



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-1143 Lower Fourth 1B (Mattamy)
By-law 2018-058**

LOCATION: North of Dundas, West of Sixth Line

WARD: 5

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RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1143 be approved; and
2. That By-law 2018-058, a by-law to assume public works and streets within Plan 20M-1143, be approved, save and except a portion of Preserve Drive 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 northerly extension of Preserve Drive
 - The completion of required neighborhood transit infrastructure
- All agreement conditions, and sufficient financial securities pertaining to save and except items referenced above will be 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.

Plan 20M-1143 consists of 176 lots and 3 Open Space blocks (Natural Heritage System) . The plan was registered on November 27, 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 construct a portion of Preserve Drive north of Sawmill Street. (See Appendix A) This will be constructed at some time in the future upon development of the lands to the north.
- B. The developer is also obligated to provide required neighborhood transit infrastructure. Sufficient securities are being withheld to complete these works. Upon completion of these works, the associated securities will be released.

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 \$800,000 for the construction of a portion of Preserve Drive and \$100,000 for required transit infrastructure.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected departments (Engineering and Construction, Parks and Open Space, Legal Services, Transit, Finance 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

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(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

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