



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: January 23, 2023

FROM: Transportation and Engineering Department

DATE: January 10, 2023

SUBJECT: Assumption of Silwell Phase 8 – Taunton Road, By-law 2023-005-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 remaining public works under Plan 20M-803 and Plan 20R-19677 be approved.
2. That By-law 2023-005 a by-law to assume completed public works within Plan 20M-803 and Plan 20R-19677 ("Development Agreement") including portions of Littlewood Drive, Gatwick Drive and Roxton Road, as well as the eastern portion of Taunton Road between Oak Park Boulevard and Georgian Drive, 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.
- By-Law 2008-018 assumed the works and streets within Plan 20M-803 save and except the following: - all of Georgian Drive from Sawgrass Drive to Taunton Road; - Littlewood Drive east of intersection of Lane 127 and Lane 128 with Littlewood Drive east to Taunton Road; - Gatwick Drive east of intersection of Lane 129 with Gatwick Drive east to Taunton Road; and - Roxton Road from the easterly limit of Block 6 east to Taunton Road.
- By-Law 2011-124 assumed works from several plans including - Georgian Drive in Registered Plan 20M-803.

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- By-Law 2022-025 assumed Taunton Road between Oak Park Boulevard and Glenashton Drive including public works described as Parts 1-5, 8,11, 14, 17, & 30-38 of Plan 20R-19677.

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, for the most part, will be constructed when the lands on the east side of the road develops, currently owned by the town. A small portion of the easterly half of Taunton has been completed by Silwell as part of the "Development Agreement".

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

All works within subdivision plan 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, 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 road works. All works have been assumed by the town over the years as follows and as shown in Appendix A:

- By-Law 2008-018 assumed the works and streets within Plan 20M-803 save and except the following: - all of Georgian Drive from Sawgrass Drive to Taunton Road; - Littlewood Drive east of intersection of Lane 127 and Lane 128 with Littlewood Drive east to Taunton Road; - Gatwick Drive east of intersection of Lane 129 with Gatwick Drive east to Taunton Road; and - Roxton Road from the easterly limit of Block 6 east to Taunton Road.
- By-Law 2011-124 assumed works from several plans including - Georgian Drive in Registered Plan 20M-803.
- By-Law 2022-025 assumed the west side of Taunton Road between Oak Park Boulevard and Glenashton Drive including public works described as Parts 1-5, 8,11, 14, 17, & 30-38 of Plan 20R-19677.

The roads and blocks were created through legal reference plan 20R-19677 which is included in Appendix A of this report. The lands have been made part of a public highway through by-law 2015-119.

The developer has requested assumption of the remaining public works including the remnant portions of road extensions within plan 20M-803 and the eastern portion of Taunton Road as per the "Development Agreement", which has prompted this report to Council. This report addresses the updated by-law needed to assume the remnant lands described above.

COMMENT/OPTIONS:

The request for assumption was circulated to the standard commenting Departments and external agencies prior to assumption. By-law 2023-005, contained within Appendix B, has been updated to reflect the wording of the recommendation within the approved staff report from January 10, 2023.

CONSIDERATIONS:

(A) PUBLIC
N/A

(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- By-law 2023-005

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