

REPORT

Planning and Development Council

Meeting Date: January 23, 2023

FROM: Planning Services Department

DATE: January 10, 2023

SUBJECT: Recommendation Report, Draft Plan of Condominium, Mattamy (Carding Mill) Limited, File No.: 24CDM-22003/1318 – 3279 Carding Mill Trail

LOCATION: 3279 Carding Mill Trail

WARD: Ward 7

Page 1

RECOMMENDATION:

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-22003/1318) submitted by Mattamy (Carding Mill) Limited, and prepared by R-PE Surveying Ltd. dated October 4, 2022, subject to the conditions contained in Appendix A of the Planning Service Report dated January 10, 2023.

KEY FACTS:

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

- A draft plan of standard condominium application has been submitted by Mattamy (Carding Mill) Limited for the northeast corner of Carding Mill Trail and North Park Boulevard.
- Condominium tenure would allow for the transfer of units to the future owners.
- The development received final site plan approval (SP.1318.005/01) on April 7, 2022 and the buildings are under construction.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommends approval to the 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 draft plan of standard condominium application

The draft plan of condominium application was submitted on October 17, 2022 by Mattamy (Carding Mill) Limited. Upon registration of the condominium, the condominium corporation will be created and responsible for the management of the development.

A site plan application (SP.1318.005/01) was submitted on September, 2020 and the applicant received final site plan approval on April 7, 2022. A Site Plan Agreement is registered on title.

Proposal

The applicant is proposing a standard condominium consisting of a two five-storey buildings (one mixed use building and one apartment) with surface parking (18 visitor parking spaces). The remaining required parking is underground. Please see excerpt below, shown on Figure 1.

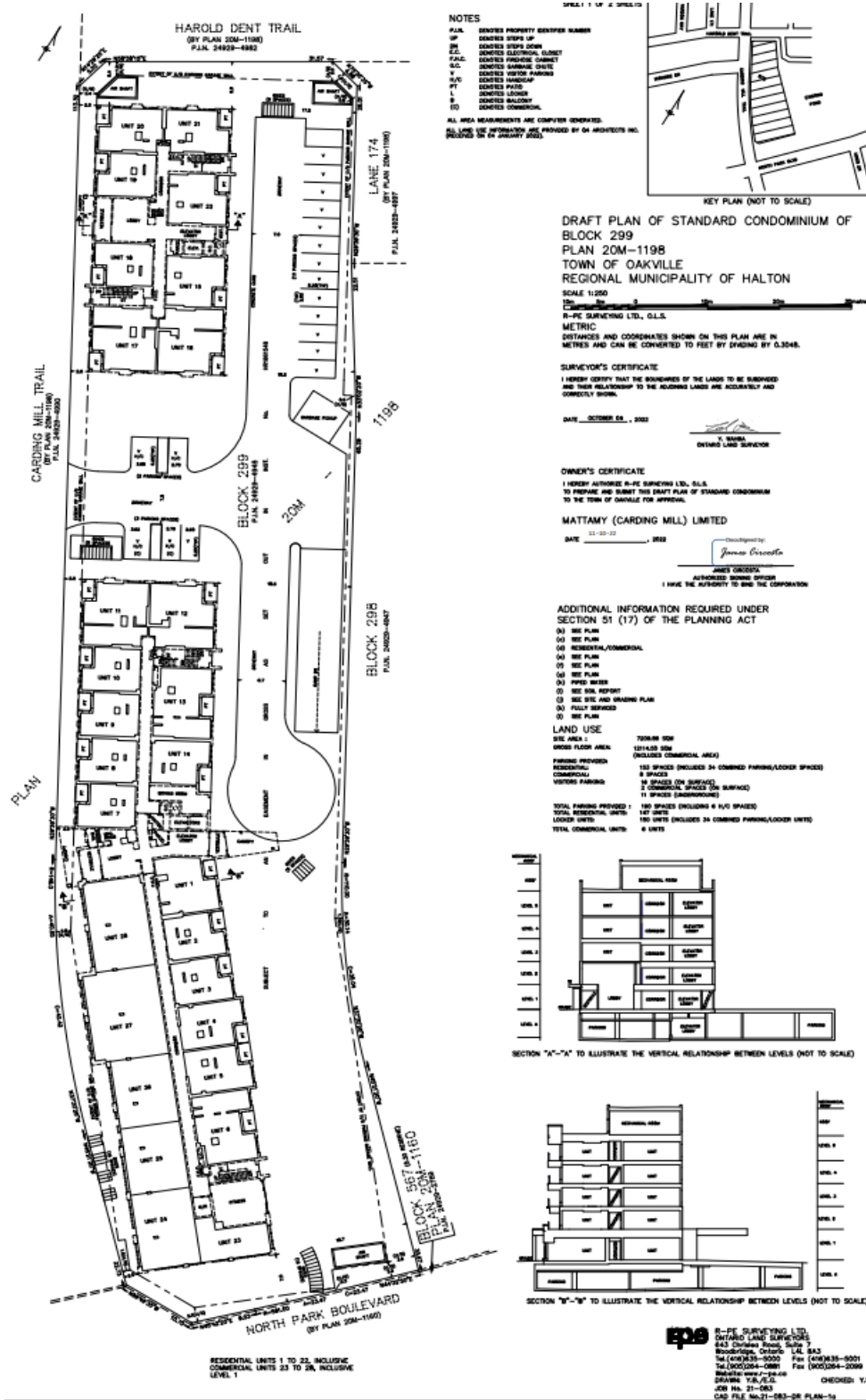


Figure 1: Draft Plan of Condominium

Location & Site Description

The subject property is approximately 0.72 hectares in size and is located on the northeast corner of Carding Mill Trail and North Park Boulevard. The site currently under construction.

