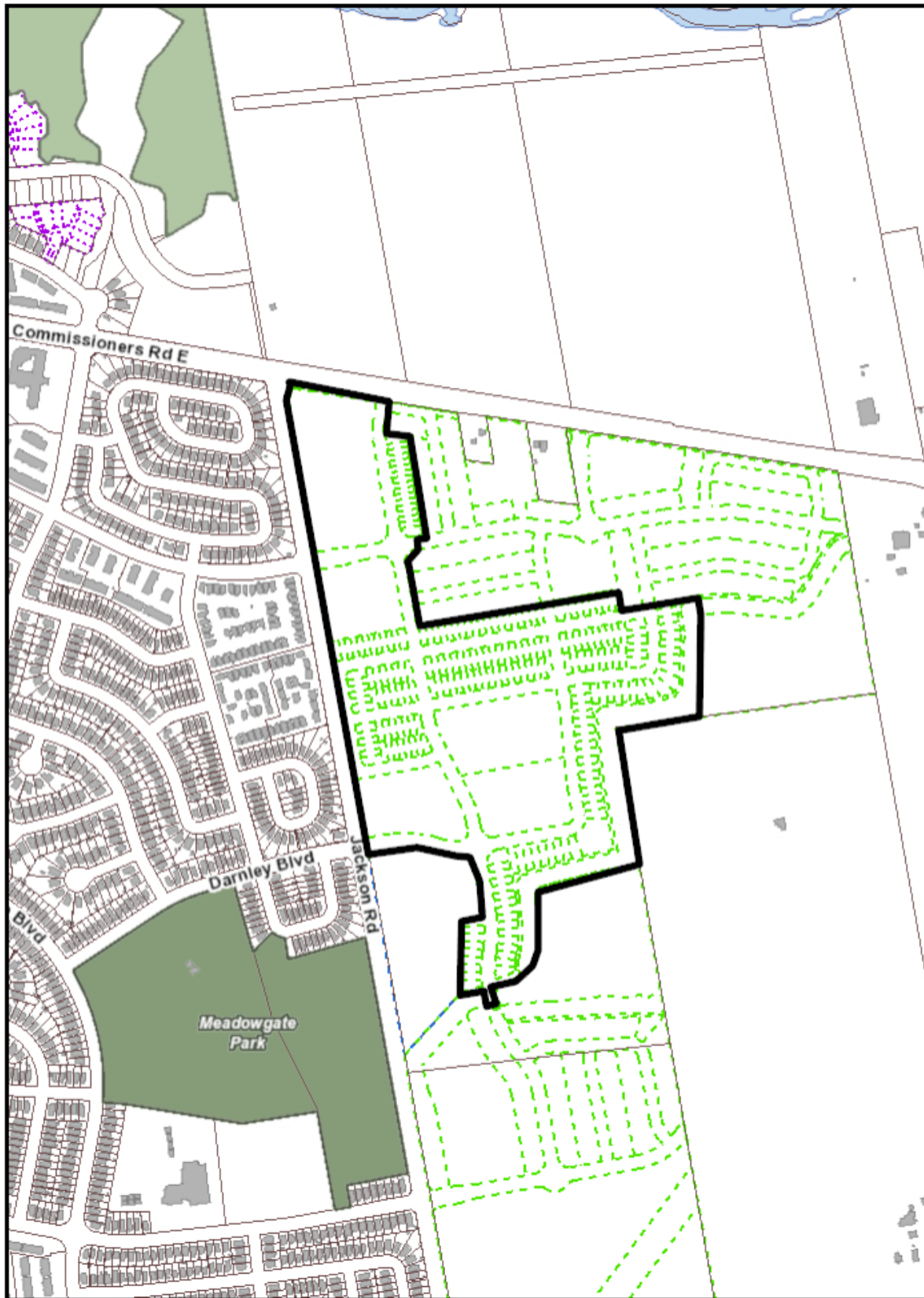
Analysis

1.0 Background Information

1.1 Property Description

The subject lands consists of open fields which were formally in agricultural use (cash crops), as well as a patch of woodland consisting of some wetland along the central and easterly portion of the subject site. A drainage tributary flows from the woodland west through the field towards Jackson Road and then south eventually crossing Bradley Avenue. At this point it is an open channel drain referred to as the Hampton-Scott Drain. The southwest corner of the site is traversed by a hydro corridor easement and a transmission tower. The site topography slopes gradually from the north to south.






