



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: May 3, 2021

Report No: DS-031-21

Subject: Request by Mattamy (Brownridge) Limited to Transfer Allocation from Milton to Oakville

Recommendation: THAT the Town of Milton Council consents to the request from Mattamy (Brownridge) Limited to transfer 32 single detached equivalent units (SDEs) of reserved allocation from lands within the Boyne Survey (Mattamy Martin East/Ada McCann - Regional Legal File 2013-385) to lands within the Town of Oakville (Graydon Banning Limited - Regional Legal File 2018-218);

AND THAT the Town Clerk be directed to forward a copy of Report DS-031-21 and Council's resolution consenting to the request from Mattamy (Brownridge) Limited to the Region of Halton, the Town of Oakville and Mattamy (Brownridge) Limited.

REPORT

Background

Through the 2012 Regional Servicing Allocation Program, Mattamy Homes reserved a total of 4,745 single detached equivalent units (SDEs) of allocation to service its lands within the Boyne Survey Secondary Plan Area. Mattamy also reserved additional SDEs of allocation through the program to complete the development of its lands within the Bristol and Sherwood Surveys.

More recently, through the 2020 Allocation Program, Mattamy reserved 1,301 additional SDE's to complete its development in the Boyne Survey together with additional allocation to allow the commencement of its development within the Trafalgar Secondary Plan.

Mattamy has proceeded with the development of a number of its residential subdivisions within the Boyne Survey and is actively pursuing draft plan approval of others. The majority of the property from which the allocation is proposed to be transferred is now in registered plans of subdivision or has been site plan approved and building permits issued. Should Council approve the allocation transfer request, Mattamy will retain 141 SDE's on this property thereby permitting the full build out of this neighbourhood.

Through Report PD-049-18, Council authorized the transfer of 240 SDEs from the Mattamy (Brownridge) Limited lands in Milton to the Graydon Banning Limited lands in the



Background

Town of Oakville. In order to complete the development of low rise component of the Graydon Banning lands, Mattamy is now requesting a transfer of an additional 32 SDEs.

Discussion

In accordance with the terms of the Region's allocation program, a developer with reserved allocation may transfer allocation between its properties within a single municipality. However, pursuant to the terms of the 2012 Allocation Agreement, a developer may only transfer allocation between its properties in different municipalities if "the Council of the Local Municipality in which the transferring lands and the receiving lands are situate, by resolution, consent to the transfer".

Staff has reviewed this request for transfer and is satisfied that Mattamy continues to hold sufficient reserved allocation associated with its Milton lands to allow its development program to continue. As such, this transfer will not impact the orderly progression of development and the completion of neighbourhoods in Milton. As such, staff offers no objection to the requested transfer of allocation.

Financial Impact

No change to the Town's cash flow (capital provision, development charges, etc.) is expected to result from the transfer of the 32 SDEs to Oakville on the basis of the number of allocated units that will be retained by Mattamy in Milton and the anticipated take-up rate of those units.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Barbara Koopmans

Phone: Ext. 2301

Attachments

Appendix 1: Request Letters - Region of Halton and Mattamy Homes

CAO Approval
Andrew M. Siltala
Chief Administrative Officer



Legislative and Planning Services
Planning Services
1151 Bronte Road
Oakville, ON L6M 3L1
Fax: 905-528-8822

March 29, 2021

By email

Ms. Barb Koopmans
Commissioner, Planning & Development
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Dear: Ms. Koopmans

RE: 2012 Halton Region Allocation Program – Transfer Request

Please find enclosed the Participating Owner's request for Mattamy (Brownridge) Limited to execute a transfer of reserved SDE in accordance with Article 8, Section 8.3 (a) of the 2012 Allocation Agreement, wherein the Owner is requesting that SDEs reserved to the Owner's Lands be transferred to other lands located in a different Local Municipality.

