

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

PD-561

DATE: May 27, 2016

SUBJECT: Extension to Draft Plan of Subdivision Approval -
Silwell Development Limited (Metrontario Group) Uptown Core
24T-92005/O

LOCATION: Uptown Core

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RECOMMENDATION:

That the Director of Planning Services be authorized to grant a twelve month extension to the Draft Plan of Subdivision (24T92005/O) submitted by Silwell Development Limited.

KEY FACTS:

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

- The subject draft plan of subdivision initially received draft approval on July 13, 1995.
- The draft plan area has proceeded by way of seven (7) development phases over the past 21 years.
- The Town and the Developer have reviewed the original draft plan conditions and subsequent agreements and find it necessary to extend the draft plan for a twelve month period during which time the following matters will be further assessed:
 - Reconciling of Parkland Dedication
 - Securement of future public roads
- It is preferable to review the outstanding matters in detail and encapsulate/clarify any outstanding conditions within a new or amended agreement between the Town and the developer
- Staff intend to bring forward a new or amended agreement before Council prior to the expiration of the Draft Plan approval.

BACKGROUND:

Halton Region granted draft approval of plan 24T-92005 (Appendix 'A') on July 13, 1995. The draft plan has been registered in seven (7) phases since the draft plan approval. The first subdivision agreement within this plan area was approved on

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April 25, 1997 and provided for the commercial development area which includes the current Walmart. The latest and seventh development agreement, approved on September 16, 2013, allowed for the development of several residential land blocks along the west side of Taunton Road between Oak Park Boulevard and Glenashton Drive. The developer has initiated the assumption process for the first (initial) subdivision agreement.

Town staff and the Developer have reviewed the original draft plan of subdivision conditions and subsequent subdivision agreements and have identified a few matters which require further assessment. As such the Owner and staff are requesting a twelve month extension to the draft approval of plan 24T-92005 to allow us time to further review the matters set out in this report.

COMMENT/OPTIONS:

Town staff and the Developer have reviewed the original draft plan conditions and subsequent agreements and have identified the following key matters which require further assessment:

1. Status of Parkland Dedication

The Developer dedicated the entire Memorial Park lands as part of the initial subdivision agreement. This dedication amounted to an over-dedication within the initial subdivision agreement. The Town and Developer agreed to acknowledge this initial over-dedication by way of Parkland credits. As subsequent developments moved forward within the Uptown Core area, these credits would be reduced in recognition of the Parkland requirement for these developments. It was/is anticipated that the Parkland credits will be fully consumed at the full build out of the Developer's land. The original draft plan condition noted that the final accounting of this Parkland item would take place at the sooner of the completion of the development of the Uptown Core or 25 years from the date of the registration of this plan. This 25 year date will be April 25, 2022. The developer noted their intention is to utilize the full credit through the completion of outstanding developments within their land holdings. The Town will be seeking to ensure that this intention is realized.

2. Securement of future public roads

The developer is obliged to create additional public roads within the Uptown Core area. Currently, Hays Boulevard and Oak Walk Drive between Taunton Road and Oak Park Boulevard remain as private roads. Additionally the developer is expected to deliver a new north/south road connection between Oak Walk Drive and Dundas Street. These roads are expected to be created and placed into public ownership if/when needed. The conditions surrounding these roads and how/when they move into Town ownership is being reviewed.

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To allow staff and the Developer time to review the above matters, the Developer and staff are requesting a twelve month extension to the draft approval of plan 24T-92005. The Region of Halton has no objection to the requested extension.

It is anticipated that prior to the expiration of the draft extension staff will bring forward a new or amended development agreement. This new or amended agreement will clarify how the above cited conditions carry forward into the future respecting that development is expected to continue within these Uptown Core lands over the coming years. The new lapsing date for the draft plan would be July 15, 2017 should the extension be granted.

CONSIDERATIONS:

(A) PUBLIC

Public notification is not required under *The Planning Act*.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There are no objections to the granting of this extension.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The proposed extension allows the Town to continue to work with the developer on the full build-out of the Uptown Core.

APPENDICES:

Appendix "A" – Location Map

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