



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: April 12, 2021

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**FROM:** Planning Services Department

**DATE:** March 30, 2021

**SUBJECT:** Recommendation Report, Phased Draft Plan of Standard Condominium, 1388 Dundas Street West, Matam Holdings Inc., 24CDM-20003/1424

**LOCATION:** 1388 Dundas Street West

**WARD:** Ward 4

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#### **RECOMMENDATION:**

That the Director of Planning Services be authorized to grant draft plan approval to the Phased Draft Plan of Standard Condominium (24CDM-20003/1424) submitted by Matam Holdings Inc. prepared by Rady-Pentek & Edward Surveying Ltd. dated September 24, 2020, subject to the conditions contained in Appendix A of the report dated March 30, 2021, from the Planning Services Department.

#### **KEY FACTS:**

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

- A phased draft plan of standard condominium application has been submitted to create a condominium consisting of four lots containing four detached dwellings with a private road and visitor parking in the first phase.
- The second phase of the development would contain the remainder of the subject lands, which includes 12 lots for single detached dwellings.
- Condominium tenure would allow for the registration and transfer of the four existing detached dwellings to the future owners in the first phase.
- A Zoning By-law Amendment Application (File No. Z.1424.07) was approved by Council on June 11, 2012.
- The previous approval for this development (File No. 24CDM-07012/1424) lapsed in August 2017.
- The subsequent approval of the Vacant Land Condominium (File No. 24CDM-18003/1424) would lapse in October 17, 2021.
- No circulated internal departments or external agencies raised concerns with the application.

- Staff recommend that the Director of Planning give approval to the Phased Draft Plan of Standard Condominium, subject to the conditions outlined in Appendix A.

**BACKGROUND:**

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Phased Draft Plan of Standard Condominium application consisting of four lots containing four detached dwellings with a private road and visitor parking in the first phase. Upon registration of the condominium, the condominium corporation will be created and will be responsible for the management of the development.

The site was the subject of extensive public consultation processes as part of the Livable Oakville Plan process and as part of this site’s previous development application process. Approval was granted for a Zoning By-law Amendment and Draft Plan of Vacant Land Condominium in June 2012. That condominium approval lapsed in August 2017. On June 11, 2018, Council approved a Town-initiated housekeeping Zoning By-law Amendment for the subject lands to re-introduce Zoning regulations and mapping as per the original June 2012 Council approval but in the context of By-law 2014-014.

The previous Vacant Land Condominium would have allowed the developer to register parcels of land as condominium units without the need for buildings. The units would then consist of the land and uses permitted under the in-effect zoning. The common elements will usually be the roads sewers, water systems, etc. It should be noted that the *Condominium Act* prohibits the phasing of a Vacant Land Plan of Condominium, hence the Phased Draft Plan of Standard Condominium application being submitted on September 25, 2020 by Korsiak Urban Planning.

**Proposal**

The applicant is proposing a phased standard condominium consisting of four lots containing four detached dwellings with a road and visitor parking as seen below:



### **Location & Site Description**

The subject property is approximately 1.18 hectares in size and is located on the east side of Proudfoot Trail, south of Dundas Street West and north of Scotch Pine Drive (Figure 2). The surrounding land uses are predominately residential, with a natural area – Glenayr Gate Trail to the east as seen below:



### **PLANNING POLICY & ANALYSIS:**

#### **Provincial Policy Statement**

The Provincial Policy Statement (2020), the 'PPS', is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form. All planning decisions must be consistent with the PPS.

The proposed condominium is consistent with the PPS, as a range and mix of residential uses are currently permitted within settlement areas and allows for the coordination of development with existing and proposed infrastructure. The development of the property within the larger context of the surrounding residential neighbourhood continues to provide for an increased range of housing choice with the ultimate development scenario.

### **Growth Plan**

The Growth Plan for the Greater Golden Horseshoe, 'A Place to Grow' is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. All planning decisions are required to conform to the Growth Plan.

The proposed condominium is in conformity with the Growth Plan, and therefore does not conflict with the Growth Plan, as it continues to allow for suitable intensification of underutilized lands in accordance with the Town's established urban structure and local conditions and will utilize existing municipal infrastructure.

### **Halton Region Official Plan**

The subject lands are designated as 'Urban Area' in the Regional Official Plan. The Region of Halton has no objection to the application, subject to the conditions attached in Appendix A.

### **Livable Oakville Plan**

The subject property is shown on *Schedule H – West Land Use* and is designated as *Medium Density Residential* with a Special Exception and *Low Density Residential*. The development conforms to the applicable policies of the Livable Oakville Plan.

### **Zoning By-law**

The subject property is currently zoned Holding Provision 21 Residential Low Special Provision 317 (H21-RL6 sp: 317). Council on June 11, 2018 approved a Town-initiated housekeeping amendment (By-law 2010-081) to reintroduce Zoning regulations and mapping associated with Council's previous approval dated June 2012.

### **CONSIDERATIONS:**

#### **(A) PUBLIC**

No public comments were received with respect to this application

#### **(B) FINANCIAL**

Financial requirements specific to construction, such as the payment of development charges and parkland requirements, have been satisfied. A standard condition has been included to ensure that the property taxes are paid to date.

#### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None of the circulated departments/agencies raised any issues with respect to the proposal. Any relevant conditions have been included within the draft plan of condominium conditions listed in Appendix A.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- be the most livable town in Canada

**(E) CLIMATE CHANGE/ACTION**

The proposal complies with the sustainability objectives of Livable Oakville.

**CONCLUSION:**

Staff is satisfied that the application conforms to the overall policy direction of the Livable Oakville Plan and other relevant policy documents, and recommends approval of the application, subject to the conditions in Appendix A, as the following requirements have been satisfied:

- The proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*.
- The proposed plan of condominium is consistent with the PPS, conforms to the Growth Plan, conforms to the Livable Oakville Plan, and complies with the Zoning By-law regulations applicable to the subject lands.
- A circulation has been undertaken and there are no outstanding financial or planning issues to be resolved, subject to the conditions of Appendix A.

Staff recommends approval of the Phased Draft Plan of Standard Condominium as the proposal is consistent with the Livable Oakville Plan, represents good planning, and is in the public interest.

**APPENDICES:**

Appendix A – Conditions

Prepared by:

Brandon Hassan, Planner

Recommended by:

Charles McConnell, Manager of Current Planning – West District

Submitted by:

Gabe Charles, Acting Director – Planning Services