



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: November 25, 2024

FROM: Planning and Development Department

DATE: November 12, 2024

SUBJECT: 1005 Dundas Street East (S.P.1310.001/01) – Infrastructure Assumption – By-law 2024-159

LOCATION: 1005 Dundas Street East

WARD: Ward 6

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RECOMMENDATION:

That By-law 2024-159, a By-law to assume the External Storm Sewer connection to an existing culvert on Dundas Street East from Manhole MH3 to MH5 located in the north boulevard that was constructed in accordance with the approved Site Plan application S.P.1310.001/01, be passed.

KEY FACTS:

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

- All infrastructure being recommended for acceptance through this assumption, have been inspected and deemed acceptable for assumption.
- All required works, undertakings and obligations outlined in the respective Site Plan Agreement, related to the external storm sewer being assumed, have been completed.
- A lump sum payment of \$76,327.60, which includes sufficient funds to cover the long-term annual maintenance and replacement cost of the external storm sewer outlet within the Dundas Street right of way, has been received.
- Any Site Plan conditions, and any financial securities related solely to the external storm sewer being assumed, will be released upon successful passage of the By-law.

BACKGROUND:

The design drawing (Appendix B: Design Drawing), approved as part of the site plan application, identifies the external stormwater infrastructure to be assumed by the

Town, which includes one stormwater pipe and its associated appurtenances. The external storm sewer within the Dundas Street boulevard is necessary to maintain drainage from the site at 1005 Dundas Street to a stormwater management pond located south of Dundas Street via the existing culvert. This stormwater management strategy must remain in perpetuity to prevent any increase in flood risks for the area.

The external stormwater infrastructure is located within the Region's right-of-way and currently provides an outlet for several properties. In the future, with the development of the parcel to the north, areas of the neighbouring properties outside of 1005 Dundas Street, will drain to a separate existing pond north of Dundas Street. In the meantime, the storm infrastructure provides an outlet for several properties and will be maintained by the Town.

As outlined in the conditions of the associated Site Plan approval, once the Owner has fulfilled their obligations, the Developer may request the Town to assume the limited external stormwater infrastructure. The Developer has now made that request, prompting this report to Council.

COMMENT/OPTIONS:

The assumption request was circulated to the standard commenting departments and external agencies, and no concerns were raised, allowing the process to move forward with clearance for assumption.

CONSIDERATIONS:

(A) PUBLIC
N/A

(B) FINANCIAL
In accordance with the Terms and Conditions of the Site Plan Approval, the remaining securities related to the external stormwater infrastructure may now be released upon assumption of the specified infrastructure.

(C) IMPACT ON OTHER DEPARTMENTS & USERS
All affected departments and reviewing parties have no concerns about the assumption request.

(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 circulated in accordance with the sustainability objectives of the site plan approval.

APPENDICES:

Appendix A: By-law 2024-159

Appendix B: Design Drawing

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