



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: June 7, 2021

FROM: Planning Services Department

DATE: May 25, 2021

SUBJECT: Recommendation Report, Draft Plan of Condominium, Kamoaks Ltd, 24CDM-21001/1614, 156 Randall Street

LOCATION: 156 Randall Street

WARD: Ward 3

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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-21001/1614) submitted by Kamoaks Limited, prepared by Cunningham McConnell Limited, dated November 20, 2020, subject to the conditions contained in Appendix 'A' of the Planning Services report dated May 17, 2021.

KEY FACTS:

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

- A draft plan of condominium application for a standard condominium has been submitted to create condominium tenure for an existing four storey development containing seven residential units.
- Condominium tenure would allow for the transfer of individual units to the future owners.
- The development has been constructed in accordance with the final site plan approval (SP.1614.114/01) on September 13, 2018.
- The relocation of the existing heritage dwelling on the property has been approved by the Heritage Committee on August 15, 2017 and by Council on August 21, 2017.
- There were no concerns raised with the application from circulated internal or external agencies.
- Staff recommends approval to the draft plan of condominium subject to the conditions outlined in Appendix 'A'.

BACKGROUND:

The applicant seeks approval for a plan of condominium that is a standard condominium to establish condominium tenure for seven residential units and eleven parking spaces. The parking is within the building footprint. The heritage structure, designated under Part IV of the *Ontario Heritage Act*, was relocated easterly to the corner of Randall Street and Thomas Street and integrated with the construction of the new building as part of the site plan approval and required heritage permits.

The Oakville Heritage Committee approved the proposal to relocate the heritage home and the plans to integrate the structure with the proposed building on August 15, 2017, with final approval coming from Oakville Council on August 21, 2017. The proposed condominium plan has incorporated the heritage structure as intended.

The draft condominium plan is shown as Figure 1 below and attached as Appendix 'B'. Upon final approval of the plan of condominium, the condominium corporation will be responsible for the management of the development.

Submission materials are posted on the town's website:
<https://www.oakville.ca/business/da-37569.html>