1.2 Location Map



Location Map

Project Title: 39T-06507_1
Description: 1635 Commissioners Road East and
2624 Jackson Road
Created By: Larry Mottram
Date: 5/21/2021
Scale: 1:8000

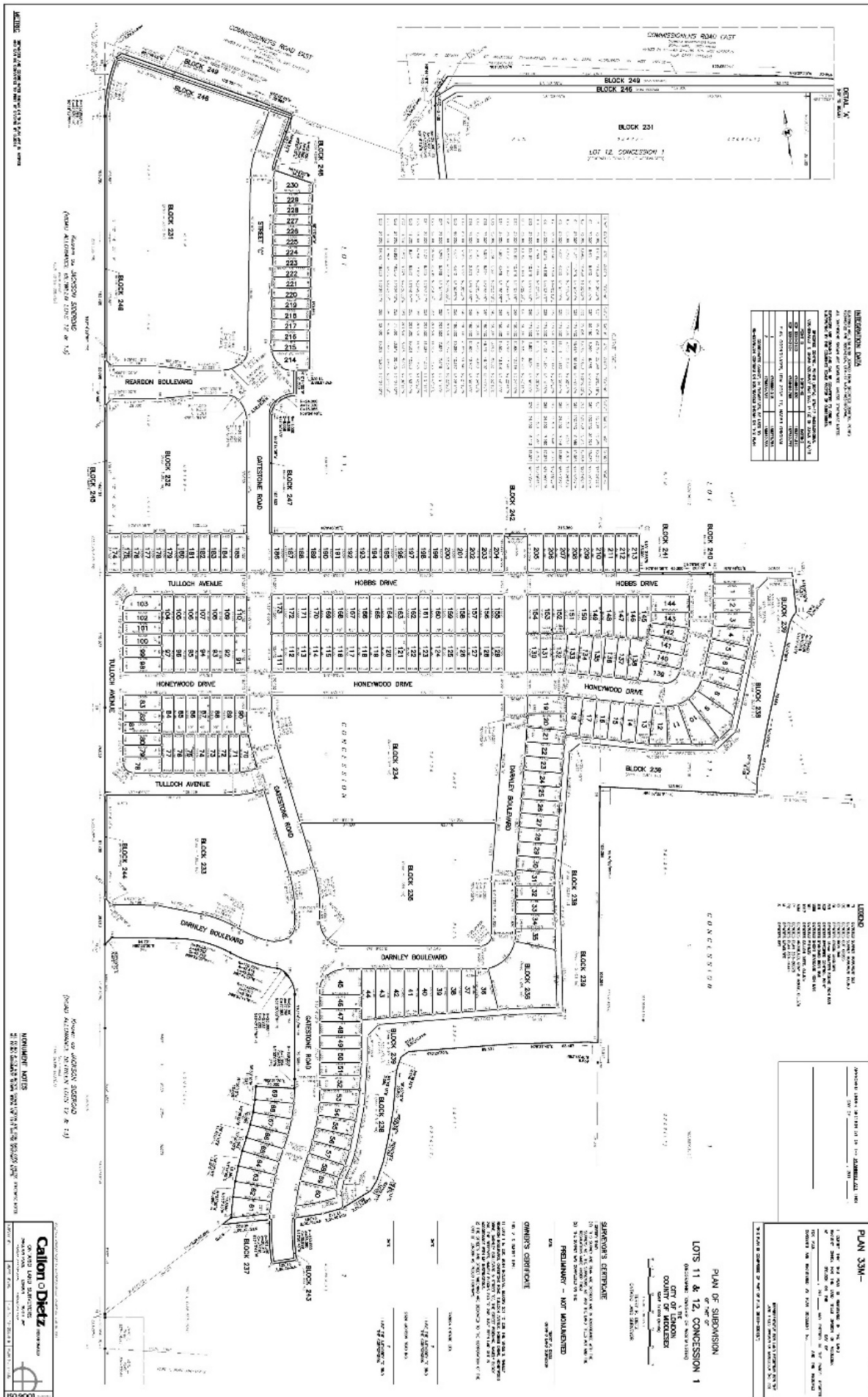
Legend

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

Corporation of the City of London



1.3 Parker Jackson Subdivision Phase 1



2.0 Discussion and Considerations

2.1 Development Proposal

Phase 1 of the plan of subdivision will consist of two hundred and thirty (230) single detached dwelling lots (Lots 1 to 230), three (3) multi-family, medium density residential blocks (Blocks 231 to 233), one (1) school block (Block 234), two (2) neighbourhood park blocks (Blocks 235 & 236), two (2) park/multi-use pathway blocks (Blocks 237 & 238), one (1) open space/ buffer block (Block 239), one (1) road widening and several 0.3 metre reserve blocks, and five (5) new streets.

The recommended special provisions for the proposed Phase 1 Subdivision Agreement are found at Appendix A of this report. 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.

3.0 Financial Impact/Considerations

3.1 Financial Securities

Through the completion of the works associated with this application fees, development charges and taxes will be collected. Outside of the DC eligible items outlined in the attached Source of Financing (Appendix C), there are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

The key issues and considerations have been reviewed and addressed through the draft plan of subdivision approval process and subdivision agreement conditions.

Conclusion

Planning and Development staff are satisfied with the proposed special provisions for the Parker Jackson Subdivision – Phase 1, and recommend that they be approved; and, that the Mayor and the City Clerk be authorized to execute the Subdivision Agreement, any amending agreements and all documents required to fulfil its conditions.

