



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: May 2, 2022

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**FROM:** Planning Services Department

**DATE:** April 19, 2022

**SUBJECT:** Recommendation Report, Draft Plan of Condominium, Kingridge (Oakville East) Inc., 1670 North Service Road East, File No.: 24CDM-22001/1505

**LOCATION:** 1670 North Service Road East

**WARD:** Ward 6

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#### **RECOMMENDATION:**

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-22001/1505) submitted by Kingridge (Oakville East) Inc., and prepared by R-PE Surveying Ltd. dated April 9, 2019, subject to the conditions contained in Appendix 'A' of the Planning Services Report dated April 19, 2022.

#### **KEY FACTS:**

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

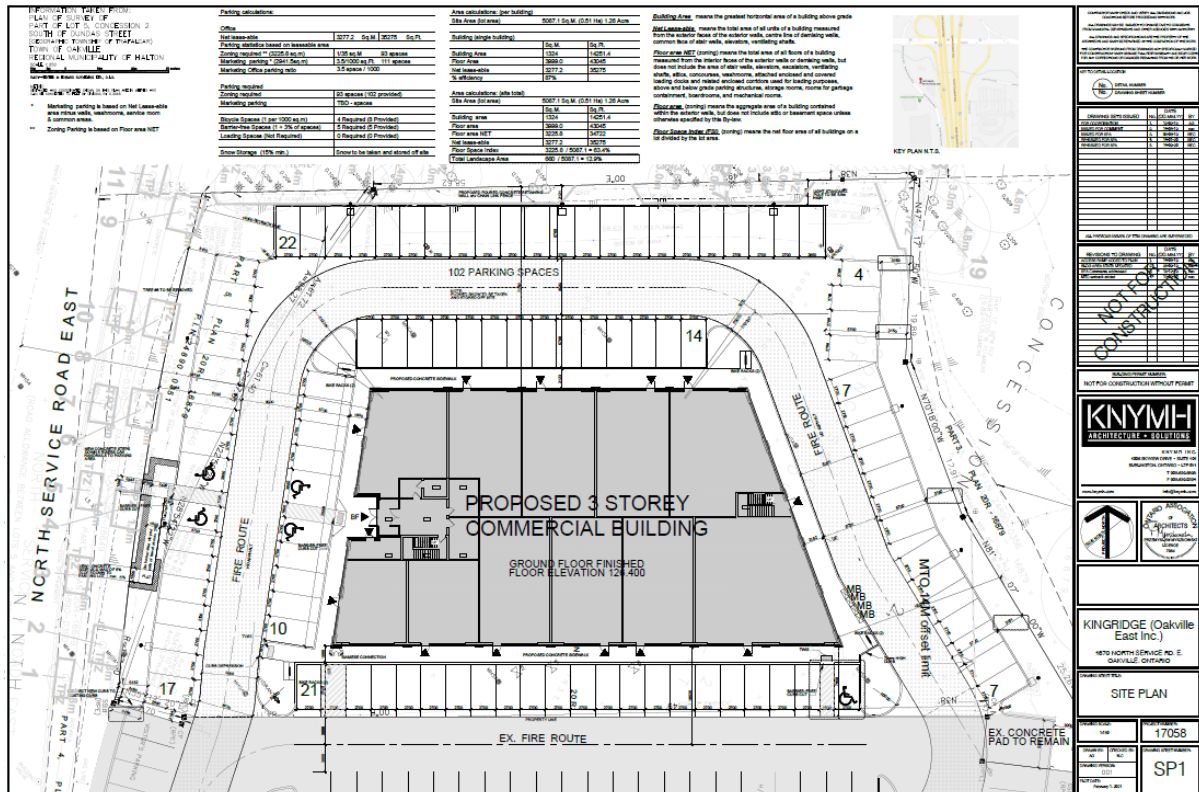
- A standard draft plan of condominium application has been submitted to create a condominium consisting of 45 office units in a three-storey commercial/office building.
- Condominium tenure would allow for the transfer of individual units to the future owners.
- The development received final site plan approval (SP.1505.010/01) on July 13, 2021.
- There were no concerns raised with the application from circulated internal or external agencies.
- Staff recommends approval of the standard draft plan of condominium application, 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 standard draft plan of condominium application consisting of a three-storey commercial/office building containing 45 office units.