PLAN VIEW AT GROUND FLOOR – LEVEL 1

RESIDENTIAL UNIT 1, LEVEL 1
PARKING UNITS 2–12 BOTH INCLUSIVE, LEVEL 1

SCALE 1 : 150

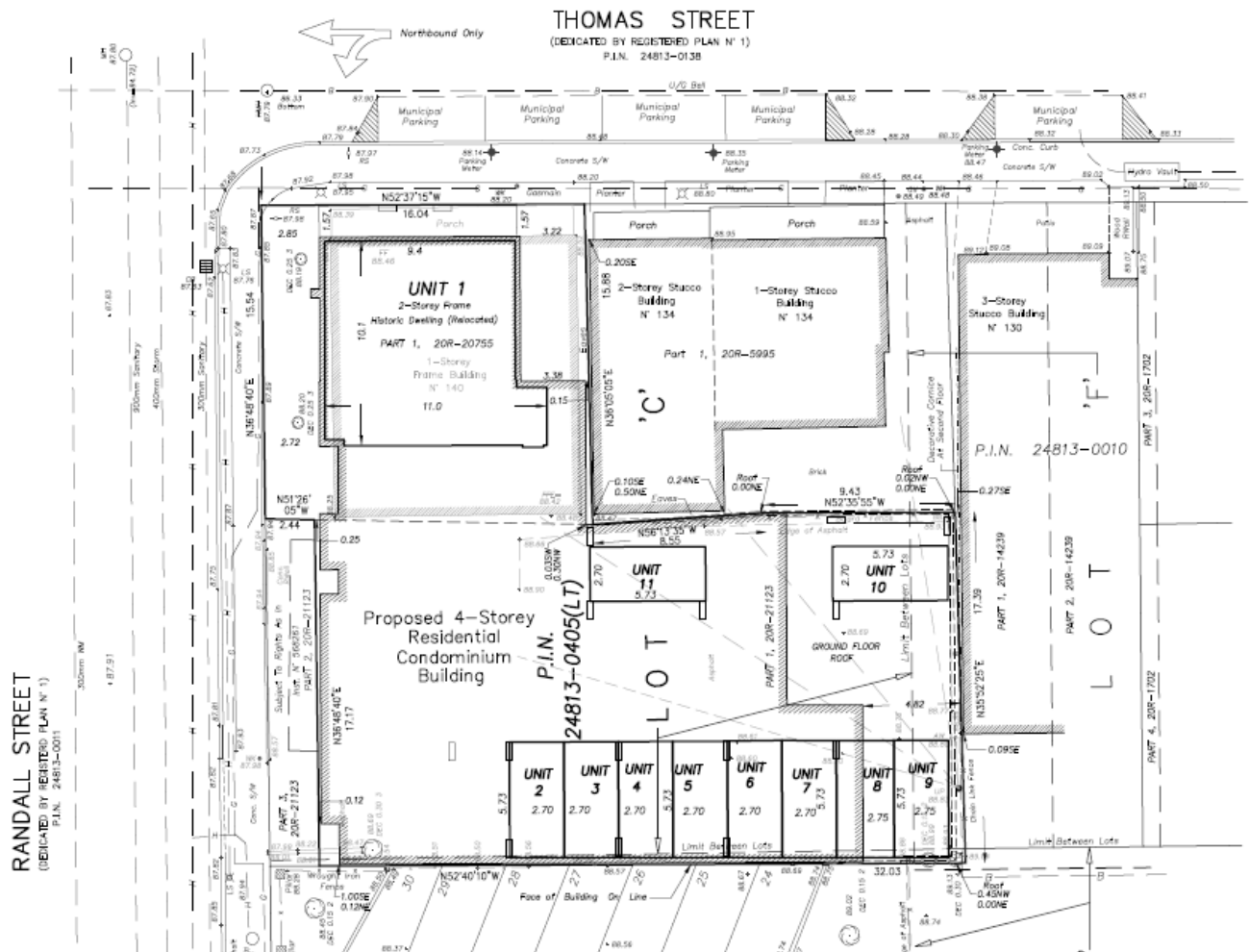


Figure 1: Draft Plan of Condominium

Location & Site Description

The subject land area is 0.08 hectares with frontage on Randall Street and Thomas Street with vehicular access off of Randall Street.



Figure 2: Air Photo

Surrounding Land Uses

- North: Randall Street, a two storey office building and one storey Scouts Canada office.
- East: Thomas Street and a three storey residential and office building
- South: Two and three storey residential and commercial buildings
- West: A current rezoning application is under review with the Town for a future twelve storey mixed use building

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

2020 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.

The subject lands are located within a settlement area, which are to be the focus of growth and development. The land use patterns within the settlement areas are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive.

Staff is of the opinion that the proposed draft plan of condominium is consistent with the 2020 Provincial Policy Statement as it adds to the mix of residential uses, provides for compact development that makes use of existing municipal infrastructure, including Oakville Transit routes.

2019 Growth Plan for the Greater Golden Horseshoe:

The Growth Plan is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, and expand convenient access to transportation options.

The subject lands are located within an identified "Built-Up Area" and a "Settlement Area", where intensification is encouraged to efficiently make use of the existing infrastructure, municipal servicing availability and convenient access to services that meet the daily needs of residents. Intensification must give consideration to adjacent uses and compatible built form and transitioning.

Staff is of the opinion that the proposed draft plan of condominium conforms and therefore does not conflict with the Growth Plan 2019 as the application contributes to the achievement of complete communities by providing additional residential unit types to help accommodate people at different stages of life, as well as access to commercial uses and local transit services.

Halton Region Official Plan

The subject lands are designated “Urban Area” in 2009 Regional Official Plan. 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 sustainable natural environment, and preserve certain landscapes permanently”.

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

Livable Oakville Plan

The subject lands are designated Main Street 1. The zoning by-law for the subject lands permits mixed use and a stand-alone residential building. The development provides an appropriate transition of height and use to the adjoined heritage building as well as to the properties along Thomas Street in terms of land use, height and density in a manner consistent with Livable Oakville and the approved site plan application.