Prepared by: Larry Mottram, MCIP, RPP
Senior Planner, Development Services

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng.
Deputy City Manager,
Planning and Economic Development

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.

CC: Matt Feldberg, Manager, Subdivisions and Condominiums
Bruce Page, Manager, Subdivision Planning
Peter Kavcic, Manager, Subdivision Engineering

June 14, 2021
GK/PY/MC/jar

Appendix A – Special Provisions

5. STANDARD OF WORK

Add the following new Special Provision:

1. The Owner shall provide minimum side yard setbacks as specified by the City for buildings which are adjacent to rear yard catch basin leads which are not covered by an easement on Lots in this Plan.

The Owner shall register against the title of Lots which incorporate rear yard catchbasins, which includes Lots 70, 74, 75, 77, 78, 83, 84, 91, 94, 95, 97, 98, 103, 104, 144 148, 149, 154 162, 163, 169, 170, 172, 173, 179, 180, 185, 186, 187, 189, 190, 205 and 206 in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the Agreement of Purchase and Sale or Lease for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

15. PROPOSED SCHOOL SITES

2.

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

- 15.3 The Owner shall set aside an area or areas (being Block 234) 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.

24.1 STANDARD REQUIREMENTS

Add the following Special Provisions:

3. Prior to assumption and in conjunction with the Final Lot Grading Certificate, the Owner shall make any amendments to the Plan required to adjust property boundaries consistent with as-built conditions (e.g. Part-Lot Control or Consent) as confirmed by an Ontario Land Surveyor for Blocks 231, 232 and 233 should they be developed as Street Townhouses, all at no cost to the City.
4. The Owner shall install servicing on streets in this plan of subdivision fronting proposed street townhouse blocks after site plan approval has been obtained for the proposed blocks by the City, all to the satisfaction of the City, at no cost to the City.
5. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City. Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangements to have any section(s) of easement(s) in this plan, quit claimed to the satisfaction of the City, at no cost to the City.

6. 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 south limit of Gatestone Road outside this Plan, an amount of \$20,000
 - (ii) For the removal of the temporary turning circle on the north limit of Street 'C'/Gatestone Road an amount of \$20,000
 - (iii) Removal of automatic flushing devices/blowoffs in future, an amount of \$5,000 each flusher, for a total amount of \$15,000

24.2 CLAIMS

7.

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 engineering costs of the construction of a sidewalk on Jackson Road and boulevard works in conjunction with this Plan, the estimated cost of which is \$24,064, excluding HST as per the accepted Work Plan;
- (ii) for the construction of a sidewalk on Jackson Road and boulevard works in conjunction with this Plan, the estimated cost of which is \$209,014, excluding HST as per the accepted Work Plan;
- (iii) for the construction of oversized sanitary sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$165,310, excluding HST;
- (iv) for the construction of oversized storm sewers in conjunction with this Plan, subsidized at an estimated cost of which is \$797,003, excluding HST;
- (v) for the construction of oversized watermains in conjunction with this Plan, subsidized at an estimated cost of which is \$65,841, excluding HST;
- (vi) for the engineering costs related to the construction of channelization on Commissioners Road, the estimated cost of which is \$31,352, as per the approved Work Plan;
- (vii) for the construction of channelization on Commissioners Road at Jackson Road, the estimated cost of which is \$160,426, as per the approved Work Plan;

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.

24.5 HYDROGEOLOGICAL WORKS

Add the following new Special Provisions:

8. The Owner shall provide appropriate short-term and/or long-term hydrogeological and ecological monitoring plan for the woodlot and wetland areas as outlined in document "Comment Responses from the UTRCA Letter Dated March 13, 2020 File 39T-06507 - Parker Jackson Subdivision, London, Ontario, Ref. No. Reference: LON-00015313-HG" dated September 1, 2020 prepared by EXP Services Inc., all to the satisfaction of the City Engineer.

24.6 EROSION AND SEDIMENT CONTROL

Add the following new Special Provisions:

9. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct and have operational temporary sediment and erosion control works (eg. Sediment basins, spillway channel, rock flow check dams) within this Plan, as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.
10. All temporary erosion and sediment control measures, including sediment basins, installed in conjunction with this Plan shall be decommissioned and/or removed when warranted or upon placement of Granular 'B' as per accepted engineering drawings, all to the satisfaction of the City Engineer and at no cost to the City.
11. Within 6 months of the Certificate of Conditional Approval, the temporary sediment basins, spillway channels, rock flow check dams and associated works are to be decommissioned, to the satisfaction of the City.
12. Prior to the issuance of any Certificate of Conditional Approval, all temporary storm sewers and structures within this Plan will be required to be removed, to the satisfaction of the City. The temporary erosion and sediment pond 6 shall be removed when the Parker Jackson SWM Facility is constructed with a suitable sewer outlet, as per the accepted engineering drawings, to the satisfaction of the City.

