

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: AUGUST 04, 2020

FROM: Development Engineering Department

DATE: July 22, 2020

SUBJECT: Bressa (Mattamy) subdivision agreement

LOCATION: Dundas Street, West of Ninth Line

WARD: 6

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RECOMMENDATION:

1. That a Subdivision Agreement between the Town and **Mattamy (Joshua Creek) Limited** 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;
3. That the agreement with **Mattamy (Joshua Creek) Limited** be executed in accordance with By-Law 2013-057; and
4. That the financial schedules be finalized prior to registration of the subdivision.

KEY FACTS:

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

- The subdivision agreement sets out the financial obligations of **Mattamy (Joshua Creek) Limited** (Owner) with respect to construction maintenance and assumption of the public infrastructure (roads, storm sewers, stormwater management facilities, open space, etc.) associated with the development.

BACKGROUND:

This Subdivision Agreement will be the 23rd Subdivision Agreement for lands within North Oakville. Appendix A shows the location of the subdivision.

The Draft Plan of Subdivision and conditions of draft approval for the subject lands were approved by LPAT on February 7, 2019. Appendix B illustrates the limits of

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the Draft Plan. One of the conditions of draft approval requires the Owner to enter into a subdivision agreement with the Town (set out in Appendix C).

COMMENT/OPTIONS:

This is the first phase of development within the approved Draft Plan. The subdivision agreement has been prepared in the Town's standard form. All works are to be constructed and funded by the developer save and except the Village Square which will be constructed by the developer and funded by the town.

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. In particular, the agreement will provide for the Village Square to be constructed on behalf of the Town.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected Departments (Parks and Open Space, Legal Services, Planning, Finance and Engineering and Construction) have been circulated. Comments received have been addressed in the Comment/Options section of this report and will be incorporated into the subdivision agreement where required.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do

(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 – Location Plan
Appendix B – Legal Plan
Appendix C – Subdivision Agreement

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