



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 07, 2020

FROM: Development Services Department

DATE: December 2, 2020

SUBJECT: **Bressa Phase 2 Subdivision Agreement (Mattamy Homes)**

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; and
3. That the agreement with **Mattamy (Joshua Creek) Limited** be executed in accordance with By-law 2013-057.

KEY FACTS:

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

- The lands subject to this report were Draft Plan approved through by LPAT on February 7, 2019.
- The Owner has elected to stage the physical development of these lands into two (2) phases. The Phase 1 lands secured a subdivision agreement on August 4, 2020. The Owner is now seeking to secure a subdivision agreement over the Phase 2 lands.
- 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, storm water management facilities, open space, etc.) associated with the development.

BACKGROUND:

This Subdivision Agreement will be the 24th Subdivision Agreement for lands within North Oakville. Appendix A shows the location of the Phase 2 subdivision lands and its position with respect to the Phase 1 lands approved earlier on August 4, 2020.

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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 details of 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 second 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.

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.

(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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