Upon registration of the condominium, the condominium corporation will be created and will be responsible for the management of the development.

A site plan application (SP.1505.010/01) was submitted on June 28, 2019, and the applicant received final site plan approval on July 13, 2021, as show on Figure 1. The building is currently under construction.



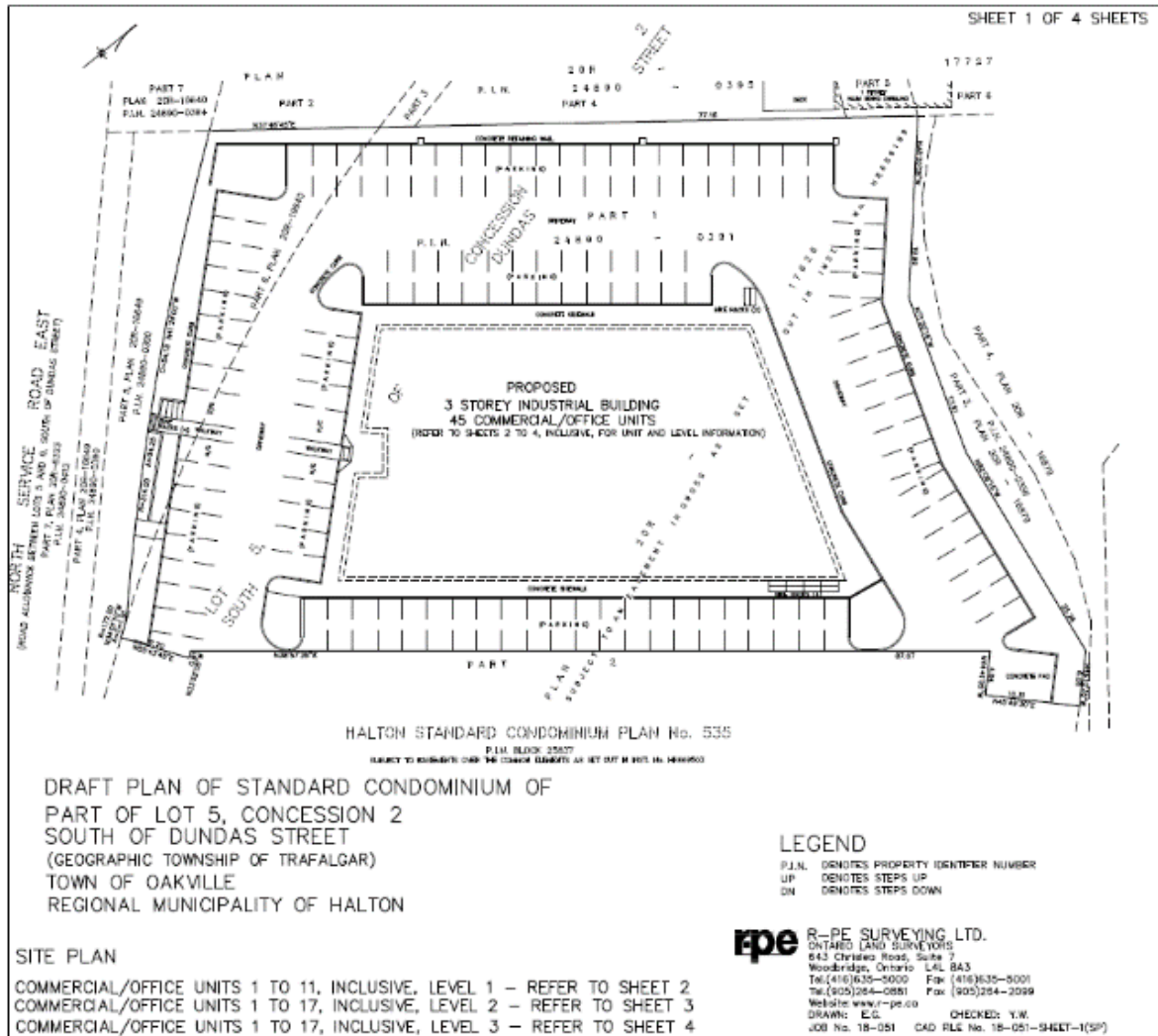
**Figure 1: Approved Site Plan**

The draft plan of condominium application was submitted on February 8, 2022 by Kingridge (Oakville East) Inc. Draft plan approval and registration of the plan will allow for the formal transfer of the individual units to the purchasers

**Proposal**

The applicant is proposing a standard condominium consisting of a three-storey commercial/office building containing 45 office units, as shown on Figure 2. 102 vehicle parking and 8 bicycle parking spaces are also being provided.