Surrounding Land Uses

The existing surrounding land uses are ground related residential with a town owned stormwater management pond immediately to the east, as shown on Figure 2.



Figure 2: Air Photo Map

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
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

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 only. At the time of Site Plan approval, the development was reviewed and 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. At the time of Site Plan approval, the development was reviewed and determined to be in conformity with the Growth Plan.

Halton Region Official Plan

The subject lands are designated as 'Urban Area' in the 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 high quality, sustainable natural environment, and preserve certain landscapes permanently".

The Region of Halton has no objection to the application, subject to the conditions outlined in Appendix A.

North Oakville East Secondary Plan (NOE2)

The subject site is designated as 'Neighbourhood Area', as identified on NOE2, Land Use Plan. The development conforms to the applicable policies of the Oakville Official Plan.

Zoning By-law

The subject land, highlighted by the star, is zoned NC-2 Special Provision 51 (Bylaw 2016-114) as shown on Figure 3.

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.

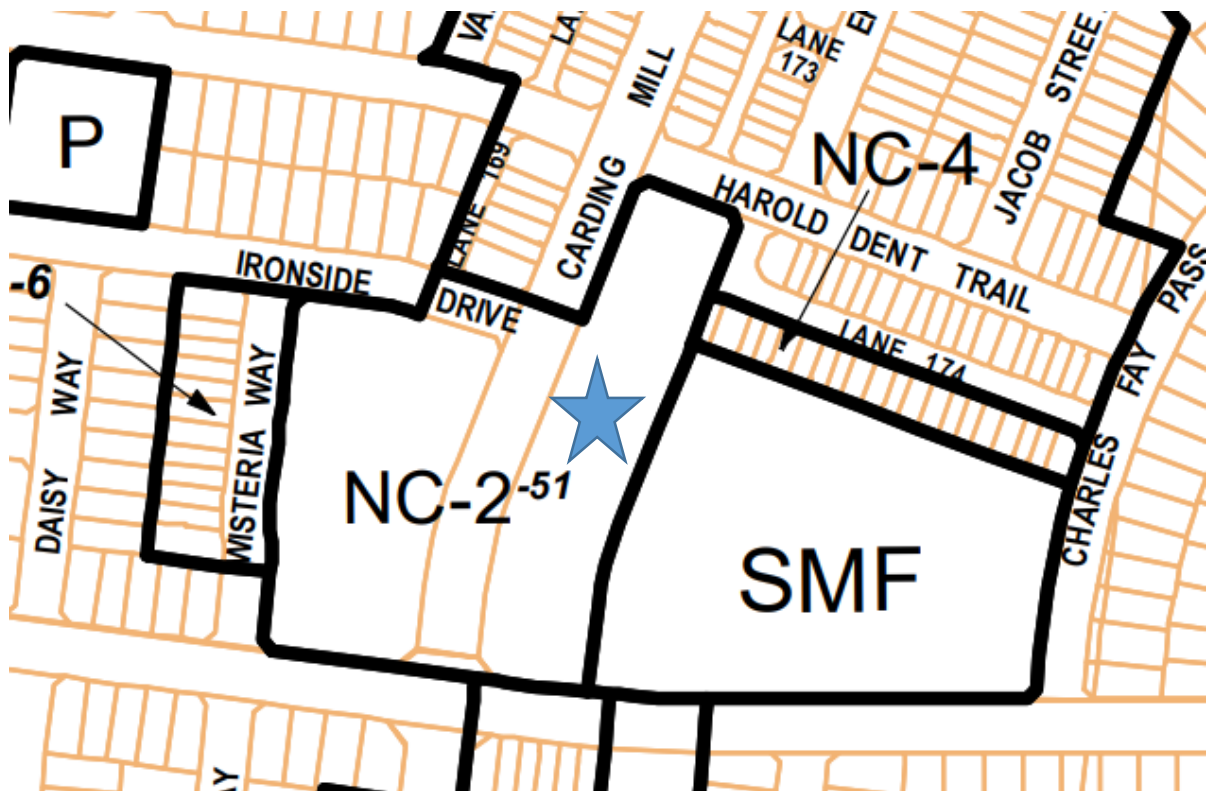


Figure 3: Except from the North Oakville Zoning By-law 2009-189

PLANNING ANALYSIS:

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

- Built form and site layout;
- Elevations;

- Pedestrian circulation;
- Landscaping and urban design;
- Grading and stormwater management;
- Site servicing;
- Vehicle movements;
- Conformity with the North Oakville East Secondary Plan; and,
- Compliance with the North Oakville Zoning By-law.

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 works are secured by a letter of credit collected through the preparation of the site plan agreement registered on title.

A letter was received from the trustee of North Oakville Community Builders Inc. (the North Oakville landowners group) indicating that the owner of the subject lands is a signatory to both the North Oakville Cost Sharing Agreement and the North Oakville Master Parkland Agreement, and that the owner is a party in good standing under both agreements.

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

CONSIDERATIONS:

(A) PUBLIC

Public input opportunities were provided through previous planning processes. As this is a standard condominium application and relates to tenure, notice is not required 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 Climate Change Adaptation Initiative.

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 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 North Oakville East Secondary Plan and Zoning By-law 2009-189. 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 North Oakville East Secondary Plan, and complies with the Zoning By-law regulations applicable to the subject lands;
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved, subject to the conditions within Appendix A;
- 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 planning application processes.

APPENDICES:

Appendix A – Draft Plan of Condominium Conditions

Prepared by:

Robert Thun, MCIP, RPP

Senior Planner, Current Planning – West District

Recommended by:

Charles McConnell, MCIP, RPP

Manager, Current Planning – West District

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services