- Mattamy (Brownridge) Limited requests to transfer 32 SDEs from Legal File 2013-385 to Legal File 2018-218 an existing 2012 Allocation Agreement on the Graydon Banning Limited's lands.

The Region asks that you review the Participating Owner's request pursuant to Article 6, Section 6.2 (g) whereby:

“the Council of the Local Municipality in which the transferring lands and the receiving lands are situate consents to the transfer by resolution or through its delegate for such decisions”

Please respond to the Region for the Participating Owner's transfer request that the Town of Milton would provide consent to.

Sincerely,

Alicia Jakaitis
Senior Project Manger, Planning Services

cc. Curt Benson, Director of Planning Services and Chief Planning Official
Jody Johnson, Director of Legal Services and Corporate Counsel
Matthew Buist, Director of Capital and Development Financing
Robyn Gravelle, Manager, Planning Programs and Services
Bernie Steiger, Acting Manager - South, Community Planning

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
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March 9, 2021

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Halton Region
1151 Bronte Road
Oakville, ON
L6M 3L1

Andrew Siltala, CAO
Town of Milton
150 Mary Street
Milton, ON
L9T 6Z5

Jane Clohecy, CAO
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

RE: 2012 Allocation - SDE Transfer Request to Graydon Banning Limited (2018-218) (Oakville) from Mattamy (Brownridge) Limited (2013-332) (Milton)

Dear Ms. Jakaitis, Andrew Siltala, Ms. Clohecy

Graydon Banning Limited (2018-218), situated in Oakville, is hereby requesting a transfer of 32 SDE from Mattamy (Brownridge) Limited (2013-385), situated in Milton. As you are aware, Mattamy has significant land holdings in Halton Region, specifically Oakville and Milton, and subscribed to 7,786 SDEs in the 2012 program. Graydon Banning currently has securities for Regional Allocation in the 2005, 2012 & 2020 Allocation programs. Graydon Banning received Draft approval (24T-15006/1324) in Fall 2019 and had previously received a transfer of 240 SDE from Milton in Summer 2019. These additional 32 SDE are required to reflect changes made to the draft plan of subdivision (as opposed to the approved draft plan)

Further, as per Section 5.4 of the 2020 Regional Allocation Agreement, Graydon Banning Limited would like to request a top-up of 10 SDEs for 2020-134.

Therefore, the total request to complete the Graydon Banning subdivision is for 42 additional SDEs.

In Oakville, we are at a point where all properties that subscribed to 2012 allocation, no longer have any remaining allocation, or require what allocation is left to complete respective subdivisions. As such, there is no excess allocation to transfer between properties within Oakville.

Pursuant to Section 8.3 of the Allocation Agreement for the 2012 Allocation Program, we are permitted to transfer allocation between municipalities subject to certain provisions. Under Section 8.3, we hereby formally request Halton Region consider a transfer from Mattamy (Brownridge) Limited located in Milton, to Graydon Banning Limited located in Oakville for 32 SDEs. This transfer will permit our Graydon Banning property to advance its Subdivision Agreement to full build out of its low-rise development.

Mattamy (Brownridge) Limited (2013-332) has undergone 5 development events (3 subdivision registrations and 2 site plan approvals) over the course of the last 3 years which has resulted in the majority of the lands now

being developed with virtually all building permits for the above noted phases having been received to date. There are still 173 SDEs remaining on the PIN. Once the 32 SDEs are transferred, this PIN will still have 141 SDEs. In essence, this transfer of allocation from Milton to Oakville will have no negative consequences on the Town to achieve its stated planning objectives and will permit the build out of this neighbourhood.

Should you have any questions, please do not hesitate to call.

Yours truly,

GRAYDON BANNING LIMITED



Gary Gregoris, MCIP, RPP
Senior Vice President, Land Development
905-203-3959

Cc: Neil Garbe/Gabe Charles
Curt Benson/Bernie Steiger
Barb Koopmans/Chris Lupis
Mike Dickie/ Ryan Oosterhoff/Jon Rafter
Kim Beckman