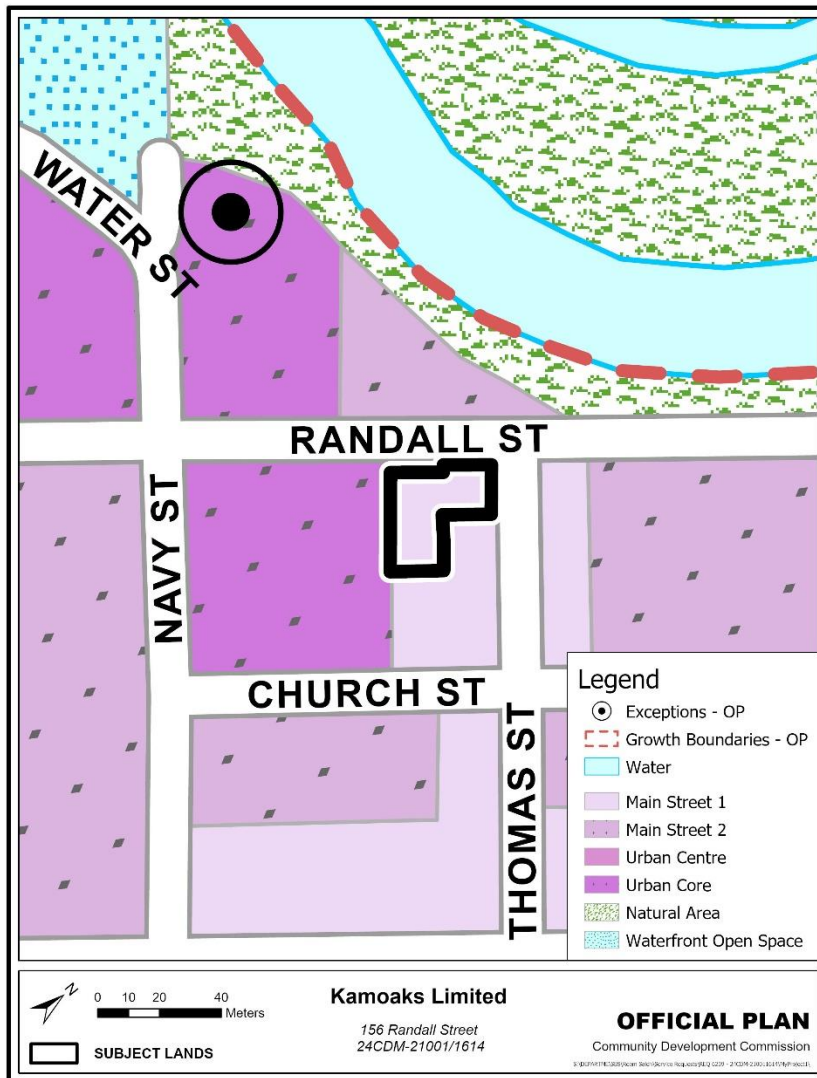


Figure 3: Excerpt from the Livable Oakville Plan

Zoning By-law 2014-014

The subject lands are zoned Central Business District (CBD) as shown on Figure 4 below. The development has been constructed in accordance with the Zoning By-law.