24.7 GRADING REQUIREMENTS

Add the following new Special Provisions:

12. The Owner shall grade the portions of Lot 174 and Blocks 231, 232 and 233 inclusive, which have a common property line with Commissioners Road East and Jackson Sideroad, to blend with the ultimate profile of Commissioners Road East and Jackson Sideroad, in accordance with the City Standard "Subdivision Grading Along Arterial Roads" and at no cost to the City.
13. The Owner shall register against the title of Lots 70 to 75, 78, 83, 91 to 97, 98, 103, 130 to 133, 145 to 154, 155 to 173, 174 to 185 and 186 to 200, all inclusive, in this Plan, and shall include in the Agreement of Purchase and Sale for the transfer of each of the said Lots, as an overland flow route and swales are located on the said Lots, a covenant by the purchaser or transferee to observe and comply with the following:
 - a. The purchaser or transferee shall not alter or adversely affect the said swales and overland flow routes on the said Lots as shown on the accepted lot grading and servicing drawings for this subdivision.

The Owner further acknowledges that no landscaping, vehicular access, parking access, works or other features shall interfere with the above-noted overland flow route, grading or drainage.

14. The Owner shall maintain the existing swales and overland flow route between Lots 70 to 75, 78, 83, 91 to 97, 98, 103, 130 to 133, 145 to 154, 155 to 173, 174 to 185 and 186 to 200, as per the accepted engineering drawings, to the satisfaction of the City Engineer.
15. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct temporary berms at the north limit of Honeywood Drive and the east limit of Reardon Boulevard and curbs to contain the overland flow route as per the accepted engineering drawings, all to the specifications and satisfaction of the City.
16. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct swales on Medium Density Blocks 231, 232 and 233, inclusive, as per the accepted engineering drawings, all to the specifications and satisfaction of the City.

17. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall remove and relocate any existing earth stockpile generally located in this Plan, all to the satisfaction of the City and at no cost to the City.
18. Prior to the issuance of any Certificate of Conditional Approval, in order to develop this site, the Owner shall obtain permission and make arrangements with the adjacent property owners to regrade a portion of the property abutting this Plan as per the accepted engineering drawings, in conjunction with grading and servicing of this subdivision, to the specifications of the City, at no cost to the City.

24.8 STORM WATER MANAGEMENT

Add the following new Special Provisions:

19. The Owner's professional geotechnical engineer shall ensure that all geotechnical issues including erosion, maintenance and structural setbacks related to slope stability associated with open watercourses that services an upstream catchment, are adequately addressed for the subject lands, all to the specification and satisfaction of the City Engineer and the Upper Thames Conservation Authority.
20. The Owner agrees that in accordance with the Ministry of Environment and City's requirements, adequate setbacks will be maintained and allocated in accordance with the City Council approved Official Plan Policies relating to open watercourse setbacks.
21. Prior to assumption, the Owner shall operate, monitor and maintain the stormwater works associated with this Plan. The Owner shall ensure that any removal and disposal of sediment is to an approved site in accordance with the Ministry of the Environment and the Ministry of Natural Resources.
22. The Owner shall implement SWM 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.
23. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct temporary hickenbottom drains and all necessary appurtenances at all locations as shown on the accepted engineering drawings, all to the specifications and satisfaction of the City.
24. Within 6 months of any Certificate of Conditional Approval, the Owner shall decommission the existing temporary sediment basin and all associated works (eg. headwall, etc.), 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.
25. 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.
26. The Owner shall grade and drain the west boundary of Lots 61 to 69 and Darnley Boulevard boundary, Gatestone Road boundary and Jackson Road to blend in with the abutting SWM Facility external to this Plan, as per the accepted engineering drawings, to the satisfaction of the City.
27. Within one year of registration of this Plan, the Owner shall have all low impact development features installed and operational in this Plan to accommodate the storm servicing design in accordance with the accepted servicing drawings and the accepted Stormwater Management Report to the specifications and satisfaction of the City, at no cost to the City.

28. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall have its Professional Engineer submit a monitoring and maintenance strategy to the City for review and acceptance outlining a program for the monitoring and maintenance of the low impact development features in this Plan, all to the satisfaction of the City, at no cost to the City. This strategy is to be in accordance with the "Low Impact Development Stormwater Management Practice Inspection and Maintenance Guide" prepared by Toronto and Regional Conservation Authority.
29. Prior to assumption, the Owner shall complete the following, at no cost to the City, all to the satisfaction of the City:
 - (i) Operate, maintain, inspect, monitor and protect the low impact development features, including correcting any deficiencies as soon as they are detected, in accordance with the accepted maintenance and monitoring program;
 - (ii) have its consulting Professional Engineer submit monitoring reports in accordance with the accepted maintenance and monitoring program.
30. In the event that the Owner constructs temporary stormwater works and until said works are decommissioned, the Owner shall complete the following to the satisfaction of the City Engineer, and at no cost to the City:
 - (i) Operate, monitor and maintain the temporary works;
 - (ii) Remove and dispose of any sediment to an approved site.
 - (iii) Address forthwith any deficiencies of the temporary works and/or monitoring program.
 - (iv) Decommission the temporary works within six months of the permanent works being constructed and operational.

