

REPORT

Planning and Development Council

Meeting Date: December 7, 2021

FROM: Transportation and Engineering Department

DATE: November 23, 2021

SUBJECT: Star Oak Phase 2 Subdivision Agreement

LOCATION: North of Burnhamthorpe Road, East of Sixth Line

WARD: Ward 7

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RECOMMENDATION:

1. That a subdivision agreement between the Town and Star Oak Developments Ltd. be finalized in accordance with the standard agreement format.
2. That the Town Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement.
3. That the agreement with Star Oak Developments Ltd. be executed in accordance with By-law 2013-057.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The subdivision agreement sets out the financial obligations of Star Oak Developments Ltd (Owner) with respect to construction, maintenance and assumption of the public infrastructure (storm sewers, stormwater management facilities, open space, etc.) associated with the development.

BACKGROUND:

The Draft Plan of Subdivision and conditions of draft approval for the subject lands were approved on April 26, 2017.

The development consists of 6 employment land blocks, 2 open space blocks (NHS) and two blocks relating to a proposed Stormwater Management Pond.

Appendix A illustrates the location plan. One of the conditions of draft approval requires the Owner to enter into a subdivision agreement with the Town.

TECHNICAL & PUBLIC COMMENTS:

The subdivision agreement has been prepared in the Town's standard form. All works are to be constructed by the developer with a reimbursement component for the construction of a Natural Heritage System Trail.

CONSIDERATIONS:

(A) PUBLIC

Not Applicable

(B) FINANCIAL

The subdivision agreement will provide for the terms and conditions which set out the financial obligations and other requirements of the Owner. In particular, the agreement will provide for Natural Heritage System trail to be constructed on behalf of the Town.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected Departments (Parks and Open Space, Legal Services, Planning, Finance and Transportation and Engineering) have been circulated.

Comments received have been addressed in the Comment/Options section of this report and will be incorporated into the subdivision agreement where required.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be accountable in everything we do

(E) COMMUNITY SUSTAINABILITY

The proposed subdivision agreement will assist in ensuring the development achieves the objectives set out in the approved draft conditions by financially securing for these obligations.

APPENDICES:

Appendix A –Location Plan

Appendix B – Legal Plan

Appendix C – Subdivision Agreement

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