

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 19, 2018

FROM: Development Engineering Department

DATE: February 16, 2018

SUBJECT: Mattamy Preserve 3C Subdivision Agreement 24T-15003

LOCATION: North of Dundas Street, East of Neyagawa Blvd

WARD: 5

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RECOMMENDATION:

1. That a Subdivision Agreement between the Town and Pendent Developments Inc. be finalized in accordance with the standard agreement format;
2. That the Town Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement; and
3. That the agreement with Pendent Developments Inc 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 Pendent Developments (Owner) with respect to construction maintenance and assumption of the public infrastructure (roads, storm sewers, open space, etc.) associated with the development.
- This agreement includes conditions specifically addressing:
 - The securing of easements and other elements (roads and servicing works).

BACKGROUND:

This Subdivision Agreement will be the 17th Subdivision Agreement for lands within North Oakville.

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The Draft Plan of subdivision and conditions of draft approval were approved on November 28th 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 3 phases. Phase 3A was brought forward to council for approval on June 12, 2017. The Phase 3B agreement was approved by Council on July 10, 2017. Phase 3C is the final phase within the approved draft plan and will consist of 148 lots and one open space block.

The lands which are subject to the subdivision agreement are depicted on the attached reduction of the legal plan is attached as Appendix B. Phasing of the individual M-Plans are shown on Appendix 'C'.

COMMENT/OPTIONS:

The subdivision agreement has been prepared in the Town's standard form.

CONSIDERATIONS:

(A) PUBLIC

Not Applicable

(B) FINANCIAL

The subdivision agreement provides for the terms and conditions which set out the financial obligations and other requirements of the owner. All works within this phase will be funded by the developer.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected Departments (Parks and Open Space, Legal Services, Planning and Finance have been circulated). Comments received have been addressed in the Comment/Options section of this report and have been 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.

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APPENDICES:

Appendix A – North Oakville Status Map

Appendix B- Legal Plan

Appendix C – Mattamy Preserve Phase 3 Phasing plan

Appendix D - Subdivision Agreement

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