



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 12, 2017

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**FROM:** Development Engineering Department

**DATE:** April 12, 2017

**SUBJECT:** **Mattamy Preserve Phase 3A Subdivision Agreement, North of Dundas Street East of Neyagawa Blvd.**

**LOCATION:** North of Dundas Street East of Neyagawa Blvd.

**WARD:** 4

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### RECOMMENDATION:

1. That the Subdivision Agreement between the Town and Pendent Developments Limited be approved and the Town Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement; and
2. That the agreement with Pendent Developments 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 the developer with respect to construction and 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 were approved on November 28<sup>th</sup> 2016. One of the conditions of draft approval requires the Owner to enter into a subdivision agreement with the Town.

The developer has proposed to develop these lands in phases. Phase 3A will consist of 27 residential lots, and a section of roadway. Stormwater runoff from this development will drain into the existing Mattamy Preserve Phase 2 stormwater management pond, thus allowing this phase to proceed in advance of the other phases within this draft plan, being phases 3B and 3C.

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The lands which are subject to the subdivision agreement are depicted on the attached reduction of the legal plan is attached as Appendix A.

**COMMENT/OPTIONS:**

The subdivision agreement has been prepared in the Town's standard form. All works are to be constructed and funded by the developer. Additionally this development will abide by the North Oakville Urban Forest Strategic Management Plan as it pertains to the street trees proposed within this development.

**CONSIDERATIONS:**

**(A) PUBLIC**

Not Applicable

**(B) FINANCIAL**

All works to be constructed will be fully funded by the owner.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

All affected Departments (Parks and Open Space, Legal Services, Planning, Finance and Engineering and Construction) 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 AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- Be accountable

**(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 – Legal Plan

Appendix B - Subdivision Agreement

Prepared by:

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