

Agenda Item # Page #

--	--

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MAY 28, 2013</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>SUBDIVISION AGREEMENT – OLD VICTORIA NO. 2 SWM FACILITY SIFTON PROPERTIES LIMITED 39T-09502</b>

### RECOMMENDATION

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following action, **BE TAKEN** with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part of Lots 8 and 9 Broken Front Concession “B” and Part of the Road Allowance between Concession 1 and Broken Front Concession “B” (Geographic Township of Westminster), City of London, County of Middlesex, municipally referred to as 1603 Hamilton Road;

- (a) the attached Subdivision Agreement between the Corporation of the City of London and Sifton Properties Limited - (39T-09502) **BE APPROVED**;
- (b) the financing for this project **BE APPROVED** as set out in the Source of Financing Report attached hereto as Appendix “A”;
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions; and
- (d) Council **BE ADVISED** that the anticipated reimbursements from the Capital Works Budget have been negotiated:
  - i) for lands dedicated to the City for the construction of Old Victoria No. 2 SWM Facility, (being Block 153 of the Draft Approved Plan 39T-09502) the estimated cost of which is \$252,254.38, (1.007 ha at \$247,100/hectare (\$100,000/acre) and 0.252 ha at \$13,590/hectare (\$5,500/acre)), plus applicable taxes.

### BACKGROUND

**Purpose:**

To acquire the land at a rate set out in the DC-Bylaw to construct the Old Victoria No. 2 SWM Facility to allow for the servicing of the Victoria Ridge subdivision.

**Context:**

The Old Victoria No. 2 SWM Facility is located in the South Thames Subwatershed and serves a 29 ha drainage area. No further development is allowed within the service area until the SWM facility is constructed and operational. The location of the facility has been defined by the Municipal Class Environmental Assessment, Schedule ‘C’ Environmental Study Report for Proposed Storm/Drainage and SWM Servicing Works for Old Victoria Development Area Plan (Old Victoria SWM EA) which was accepted by Council on October 1, 2007.

The Victoria Ridge Subdivision consists of 133 single family lots, 1 multi-family, high density residential block, 4 multi-family, medium density residential blocks, 2 multi-family, low density residential blocks, 1 commercial/office mixed use block, 7 park blocks, 7 open space blocks, 1 stormwater management facility, and 9 reserve, easement and road widening blocks. The conditions of draft plan included the requirement to convey the SWM block lands to the City.

The SWM facility must be constructed and operational prior to the issuance of a Certificate of Conditional Approval (which is required prior to the issuance of building permits).

Agenda Item #	Page #

A copy of the location plan and a copy of the Draft Approved Plan of Subdivision are attached to this report as Appendices "B" and "C", for the information of the Committee.

<b>DISCUSSION</b>
-------------------

The Subdivision Agreement to facilitate the conditions of the purchase of land and to permit the Owner to make a claim against the Capital Works Budget is appended to this report as Appendix "D". This subdivision agreement will be registered against the whole of the lands granted draft approval.

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

<b>CONCLUSION</b>
-------------------

In order to acquire the land at a rate set out in the DC-Bylaw and to construct the Old Victoria No. 2 SWM Facility which will allow for the servicing of the Victoria Ridge subdivision, it is recommended that the attached Subdivision Agreement between the Corporation of the City of London and Sifton Properties Limited be approved.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>BERTA KRICKER, M.ENG., F.E.C., P.ENG. MANAGER OF SWM UNIT</b>	<b>JENNIE RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES &amp; ENGINEERING LIASON</b>
<b>REVIEWED &amp; CONCURRED BY:</b>	<b>RECOMMENDED BY:</b>
<b>EDWARD SOLDI, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

May 17, 2013

Attach: Appendix "A" – Sources of Financing  
Appendix "B" – Location Plan  
Appendix "C" – Plan of Draft Approved Subdivision  
Appendix "D" – Subdivision Agreement

c.c. Scott Mathers, Manager Development Finance