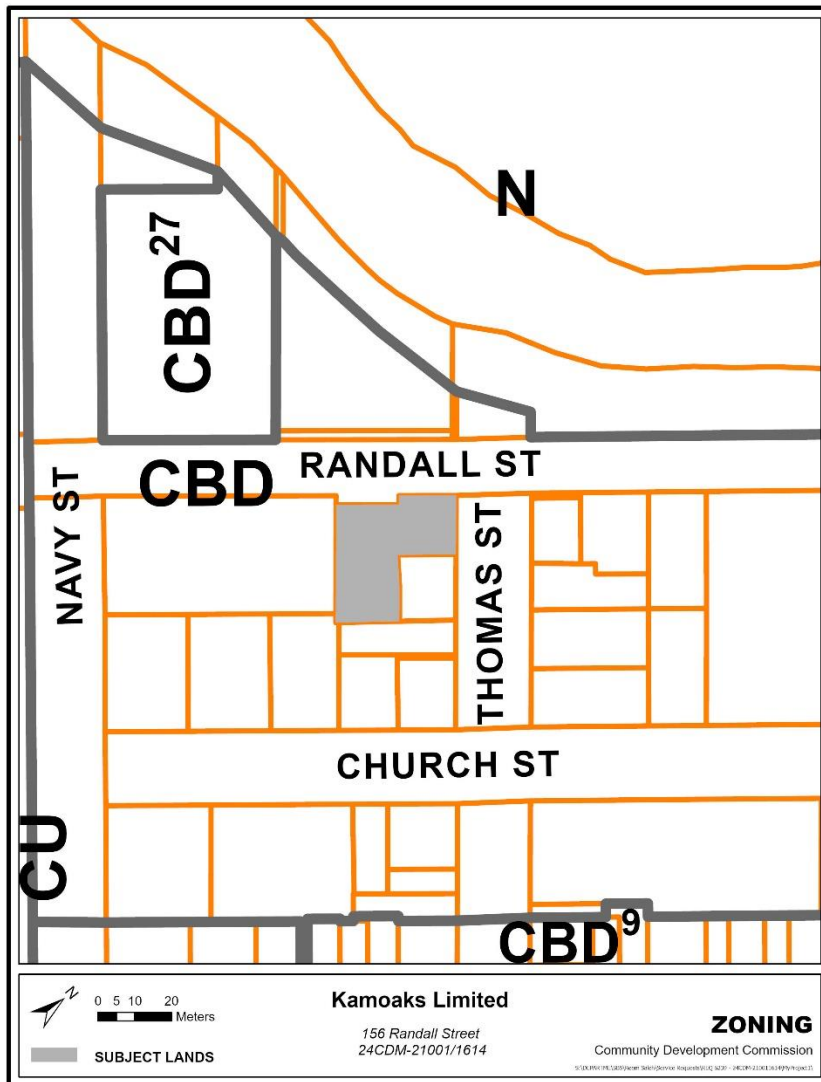


Figure 4: Excerpt from By-law 2014-014

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

Technical Review

The purpose of the proposed condominium is to create condominium tenure for a four storey apartment building containing seven residential units.

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:

- Heritage Easement and Permits;
- Built form and site layout;
- Elevations;
- Landscaping and urban design;
- Shadow impacts;
- Slope stability;
- Grading and stormwater management;
- Vehicular access;
- Parking
- Conformity with the Livable Oakville Plan; and
- Compliance with the Zoning By-law.

The proposed condominium includes parking within the building on the ground floor and a rooftop terrace. The condominium plan is consistent with the site plans approved as part of the September 13, 2018 site plan approval (SP.1614.114/01).

The Owner is required to convey any lands within 18.0 metres of the centerline of Randall Street. This will require a road widening of 1.38 metres across the portion of the site that adjoins Randall Street. These lands shall be dedicated with clear title, free and clear of encumbrances and therefore, all encroachments within the road allowance should be removed, to the satisfaction of the Engineering and Construction Department.

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' of this report.

The financial obligations of the developer as it relates to the construction of the development have been addressed through the conditions of site plan approval. Accordingly, staff have determined that 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 draft plan of condominium subject to the conditions noted in Appendix A, as the application is consistent with the Provincial Policy Statement, does not conflict with provincial plans or to 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 Condominium 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 heritage easements and permits, site servicing, grading and stormwater management, landscaping, urban design and financial obligations were addressed through the conditions of site plan approval.
- There is no need for a condominium agreement as all financial, design and technical requirements have been addressed through the site plan approval process and the Town holds sufficient securities to allow for the completion of the required site works.
- Opportunities for public participation were provided as part of the previous site plan application processes.
- 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.
- Building permits have been issued in accordance with the approved Site Plan.

CONSIDERATIONS:

(A) PUBLIC

Public input opportunities were provided through the plan approval process.

(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. 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-21001/1614 –
June 7, 2021

Appendix B - Draft Plan of Condominium – June 7, 2021

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