The Owner is responsible for all costs related to the temporary works including decommissioning and any redirection of sewers and overland flow routes.

24.9 SANITARY AND STORM SEWERS

31.

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 Dingman Creek Subwatershed, and connect them to the storm outlet which is the Parker Regional SWM Facility via the internal storm sewer servicing for this Plan of Subdivision and in accordance with accepted engineering drawings, to the satisfaction of the City.

32.

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 375mm (15inch) sanitary sewer along the east side of Jackson Side Road that connects to the 825mm (32 inch) Parker trunk sanitary sewer located at the north end of Summerside SWM block 57, west of Jackson Road, Plan 33M-528 and in accordance with the accepted engineering drawings, to the satisfaction of the City.

Add the following new Special Provisions:

33. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a third pipe system to convey minor and major flows from rear yards and roof areas of Lots 36 to 44 and Blocks 234 and 235 as part of the water balance strategy to recharge the wetland feature (Parker woodlot) abutting Block 239, all to the satisfaction of the City Engineer and UTRCA.

34. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a storm sewer through Block 236 and part of Block 239 and all associated works as per the accepted engineering drawings, to the satisfaction of the City.
35. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall provide shop drawings for the concrete cradle support and headwalls for the Hampton Drain crossing, certified by a structural engineer, to the satisfaction of the City.
36. The Owner shall construct a Hampton-Scott Drain crossing under Gatestone Road outside of the limit of phase 1, as per the accepted engineering drawings, to the satisfaction of the City Engineer and UTRCA.
37. The Owner shall construct a headwall and all associated appurtenances at the south limit of Gatestone Road as per the accepted engineering drawings, all to the specifications and satisfaction of the City Engineer and the UTRCA.
38. The Owner shall connect the storm outlet into the existing SWM facility from Darnley Boulevard, as per the accepted engineering drawings, all to the specifications and satisfaction of the City Engineer.
39. The Owner shall either register against the title of Block 234 in this Plan or shall include in the agreement of purchase and sale for the transfer of each of the Blocks, 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.
40. The Owner shall either register against the title of Block 234 or include in the agreement of purchase and sale for the transfer of Block 234, a covenant by the purchaser or transferee stating that the purchaser or transferee of Block 234 shall be required to connect to the third pipe system as per the accepted engineering drawings, to the satisfaction of the City.
41. Where street townhouses, as defined by the Z.-1 Zoning By-law, are planned for any blocks in this subdivision, the Owner shall make provisions for the installation of separate sanitary private drain connections connecting to municipal sanitary sewers and separate water services connecting to municipal watermains for each individual street townhouse unit, and for adequate storm private drain connections connecting to municipal storm sewers for the townhouse site, all in accordance with applicable City standards or to the satisfaction of the City Engineer.
42. The Owner shall install servicing on streets in this Plan of Subdivision fronting proposed street townhouse blocks after Site Plan Approval has been obtained for the proposed blocks by the City, unless otherwise permitted by the City, all to the satisfaction of the City, at no cost to the City.
43. 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 Jackson Sideroad and Commissioners Road East, adjacent to this Plan to accommodate the proposed works and services on this street to accommodate the lots/blocks in this Plan in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.

24.10 WATER SERVICING

Add the following new Special Provisions:

44. 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:

- (i) Construct watermains to serve this Plan and connect them to the existing Southeast Pumping Station municipal system, namely the existing 600mm diameter watermain on Commissioners Road East and the 900mm diameter watermain on Jackson Road;
 - (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; and,
 - (iii) Have their consulting engineer prepare a Certificate of Completion of Works to confirm to the City that the watermain connection(s) to the 600 mm diameter watermain on Commissioners Road East and the 900mm diameter watermain on Jackson Side Road has been constructed, is operational, and is complete.
45. The available fire flows for development Blocks within this Plan of Subdivision have been established through the subdivision water servicing design study as follows:
- Block 231 @ 105 l/sec
 - Block 232 @ 105 l/sec
 - Block 233 @ 105 l/sec
 - Block 234 @ 105 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.
46. All development Blocks shall be serviced off the water distribution system internal to this Plan of Subdivision.
47. If the Owner requests the City to assume Honeywood Drive with the automatic flushing device still in operation, all as shown on this Plan of Subdivision, prior to its extension to the Honeywood 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 limit of Honeywood Drive 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 which amount sufficient security is to be provided in accordance with **Condition 24.1 ()**. 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.
48. If the Owner requests the City to assume Tulloch Avenue with the automatic flushing devices still in operation, all as shown on this Plan of Subdivision, prior to its extension to the Tulloch Avenue, 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 east and west limits of Reardon Boulevard 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 which amount sufficient security is to be provided in accordance with **Condition 24.1 ()**. 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.
49. If the Owner requests the City to assume Gatestone Road with the automatic flushing device still in operation, all as shown on this Plan of Subdivision, prior to its extension to the Gatestone Road, 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 south limit of Gatestone Road 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 which amount sufficient security is to be provided in accordance with **Condition 24.1 ()**. 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

50.