Submission materials are posted on the Town’s website <https://www.oakville.ca/business/da-40651.html>



**Figure 2: Draft Plan of Condominium**

**Location & Site Description**

The subject property is approximately 0.51 hectares in size and is located on the east side of North Service Road East, east of Ironoak Way and west of Ford Drive. The site is currently under construction to be developed in accordance with the approved site plan.

**Surrounding Land Uses**

The surrounding land uses are predominately commercial and office type uses, with an adjacent natural area (Joshua’s Creek) to the north, as shown on Figure 3.



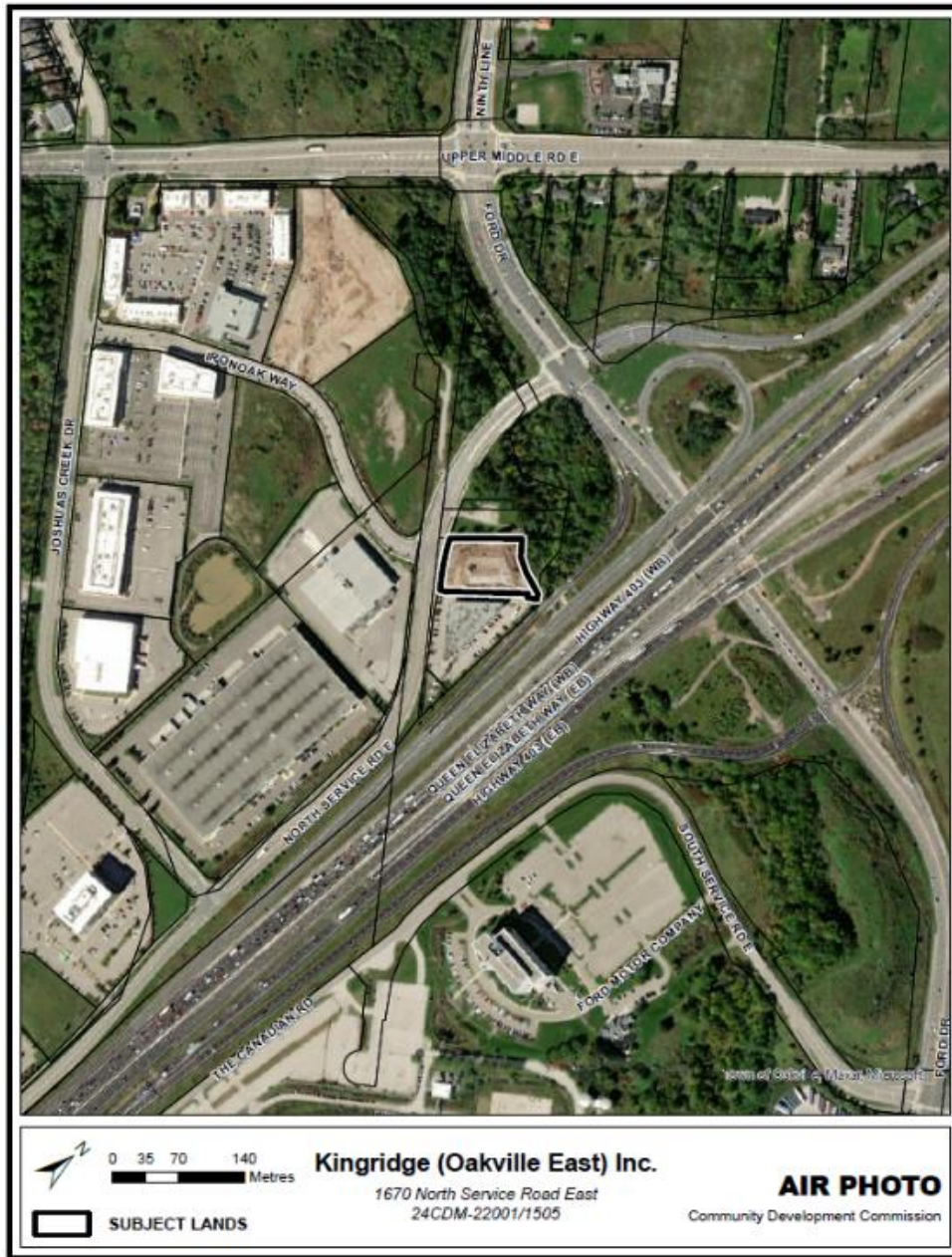


Figure 3: Air Photo Map

**POLICY FRAMEWORK:**

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- Livable Oakville Plan
- Zoning By-law 2014-014

