



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: June 7, 2022

FROM: Transportation and Engineering Department

DATE: May 31, 2022

SUBJECT: Assumption of Silwell Phase 8 – Portion of Taunton Road, By-law 2022-025 - Development Agreement with Silwell Development Limited (File: 24T-92005) approved by Council on September 16, 2013 (the "Development Agreement")

LOCATION: Taunton Road between Oak Park Boulevard and Glenashton Drive

WARD: Ward 5

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RECOMMENDATION:

1. That the assumption of Taunton Road between Oak Park Boulevard and Glenashton Drive, and the portions of remnant lands of Plan 20M-803, including road extensions of Roxton Road, Littlewood Drive, Georgian Drive and Gatwick Drive constructed under the Development Agreement, be approved.
2. That By-law 2022-025 a by-law to assume the completed public works described as Parts 1-5, 8,11,14,17 & 30-38 of Plan 20R-19677 (the "Plan"), and all other work external to the Plan completed under the Development Agreement, be passed.

KEY FACTS:

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

- All public works being recommended for acceptance through this assumption have been inspected and deemed acceptable.

BACKGROUND:

Draft plan 24T-92005, approved in July of 2005, provided the necessary planning approval for the forward movement of development within the Uptown Core area of Oakville. Plan 20M-803 essentially provided for the residential development area bounded by Glenashton Drive to the south, Oak Park Boulevard to the north,

Sawgrass Drive to the west and Taunton Road to the east. While plan 20M-803 included the obligation to construct Taunton Road between Glenashton Drive and Oak Park Boulevard, it was recognized that one half this roadway physically resided within the land holdings of the Town of Oakville (the former Public Works Yard).

The remaining easterly half of Taunton Road will be constructed when the lands on the east side of the road develops, currently owned by the town.

The roads and blocks which were created through legal reference plan 20R-19677 which is included in Appendix A of this report.

As set out in the subdivision agreement, when the obligations of the Owner have been fulfilled, the developer may request the Town to assume the public elements within the plan of subdivision. Further, all unfinished works within 20M-803 have been completed and the developer has fulfilled all obligations within any remnant lands of 20M-803, including road extensions of Roxton Road, Littlewood Drive, Georgian Drive and Gatwick Drive, as well as external works set out in the Development Agreement (including Taunton Road located within Parts 24 on Plan 20R-17093 and Part 7 on Plan 20R-17098). These works include the completion of Taunton Road wholly from Glenashton Drive to Oak Park Boulevard, including both parkland and road works. The developer has requested assumption which has prompted this report to Council.

COMMENT/OPTIONS:

The request for assumption was circulated to the standard commenting Departments and external agencies and there were no concerns expressed and all clearances have been received.

CONSIDERATIONS:

(A) PUBLIC

Not applicable.

(B) FINANCIAL

In accordance with the terms and conditions of the subdivision agreement the balance of subdivision securities can be released upon assumption of the public infrastructure.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

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

(D) CORPORATE STRATEGIC GOALS

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

- be accountable in everything we do

(E) CLIMATE CHANGE/ACTION

The final assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft plan approval.

APPENDICES:

Appendix A – Location Plan

Appendix B- Legal Plan

Appendix C- By-law 2022-025

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