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 register against the title of all Lots and Blocks on Reardon Boulevard, Gatestone Road, Honeywood Drive, Hobbs Drive, Tulloch Avenue and Darnley Boulevard 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 shall locate the driveways to the said Lots and Blocks away from the traffic calming measures on the said streets, including traffic calming circles, raised intersections, splitter islands and speeds cushions, to be installed as traffic control devices, to the satisfaction of the City Engineer.

51.

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 Jackson Side Road via Commissioners Road East or other routes as designated by the City. All trades and construction vehicles shall park within this Plan of Subdivision.

Add the following new Special Provisions:

52. The Owner shall construct a temporary turning circle at the south limit of Gatestone Road, to the satisfaction of the City Engineer and at no cost to the City.

If the Owner requests the City to assume Gatestone Road, all as shown on this Plan of Subdivision, prior to its extension to the south, 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 circle at the south limit of Gatestone Road 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 this street is \$20,000 for which amount sufficient security is to be provided in accordance with **Condition 24.1 ()**. 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.

53. The Owner shall construct a temporary turning circle at the north limit of Street 'C'/Gatestone Road, to the satisfaction of the City Engineer and at no cost to the City.

If the Owner requests the City to assume Street 'C'/Gatestone Road, all as shown on this Plan of Subdivision, prior to its extension 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 circle at the north limit of Street 'C' 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 this street is \$20,000 for which amount sufficient security is to be provided in accordance with **Condition 24.1 ()**. 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.

54. Barricades are to be maintained at limits of all streets in this Plan until external lands develop/assumption of this Plan of Subdivision or as otherwise directed by the City. At the time of assumption of this Plan 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.

55. Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained on Darnley Boulevard, Honeywood Drive and Hobbs Drive adjacent to the speed cushion locations that indicate Future Speed Cushion Location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.
56. Prior to assumption or when required by the City Engineer, the Owner shall install speed cushions on Darnley Boulevard, Honeywood Drive and Hobbs Drive, including permanent signage and pavement marking in a location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.
57. Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained on Tulloch Avenue/Hobbs Drive and Gatestone Road 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.

58. Prior to assumption or when required by the City Engineer, the Owner shall install the raised intersection at Tulloch Avenue/Hobbs Drive and Gatestone Road, including permanent signage and pavement marking in a location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.
59. Prior to the issuance of any Certificate of Conditional Approval, temporary signs shall be installed and maintained on Gatestone Road adjacent to the raised pedestrian crosswalk location that indicate Future Raised Pedestrian Crosswalk Location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.
60. Prior to assumption or when required by the City Engineer, the Owner shall install the raised pedestrian crosswalk on Gatestone Road, including permanent signage and pavement marking in a location, as identified on the accepted engineering drawings, to the satisfaction of the City Engineer.
61. 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 Reardon Boulevard and Gatestone Road and at the intersection of Darnley Boulevard and Gatestone Road, 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.
62. The Owner shall construct a gateway treatment on Reardon Boulevard and Darnley Boulevard, from Jackson Road easterly, as per the accepted engineering drawings, to the specifications of the City Engineer.
63. The Owner shall remove existing infrastructure, including but not limited to, CICBs, DICBs, curbs, etc. on Jackson Road and Commissioners Road East and relocate/restore/construct associated works as per the accepted engineering drawings, to the specifications and satisfaction of the City.
64. The Owner shall construct the window street portion of Tulloch Avenue abutting Jackson Road in accordance with the City's window street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.
65. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct a right turn lane on Commissioners Road East at Jackson Road and associated works, as per the accepted engineering drawings, to the satisfaction of the City Engineer.
66. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall revise the pavement markings on Jackson Road to accommodate left turn lanes to Reardon Boulevard and Darnley Boulevard, to the satisfaction of the City.
67. The Owner shall ensure no vehicular access will be permitted to any Blocks fronting Jackson Road. All vehicular access is to be via the internal subdivision streets.

24.xx PLANNING

68. The Owner shall deliver to all purchasers and transferees of the lots in this Plan, a homeowner guide/education package as approved by the Manager of Parks Planning and Design that explains the stewardship of natural areas and the value of existing tree cover, as well as indirect suburban effects on natural areas.
69. Within one (1) year of registration of this Plan or otherwise approved by the City, the Owner shall install a 1.5 metre chain link fence without gates along the property limit interface of all private Lots and Blocks adjacent to any park and/or open space Blocks, in accordance with City Standard S.P.O. 4.8, to the

satisfaction of the City, and at no cost to the City. Any alternative fencing arrangements shall be to the approval and the satisfaction of the City.