### **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.

Draft plan of condominium applications deal with property tenure of otherwise previously approved developments. At the time of Site Plan approval, the subject lands were reviewed for consistency with the PPS, and the development was determined to be consistent with the PPS.

### **Growth Plan**

The 2020 Growth Plan for the Greater Golden Horseshoe, the '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.

Draft plan of condominium applications deal with property tenure of otherwise previously approved developments. At the time of Site Plan approval, the subject lands were reviewed for conformity with the Growth Plan, and the development was determined to be in conformity with the Growth Plan.

### **Halton Region Official Plan**

The subject lands are designated as 'Urban Area' with an Employment Area overlay on Map 1C and 1H in the 2009 Regional Official Plan. The Region of Halton has no objection or conditions to the application. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently".

The proposed draft plan of condominium conforms with the Regional Official Plan, given the proposed development represents compact development and healthy communities where residents can walk to commercial and service businesses as well as to transit facilities.

The Region of Halton has no objection or conditions for the approval of this application, subject to the notes outlined in Appendix 'A'.

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### **Livable Oakville Plan**

The subject lands are designated as 'Business Employment, as identified on Schedule J, East Land Use Plan in the Livable Oakville Plan. Office buildings are permitted within this designation and the development conforms to the applicable policies of the Official Plan.

### **Zoning By-law**

The subject lands are zoned Business Employment (E2) in Zoning By-law 2014-014. In this case, the applicant received approval of CAV A/032/2020 during the site plan review process. As a standard Condition of Approval for all developments, the applicant will be required to confirm that the "as built" development complies with the Zoning By-law, prior to registration.

### **PLANNING ANALYSIS:**

The purpose of the proposed condominium is to create condominium tenure to permit 45 office units within a three-storey office building to allow for the transfer of ownership to the purchasers.

Through the review and approval of the site plan application the development has been subject to detailed technical analysis. Specifically, the following matters were addressed through previous processes:

- Built form and site layout;
- Elevations;
- Pedestrian circulation;
- Landscaping, canopy coverage and urban design;
- Grading and stormwater management;
- Site servicing;
- Vehicle movements with required easements;
- Conformity with the Livable Oakville Plan; and,
- Compliance with the Zoning By-law 2014-014.

The proposed condominium plan is consistent with the site plan (SP.1505.010/01) approved on July 13, 2021.

The draft plan of condominium application was circulated to internal departments and external agencies for comments and there were no issues raised. Draft Plan of Condominium Conditions have been included in Appendix 'A'.

The financial obligations of the developer as it relates to the construction of the development have been addressed through the site plan approval process. Required on-site and off-site works are secured by a letter of credit collected through the site plan approval.

Lastly, the proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act* and is consistent with the Livable Oakville Plan.

**CONCLUSION:**

Staff recommends approval of the application, subject to the conditions in Appendix 'A', as the application is consistent with the Provincial Policy Statement, does not conflict with provincial plans or the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning. Further the application is consistent with the Livable Oakville Plan and Zoning By-law 2014-014. The following requirements have been satisfied:

- The proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*;
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved;
- The development has been granted final site plan approval, where site servicing, grading and stormwater management, landscaping, urban design, and financial obligations were addressed through conditions of site plan approval;
- Building permits have been issued in accordance with the approved Site Plan;
- There is no need for a Condominium Agreement as all financial, design, and technical requirements have been addressed through the site plan approval process;
- Opportunities for public participation were provided as part of the previous CAV A/032/2020 application process; and
- Approval of the draft plan of condominium is necessary to create each unit as its own legal parcel and is appropriate for the orderly development of the lands.

**CONSIDERATIONS:**

**(A) PUBLIC**

Public input opportunities were provided through the Committee of Adjustment approval processes. 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 of approval 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 Climate Change Adaptation Initiative.

**APPENDICES:**

Appendix A – Draft Plan of Condominium Conditions

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