



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 09, 2018

FROM: Development Engineering Department

DATE: June 15, 2018

SUBJECT: Partial assumption of plan 20M-1139 Lower Fourth 1A
(Mattamy) - By-law 2018-057

LOCATION: North of Dundas, West of Sixth Line

WARD: 5

Page 1

RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1139 be approved; and
2. That By-law 2018-057, a by-law to assume public works and streets within Plan 20M-1139, be approved save and except the stormwater management pond and required neighborhood transit infrastructure, see Appendix A.

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.
- All required works, undertakings and obligations set out in the subdivision agreement have been completed, save and except:
 - The completion of monitoring requirements of the stormwater management pond
 - The completion of required neighborhood transit infrastructure
- All agreement conditions, and sufficient financial securities pertaining to save and except items referenced above will remain in force and effect and in place until these works are completed and assumed.
- All securities pertaining to fulfilled obligations will be released.

BACKGROUND:

As a requirement of the subdivision agreement, when all of the obligations of the Owner have been fulfilled, a request may be made by the developer to the Town for assumption of the public infrastructure within the plan of subdivision.

From: Development Engineering Department

Date: June 15, 2018

Subject: Partial assumption of plan 20M-1139 Lower Fourth 1A (Mattamy) - By-law 2018-057

Plan 20M-1139 consists of 299 lots, 26 residential blocks, 1 partial Stormwater Management Pond block (Block 331), a school block (Block 334), a neighborhood park block (Block 336) and a Village Square (Block 332). The plan was registered on August 12 2013. Appendix A identifies the limits of the plan to be assumed.

COMMENT/OPTIONS:

The request for assumption was circulated to the standard commenting departments and external agencies. While the developer has fulfilled nearly all the obligations set out in the agreement, a limited number of matters (as set out below) remain outstanding, thus staff are only recommending partial assumption of the public works and streets within subdivision. Matters A and B set out below remain incomplete and therefore are not subject to assumption at this point in time:

- A. The developer is obligated to monitor the effectiveness of the storm water management facilities for a period of two (2) years following the complete build out of the subdivision plan. This assumption proposal excludes the stormwater management pond, which will be subject to a later assumption report.
- B. The developer is also obligated to provide required neighborhood transit infrastructure. Sufficient securities are being withheld to complete these works. These securities will be released upon completion of these works.

CONSIDERATIONS:

(A) PUBLIC

Not applicable

(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 save and except for \$ 1,000,000.00 for the stormwater management pond and \$100,000 for transit stops

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected departments (Engineering and Construction, Parks and Open Space, Legal Services, Finance, Transit, and Development Engineering) have been circulated

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do

From: Development Engineering Department

Date: June 15, 2018

Subject: Partial assumption of plan 20M-1139 Lower Fourth 1A (Mattamy) - By-law 2018-057

(E) COMMUNITY SUSTAINABILITY

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

APPENDICES:

Appendix A - Legal Plan

Appendix B- Location Plan

Prepared by:

Steve Pozzobon, CET

Development Coordinator

Development Engineering

Recommended by:

Philip Kelly, M.Sc, P.Eng.

Manager, Transportation &

Environmental Engineering

Development Engineering

Submitted by:

Darnell Lambert, CET

Director, Development Engineering