

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 10, 2018

FROM: Planning Services Department

DATE: August 13, 2018

SUBJECT: 2012 Halton Region Water and Wastewater Allocation Program
File No.: 42.05.10

LOCATION: North of Dundas Street

WARD: 4

Page 1

RECOMMENDATION:

1. That the Town of Oakville advise Halton Region of its consent to permit Mattamy Development Corporation to transfer servicing to its Graydon Banning property (Town file Z.1324.05, 24T-15006).
2. That the Commissioner of Community Development be delegated the authority to provide consent to the transfers of servicing allocation within the Town of Oakville.

KEY FACTS:

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

- When Halton Region initiated the 2012 Halton Region Water and Wastewater Allocation program, over 14,000 new servicing units were provided for the towns of Oakville and Milton for new greenfield development.
- Through a 2013 report, Oakville Town council supported the allocation program, and the servicing of several properties in Oakville, totalling nearly 5,000 units.
- Property owners that did not request servicing allocation were left out of the 2012 program with the expectation to wait for the next allocation program which should commence in early 2019.

From: Planning Services Department
 Date: August 13, 2018
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 File No.: 42.05.10

- Mattamy Development Corporation secured a substantial amount of the Oakville allocation, up to 2100 units, and additional allocation is currently being sought for a property not originally identified in the 2012 program.

BACKGROUND

The 2012 allocation program, as instituted by Halton Region, requires landowners desiring servicing allocation to enter into financial agreements with the Region and pre-pay the proportionate costs based upon the number of units that they request. The allocation program applies to lands outside of the Built Boundary, therefore the lands north of Dundas Street which represents the Town's last remaining "greenfield" area available for large subdivision development.

The allocation program agreement executed by the landowners and Halton Region, permits moving servicing units among a landowner's properties, and between municipalities, subject to the consent of the respective local Councils.

These units are known as "single detached equivalent units" (SDEs). The following chart identifies how these units are converted to different residential unit types:

Residential Unit Type/Category	SDE Factor
Single/Semi Detached Dwelling	1.00
Multiple Dwelling	0.73
Apartment Dwelling	0.50
Special Care/Special Need/Accessory Dwelling	0.32

For the lands north of Dundas Street within the North Oakville East Secondary Plan (NOESP) area, requests for allocation have been evaluated on the basis of establishing "complete communities" and the NOESP phasing policies. In addition, availability of required infrastructure, housing mix objectives, financial impact on the town and status of required *Planning Act* approvals / development applications have also been considered.

Mattamy Development Corporation holds properties in both Milton and Oakville. The Oakville properties subject to this report are within the first phase of development, as identified in the NOESP, and which are adjacent to the north side of Dundas Street.

From: Planning Services Department
Date: August 13, 2018
Subject: 2012 Halton Region Water and Wastewater Allocation Program
File No.: 42.05.10

COMMENTS

Mattamy recently requested moving 240 SDEs from a property in Milton to the Graydon Banning property located on the north side of Dundas Street, east of Third Line. (See appendix A.)

The executed allocation agreement allows the transfer of units between municipalities where the local Council, by resolution, consents to the transfer of units. Halton Region circulated the Town of Milton with Mattamy's request as well, meaning that the consent of both town Councils is required prior to the transfer being acceptable.

The Graydon Banning draft plan of subdivision and Zoning By-law Amendment applications (File Z.1324.05, 24T-15006/1324) were deemed complete by the Town in November 2015. The applications were subject to a public information meeting in February 2017 and a statutory public meeting in March 2017. The applications were subsequently appealed to the OMB (now LPAT) in May 2017 due to lack of decision. A second pre-hearing date is scheduled for 28 September, 2018.

The application proposes 331 grade-related residential units, as well as blocks for employment uses, a mixed use block adjacent to Dundas Street, natural heritage system, village squares and a stormwater management pond. (See appendix B.)

In order to advance towards draft plan approval, Mattamy requires conditions of draft plan approval from the various public agencies and town departments, as per usual. Should Council consent to the transfer of servicing allocation the Graydon Banning lands, conditions can be appropriately addressed for servicing matters, as required by Halton Region.

There is merit in consenting to the transfer of the requested 240 SDEs to the Graydon Banning property. Halton Region requires lands from the property for the extension of the William Halton Parkway. The future regional road right-of-way will link the future 16 Mile Creek bridge crossing to the east, with lands already owned by Halton Region which connect to the current terminus of the William Halton Parkway at Third Line. Conveyance of the lands needed for the right-of-way should expedite the design and construction of the regional road.

Town staff explored the option of using the transferred allocation towards other draft plan of subdivision applications within North Oakville's Phase 1 lands to ensure those applications would achieve the principles of a complete community. A number of infrastructure challenges were identified though, which ultimately limits the ability to extend servicing to other areas. Staff is satisfied that the transfer of servicing to the Graydon Banning property does not undermine the Town's goal of ensuring

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File No.: 42.05.10

complete communities are achieved on either the subject property or others within North Oakville.

Town staff continue to review the application to ensure technical matters are addressed and future development is co-ordinated with adjacent lands, specifically the Martillac Estates draft plan of subdivision to the east. Staff is also reviewing the subdivision in the context of existing provincial plans, the Halton Region Official Plan and the NOESP, and good planning principles to ensure the proposal meets the land use mix and density requirements of the NOESP.

Transferring allocation amongst properties within the municipality is, for the most part, an administrative exercise. Staff review the transfer requests to ensure that the properties and development applications continue to subscribe to achieving planning policy objectives and engineering principles. Delegating this responsibility to staff allows for a co-ordinated approach to planning for complete communities, integrated infrastructure planning, and servicing allocation between Halton Region and the Town, especially as some matters may be time sensitive and dependent on a review amongst several town departments. Delegated authority allows the town to flexibility to respond to Halton Region within tight timeframes.

CONSIDERATIONS

(A) PUBLIC

Broader public participation is not a requirement of the allocation program. Public participation is an inherent component of the approval of any related development application. Halton Region held a number of presentations, open to the public, with respect to the allocation program through 2012 and 2013 and has also consulted widely with the development community.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All requirements of other departments and users will be addressed through the associated planning application process.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most liveable town in Canada

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File No.: 42.05.10

(E) COMMUNITY SUSTAINABILITY

All developments supported for allocation will be assessed, through the normal plan review process, to ensure compliance with the Town's sustainability objectives.

APPENDICES

Appendix A – location map

Appendix B – Graydon Banning draft plan of subdivision

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