



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: August 12, 2024

FROM: Planning and Development Department

DATE: July 30, 2024

SUBJECT: 24T-13002 – Star Oak Phase 1 – Partial Subdivision Assumption
– By-law 2024-116

LOCATION: North of Dundas Street East, West of Trafalgar Road, South of
Highway 407 ETR

WARD: Ward 7 Page 1

RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1221 be approved.
2. That By-law 2024-116, a By-law to partially assume the completed public works within Registered Plan 20M-1221, save and except the Tree Pit Low Impact Development (LID) pilot, 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 partial assumption, have been inspected and deemed acceptable for assumption.
- All required works, undertakings and obligations set out in the respective Subdivision Agreement have been completed, save and except:
 - The completion of a comprehensive review of the monitoring results, through discussion and consideration for continued use, of the pilot project studies on Low Impact Development (LID) for stormwater management, for one of (3)-Tree Pit Low Impact Development (LID) monitoring pilot projects. Results are pending.
- The Tree Pit Low Impact Development (LID) pilot located within this development, is one of three unassumed pilot projects, with the remaining two being located in Mattamy Homes (Petgor Phase 2) and, Emgo (North Oakville 1).
- All Subdivision Agreement conditions, and sufficient financial securities pertaining to the save and except item referenced above, will be retained by

the Town until these works have been successfully completed and assumed by the Town.

- Upon successful completion of the save and except item referenced above and following its assumption by the Town, all remaining financial securities will be released.

BACKGROUND:

As a requirement of the Subdivision Agreement, when all obligations of the Owner have been fulfilled, a request may be made to the Town for assumption of the works and streets within Registered Plan of Subdivision (20M-1221).

The Registered Plan (Appendix – B: 20M-1221) identifies the location of the plan area to be assumed by the Town, which consists of residential units, a village square, natural heritage system (NHS) blocks, and employment land blocks. There is no Stormwater Management Pond (SWMP) within 20M-1221, and the lands drain to a facility located within Mattamy Homes (Petgor Phase 2).

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. The Developer has requested a partial assumption, save and except the Tree Pit Low Impact Development (LID) pilot, which has prompted this report to Council.

COMMENT/OPTIONS:

This request for assumption was circulated to the standard commenting departments and external agencies, concluding with no concerns in moving forward with clearance for partial assumption.

CONSIDERATIONS:

(A) PUBLIC
N/A

(B) FINANCIAL
In accordance with the Terms and Conditions of the Subdivision Agreement, the balance of securities can now be released upon assumption of the public infrastructure.

(C) IMPACT ON OTHER DEPARTMENTS & USERS
All affected departments (Parks and Open Space, Legal Services, Finance and Transportation and Engineering) have been circulated.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

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

APPENDICES:

Appendix A: By-law 2024-116

Appendix B: Registered Plan 20M-1221

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