70. Within one (1) year of registration of this Plan or otherwise approved by the City, the Owner shall install a 1.5 metre chain link fence without gates along the easterly and southerly property lines with the property at 1944 Bradley Avenue, to the satisfaction of the City and at no cost to the City. Any alternative fencing arrangements shall be to the approval and the satisfaction of the City.
71. Within one (1) year of registration of this Plan, the Owner shall grade, service and seed Blocks 235, 236, 237, 238, and 239 in accordance with the approved engineering plans, to the satisfaction of the City. All parkland/open space blocks shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the park block limits to the satisfaction of Development Services and the City.

SCHEDULE "C"

This is Schedule "C" to the Subdivision Agreement dated this _____ day of _____, 2021, between The Corporation of the City of London and 748094 Ontario Ltd./2624 Jackson Road Inc. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Reardon Boulevard, Darnley Boulevard (from Jackson Road to Gatestone Road) and Gatestone Road (from Reardon Boulevard to south limit of plan) shall have a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.

- Honeywood Drive (from Gatestone Road to Hobbs Drive) and Darnley Boulevard (from Gatestone Road to Hobbs Drive) and Street 'C'/Gatestone Road (Gatestone Road to north limit of plan) shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.

- Honeywood Drive (from Gatestone Road to Tulloch Avenue), Hobbs Drive and Tulloch Avenue shall have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres
 -
- Tulloch Avenue (window street portion) shall have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 15.5 metres
 -
- Reardon Boulevard and Darnley Boulevard at the intersection of Jackson Road shall have a right of way width of 28.0 metres for a minimum length of 45.0 metres tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City

Sidewalks

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

- i) Reardon Boulevard
- ii) Gatestone Road
- iii) Darnley Boulevard between Jackson Road and Honeywood Drive

A 2.4 metre sidewalk shall be constructed fronting the School Block 234 on Darnley Boulevard, Honeywood Drive and Gatestone Road, in accordance with City standards, to the satisfaction of the City Engineer.

Sidewalk links from Tulloch Avenue to the proposed sidewalk on Jackson Road shall be constructed in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City.

A 1.5 metre sidewalk shall be constructed on one side of the following:

- (i) Honeywood Drive – east and south boulevard
- (ii)** Hobbs Drive – north boulevard
- (iii) Darnley Boulevard – east boulevard between Honeywood Drive and the north limit of the Plan
- (iv) Tulloch Avenue – north boulevard (north leg) and south boulevard (south leg)
- (v) Jackson Road – east boulevard along frontage of Plan
- (vi)** Street 'C'/Gatestone Road – west boulevard

Pedestrian Walkways

There are no pedestrian walkways within this Plan of Subdivision.

SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2021, between The Corporation of the City of London and 748094 Ontario Ltd./2624 Jackson Road 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 240, 241, 242, 243, 244, 245, 246, 247 and 248
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Road Widening (Dedicated on face of Plan):	Block 249
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Walkways:	NIL
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5% Parkland Dedication:	Blocks 235, 236, 237, 238, 239
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Dedication of land for Parks in excess of 5%:	NIL
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Stormwater Management:	NIL
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LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	Block 234
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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 _____, 2021, between The Corporation of the City of London and 748094 Ontario Ltd./2624 Jackson Road 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:	\$ 1,686,204
BALANCE PORTION:	<u>\$ 9,555,156</u>
TOTAL SECURITY REQUIRED	\$11,241,360

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 ACT, R.S.O. 1990.

SCHEDULE "F"

This is Schedule "F" to the Subdivision Agreement dated this _____ day of _____, 2021, between The Corporation of the City of London and 748094 Ontario Ltd./2624 Jackson Road 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 sanitary and storm sewer stubs opposite Block 232 as per accepted engineering drawings
 - (ii) For sanitary and storm sewer stubs at the north limit of Honeywood Drive as per the accepted engineering drawings
 - (iii) For sanitary and storm sewer stubs at the south limit of Gatestone Road as per the accepted engineering drawings
 - (iv) For sanitary and storm sewer stubs at the east limit of Reardon Boulevard 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 south limit of Gatestone Road.

- (c) Temporary turning circle easements shall be deeded to the City in conjunction with this Plan over lands outside this Plan at the north limit of Street 'C'/Gatestone Road.

Appendix B – Claims and Revenues

Estimated Costs and Revenues

Estimated DC Claim Costs	Estimated Cost (excludes HST)
Claims for Owner led construction from CSRF	
- Storm sewer Oversizing Subsidy (DC19MS1001)	\$797,003
- Watermain Oversizing Subsidy (DC19WD1001)	\$65,841
- Sanitary Sewer Oversizing Subsidy (DC19WW1001)	\$165,310
- Construction - Channelization at Commissioners Road & Jackson Road (DC19RS1001)	\$160,426
- Engineering - Channelization at Commissioners Road & Jackson Road (DC19RS1001)	\$31,352
- Construction - External Sidewalk on Jackson Road (DC19RS1002)	\$209,014
- Engineering - External Sidewalk on Jackson Road (DC19RS1002)	\$24,064
Total	\$1,453,010
Estimated DC Revenues (January 1, 2021 to December 31, 2021 Rates)	Estimated Revenue
CSRF TOTAL	\$12,467,492

- 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.

