



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 7, 2021

FROM: Planning Services Department

DATE: November 23, 2021

SUBJECT: **Holding Provision Removal - Graydon Banning Limited (Mattamy Development Corporation), Dundas Street West, Z.1324.12, By-law 2021-078**

LOCATION: North side of Dundas Street West, across from Proudfoot Trail

WARD: Ward 7 Page 1

RECOMMENDATION:

1. That the application (File No.: Z.1324.12) submitted by Graydon Banning Limited (Mattamy Development Corporation) to remove the Holding Provision "H42" from various blocks contained within Draft Plan of Subdivision, File No 24T-15006/1324, be approved.
2. That By-law 2021-078, a By-law to remove the Holding "H42" Provision from Zoning By-law 2014-014, as amended, from various blocks contained within Draft Plan of Subdivision File No 24T-15006/1324, be passed.

KEY FACTS:

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

- The Holding "H" Provision was incorporated into the North Oakville Zoning By-law related to the Graydon Banning Subdivision on the north side of Dundas Street West across from Proudfoot Trail by By-law 2019-091; approved by the LPAT in the Fall of 2019.
- The purpose of the holding provision is to ensure that servicing allocation, has been addressed.
- Region of Halton has no objection to the removal of the Holding "H42" Provision.

BACKGROUND:

The Holding provision 'H42' was incorporated into the North Oakville Zoning By-law with the approval by the LPAT of By-law 2019-091; a zoning by-law amendment related to the LPAT approved draft plan of subdivision (File No.: 24T-15006/1324).

Proposal

The applicant is requesting to remove the Holding "H42" Provision on the subject site, as shown below on Figure 1. The purpose of the holding provision is to ensure that regional servicing allocation matters have been satisfactorily addressed.

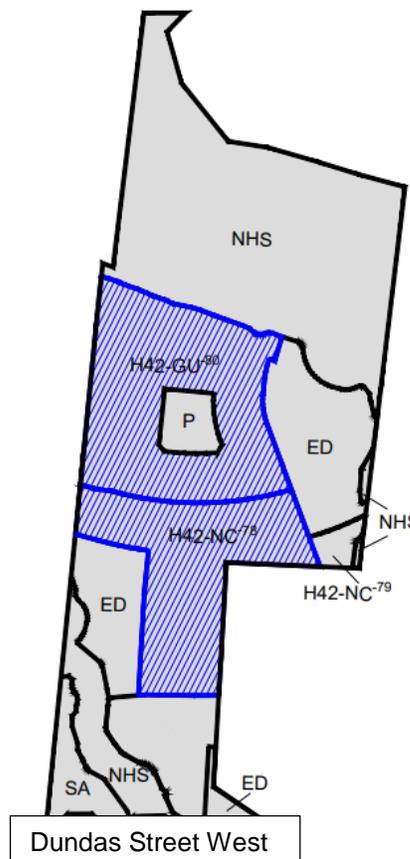


Figure 1

Location

The subject lands north side of Dundas Street West, across from Proudfoot Trail.

TECHNICAL AND PUBLIC COMMENTS

The application submitted is to remove the Holding “H42” Provision from the Zoning By-law to allow the construction of the draft plan of subdivision.

Removal of Holding “H” Provision

The “H42” symbol shall, upon application by the landowner, be removed by way of an amending Zoning By-law, when the following conditions has been satisfied:

The “H” symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:	
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| a) | That water and wastewater Servicing Allocation has been secured for the subject lands and the proposed development through Halton Region; and that Halton Region provides correspondence indicating that sufficient water and wastewater servicing allocation has been secured to support the development. |
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Halton Region in correspondence received by the Town dated November 2, 2021 has no objection to the removal of the holding provision as the allocation matter has been satisfactorily resolved for this development.

NEXT STEPS

The next steps for the development of the site are as follows:

- Stripping of the site – this is on-going
- Pre-grading for the pond and overall site – targeted to be completed by end of December 2021, weather permitting;
- Construction of the stormwater management pond outlet in the Dundas Street West boulevard;
- Servicing and road construction for the site, construction of the bridge across the Glenayr Creek – targeted to start December 2021, weather permitting ;
- Completion of internal site works – targeted for Summer 2022;
- Registration of subdivision – targeted for August 2022;
- House construction – Fall 2022; and,
- Housing Closing – Winter 2023.

The westerly portion of William Halton Parkway through the middle of the site, is presently under construction and coordination between Mattamy and Halton Region is on-going.

CONSIDERATIONS:

(A) PUBLIC

Notification of the intention to pass an amending By-law to remove the Holding "H42" Provision has been provided pursuant to Section 36(4) of the *Planning Act*.

(B) FINANCIAL

No applicable to this application.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Region of Halton has no objection to the removal of the Holding Provision.

(D) CORPORATE STRATEGIC GOALS

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

- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the sustainability objectives of Livable Oakville.

CONCLUSION:

Staff is satisfied that the requirement for the removal of the Holding Provision 'H42' as it applies to the subject lands has been satisfactorily addressed. Staff recommends that Council approve the subject application and pass By-law 2021-078 within the by-law section of this agenda.

APPENDICES:

Appendix A - By-law 2021-078

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Submitted by:

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