



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: March 7, 2022

FROM: Transportation and Engineering Department

DATE: February 22, 2022

SUBJECT: Subdivision Agreement - Emgo Phase 2 24T-12012

LOCATION: North of Dundas Street, East of Sixth line

WARD: Ward 7

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RECOMMENDATION:

1. That a subdivision agreement between the Town and EMGO (NORTH OAKVILLE I) LIMITED 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 EMGO (NORTH OAKVILLE I) LIMITED 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 EMGO (NORTH OAKVILLE I) LIMITED (Owner) with respect to construction, maintenance and assumption of the public infrastructure (roads, 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 by the Ontario Municipal Board on May 4th, 2017. The development consist of 101 residential lots, 18 residential blocks and a neighbourhood park.

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

COMMENT/OPTIONS:

The subdivision agreement has been prepared in accordance with the Town's standard form. All works are to be constructed and funded by the developer.

CONSIDERATIONS:

(A) PUBLIC

Not Applicable.

(B) FINANCIAL

The subdivision agreement provides for the terms and conditions which set out the financial obligations and other requirements of the Owner.

(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;
- Be the most livable town in Canada; and,
- Protect greenspace and promote environmentally sustainable practices.

(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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