Approved by:

Date

Paul Yeoman
Director, Capital Assets and Projects

Appendix C – Source of Finance (1 of 2)

#21091

June 21, 2021
(39T-06507_1)

Chair and Members
Planning and Environment Committee

RE: Subdivision Special Provisions - Parker Jackson Subdivision Phase 1
Drewlo Holdings Inc.
Capital Project ES514519-Wastewater Internal Oversizing (2524844)
Capital Project ES542919-Storm Sewer Internal Oversizing (2524842)
Capital Project EW381819- Watermain Internal Oversizing (2524843)
Capital Project TS165119- Minor Roadworks - Channelization (2019-2023) (2524845)
Capital Project TS165319- Minor Roadworks - Sidewalks (2019-2023) (2524846)

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget, and that, subject to the approval of the Deputy City Manager, Planning and Economic Development and Chief Building Official, the detailed source of financing is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
ES514519-Wastewater Internal Oversizing				
Engineering	200,000	0	0	200,000
Construction	866,453	59,145	168,219	639,089
Total ES514519	1,066,453	59,145	168,219	839,089
ES542919-Storm Sewer Internal Oversizing				
Engineering	200,000	0	0	200,000
Construction	7,577,079	2,172,436	811,030	4,593,613
Total ES542919	7,777,079	2,172,436	811,030	4,793,613
EW381819-Watermain Internal Oversizing				
Construction	268,619	27,256	66,999	174,364
TS165119 - Minor Roadworks - Channelization				
Engineering	249,000	71,938	31,904	145,158
Construction	2,270,610	334,024	163,249	1,773,337
TS165119 Total	2,519,610	405,962	195,153	1,918,495
TS165319 - Minor Roadworks - Sidewalks				
Engineering	110,000	6,661	24,487	78,852
Construction	1,223,200	52,503	212,693	958,004
TS165319 Total	1,333,200	59,164	237,180	1,036,856
Total Expenditures	\$12,964,961	\$2,723,963	\$1,478,581	\$8,762,417

Sources of Financing

ES514519-Wastewater Internal Oversizing

Drawdown from City Services - Wastewater Reserve Fund (Development Charges) (Note 1)	1,066,453	59,145	168,219	839,089
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ES542919-Storm Sewer Internal Oversizing

Drawdown from City Services - Stormwater Reserve Fund (Development Charges) (Note 1)	7,777,079	2,172,436	811,030	4,793,613
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EW381819-Watermain Internal Oversizing

Drawdown from City Services - Water Reserve Fund (Development Charges) (Note 1)	268,619	27,256	66,999	174,364
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TS165119 - Minor Roadworks - Channelization

Appendix C – Source of Finance (2 of 2)

#21091

June 21, 2021
(39T-06507_1)

Chair and Members
Planning and Environment Committee

RE: Subdivision Special Provisions - Parker Jackson Subdivision Phase 1
Drewlo Holdings Inc.
Capital Project ES514519-Wastewater Internal Oversizing (2524844)
Capital Project ES542919-Storm Sewer Internal Oversizing (2524842)
Capital Project EW381819- Watermain Internal Oversizing (2524843)
Capital Project TS165119- Minor Roadworks - Channelization (2019-2023) (2524845)
Capital Project TS165319- Minor Roadworks - Sidewalks (2019-2023) (2524846)

Sources of Financing Continued	Approved Budget	Committed To Date	This Submission	Balance for Future Work
TS165319 - Minor Roadworks - Sidewalks				
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	1,333,200	59,164	237,180	1,036,856
Total Financing	\$12,964,961	\$2,723,963	\$1,478,581	\$8,762,417
Financial Note	ES514519	ES542919	EW381819	TS165119 Engineering
Contract Price	\$165,310	\$797,003	\$65,841	\$31,352
Add: HST @13%	21,490	103,610	8,559	4,076
Total Contract Price Including Taxes	186,800	900,613	74,400	35,428
Less: HST Rebate	-18,581	-89,583	-7,401	-3,524
Net Contract Price	\$168,219	\$811,030	\$66,999	\$31,904
Financial Note Continued	TS165119 Construction	TS165319 Engineering	TS165319 Construction	Total
Contract Price	\$160,426	\$24,064	\$209,014	\$1,453,010
Add: HST @13%	20,855	3,128	27,172	188,890
Total Contract Price Including Taxes	181,281	27,192	236,186	1,641,900
Less: HST Rebate	-18,032	-2,705	-23,493	-163,319
Net Contract Price	\$163,249	\$24,487	\$212,693	\$1,478,581

Note 1: Development Charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

Jason Davies

Manager of Financial Planning & Policy

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