

REPORT

Planning and Development Council

Meeting Date: July 11, 2022

FROM: Planning Services Department

DATE: June 28, 2022

SUBJECT: Recommendation Report, Draft Plan of Condominium, 1290 Speers Road, Julievale Developments Limited, 24CDM-21005/1623

LOCATION: 1290 Speers Road

WARD: Ward 2 .

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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-21005/1623) submitted by Julievale Development Limited and prepared by Schaffer, Dzaldov Bennett Ltd., dated August 31, 2021, subject to the conditions contained in Appendix "A".

KEY FACTS:

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

- A draft plan of condominium application was submitted to convert 18 existing industrial units from rental tenure to condominium tenure.
- Condominium tenure would allow for the transfer of individual units to the future owners.
- The development was completed in 1987 and has been occupied with various office employment uses since that time.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommend that the Director of Planning give approval to the draft plan of 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 draft plan of condominium application for the conversion of 18 rental units used for industrial purposes to condominium tenure. Upon registration of the condominium, the condominium corporation will be created and will be responsible for the management of the development.

A review of current occupants, parking requirements and site improvements have been evaluated through this application. No other planning approvals are required for the proposed condominium application.

The draft plan of condominium application was submitted by Julievale Development Limited and subsequently deemed complete on September 14, 2021. Therefore the 120 day decision timeline as specified in s. 51(34) of the *Planning Act* would have ended on January 12, 2022.

Proposal

The ground floor of the draft plan is shown as Figure 1 below. As described, the existing 18 units are proposed for conversion from rental to condominium tenure. In addition, the existing parking areas have been improved to comply with the zoning by-law and accommodate appropriate separation from the building.

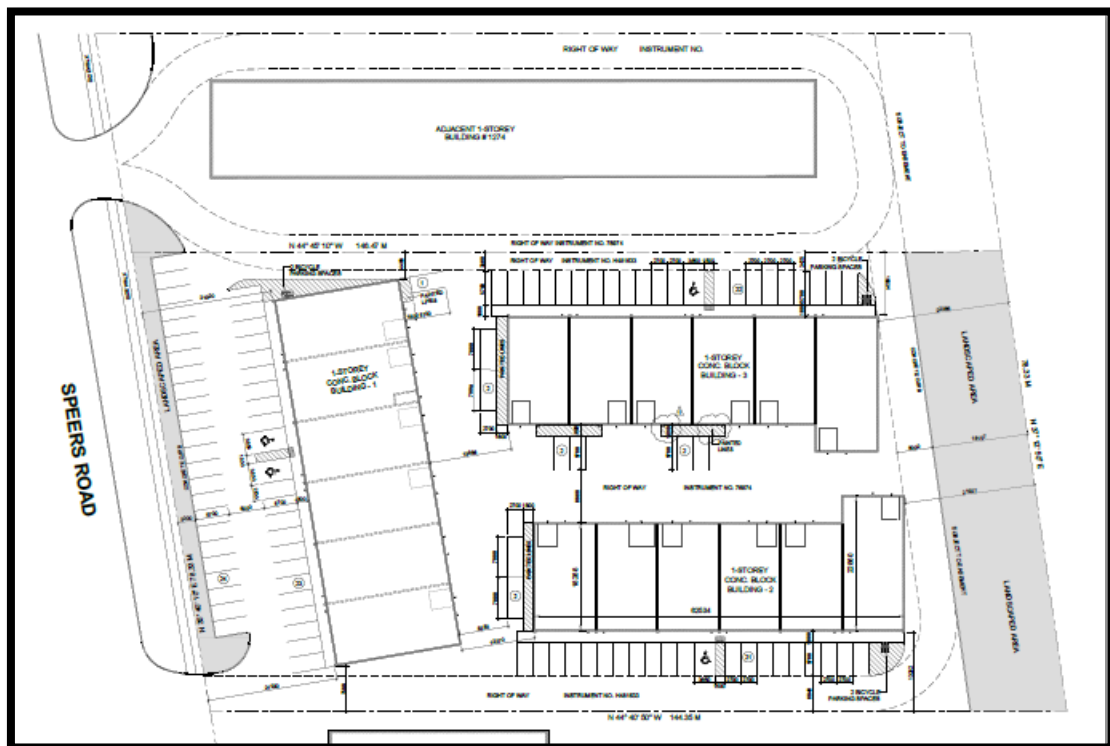


Figure 1 – Draft Plan of Condominium (Ground Floor)

Location & Site Description

The subject lands are located on the south side of Speers Road, between Third Line and Fourth Line. The subject lands have approximately 78.5m in frontage on Speers Road, and are approximately 1.19 hectares in size.



Figure 2 – Air Photo of Subject Lands

Surrounding Land Uses

North: Speers Road, Employment uses

West: Employment uses

South: Low density residential

East: Employment Uses

PLANNING POLICY & ANALYSIS:

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

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Plan
- Zoning By-law 2014-014

Provincial Policy Statement

The Provincial Policy Statement, 2020 ('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.

Staff is of the opinion that the proposed draft plan of condominium is consistent with the 2020 Provincial Policy Statement because the development will maintain employment uses for the site.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe 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 subject lands are located within an identified "Built-Up Area" and a "Settlement Area", where employment uses should be maintained and protected. Staff is of the opinion that the proposed draft plan of condominium conforms with the Growth Plan because it will maintain employment uses for the site.

Halton Region Official Plan

The subject lands are designated as 'Urban Area', and is within the 'Employment Area' overlay in the Regional Official Plan.

The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities" and support a form of growth "that is compact and supportive of transit usage... [and] makes efficient use of space and services".

The proposed draft plan of condominium conforms with the Regional Official Plan and The Region of Halton has no objection or conditions to the application subject to the conditions of draft approval contained in Appendix "A".

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10, 2011. It conforms to the Growth Plan and the Region of Halton's Official Plan, and is consistent with the Provincial Policy Statement.

The subject lands are designated as 'Office Employment', and the development conforms to the relevant and applicable policies of the Livable Oakville Plan.

Zoning By-law 2014-014

The subject lands are zoned E1 (Office Employment) in Zoning By-law 2014-014. The applicant has identified the current occupants, wherein the existing uses are all permitted uses within the E1 Zone. Further, the site is compliant with the applicable parking regulations of the zoning by-law. The proposed draft plan of condominium does not require any relief from the zoning by-law.

PLANNING ANALYSIS:

The draft plan of condominium application was circulated to internal departments and external agencies for comments, and no further requirements have been identified.

The existing uses have been long standing, and no changes in land use is proposed through this application.

Accordingly, the proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*.

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 Official Plan, and complies with the Zoning By-law regulations applicable to the subject lands;
- A full circulation has been undertaken and there are no further outstanding financial or planning issues to be resolved;
- The proposed conversion maintains the existing employment uses on the property.

Staff recommends approval of the draft plan of condominium as the proposal is consistent with the Livable Oakville Plan, represents good planning, and is in the public interest.

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 in Appendix “A” 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 generally complies with the sustainability objectives of the Livable Oakville Plan.

APPENDICES:

Appendix “A” – Draft Plan of Condominium Conditions for 24CDM-21005/1623

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