

## REPORT

### Planning and Development Council

Meeting Date: February 5, 2024

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**FROM:** Planning Services Department

**DATE:** January 23, 2024

**SUBJECT:** Recommendation Report, Draft Plan of Condominium, 1075 North Service Road West, 1000326628 Ontario Inc., 24CDM-23001-1521

**LOCATION:** 1075 North Service Road West

**WARD:** Ward 4

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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-23001/1521) submitted by 1000326628 Ontario Inc., and prepared by J.D. Barnes Ltd. dated December 12, 2023 (Sheets 1 and 2), subject to the conditions contained in Appendix A of the Planning Services Report dated January 23, 2024.

#### 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 1000326628 Ontario Inc. for the lands located at 1075 North Service Road West.
- The existing two-storey business employment building contains 18 flex office units, 13 warehouse units, and 27 office units, with associated parking.
- Condominium tenure would allow for the transfer of units to the future owners.
- Concerns raised by circulated internal departments or external agencies have been resolved through resubmission of the submitted materials.
- Staff recommends approval of 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 February 23, 2023 by Biglieri Group on behalf of 1000326628 Ontario Inc. and relates to the tenure of the existing business employment building. The intent of the draft plan of condominium is to establish condominium tenure for the existing two-storey building that contains various employment uses to allow for the transfer of individual units to the future owners. The applicant originally proposed internal demising of the existing units to create 27 office spaces, 19 flex office spaces, and 15 warehouse units for a total of 61 units, but has revised the application to retain the current layout.

## **Proposal**

The applicant is proposing a standard condominium consisting of the existing 27 office units, 18 flex office units, and 13 warehouse units with associated at-grade surface parking. Please see excerpt below shown on Figure 1.

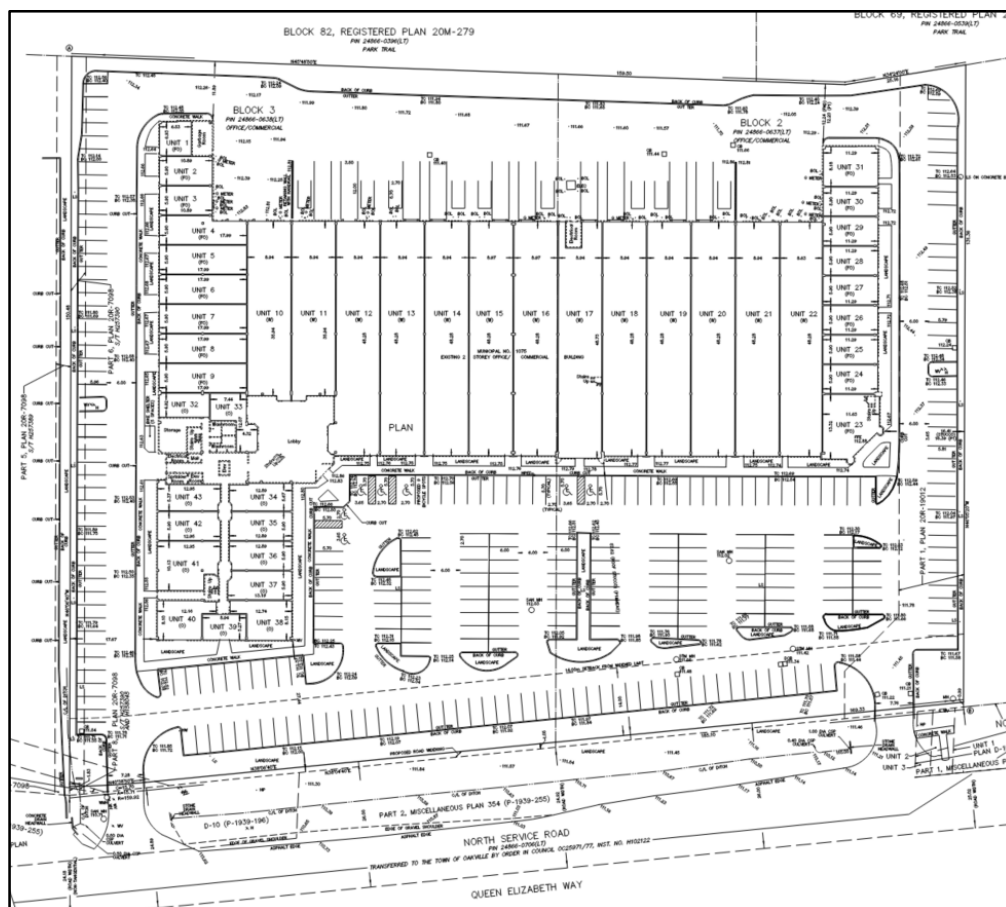


Figure 1 – Draft Plan of Condominium

### **Location & Site Description**

The subject property is approximately 2.562 hectares in size and is located on the north side of North Service Road West between Third Line and Fourth Line. The land is legally recognized as Blocks 2 and 3, Registered Plan M-246, and the existing building was constructed in 1988.

### **Surrounding Land Uses**

The land uses surrounding the subject property include natural area (Indian Ridge Trail) and low density residential uses to the north, vacant lands (business employment) to the east, the QEW and business employment uses to the south, and office employment uses to the west, as shown on Figure 2.



Figure 2 – Air Photo Map

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

#### **Halton Region Official Plan**

The subject property is designated as 'Urban Area' and Employment Area in the 2009 Halton Regional Official Plan (ROP). One of the objectives of the Employment Areas is to provide opportunities for a diversified economic base that support a wide range of economic activities and ancillary uses that take into account the needs of existing and future businesses.

The subject property is adjacent to lands within Halton's Natural Heritage System and designated Regional Natural Heritage System (RNHS) on Map 1 of the ROP (Regional Structure), which triggered the Region's Environmental Impact Assessment (EIA) requirements, as per Sections 118(3) and 118(3.1)c) of the ROP. Given the proposal concerns tenure and does not propose any external works that may impact the features or ecological functions of the RNHS, Regional staff consider it appropriate to waive the Region's EIA requirements for the subject application.

The Region of Halton has no objection to the proposed Draft Plan of Standard Condominium approval, subject to the "requirements at the time of registration" contained in Appendix A.

### **Livable Oakville Plan**

The subject lands are designated as 'Business Employment', and the intent of the draft plan of condominium is to establish condominium tenure for the existing building to allow for the transfer of individual units to the future owners.

On this basis, the proposal conforms to Livable Oakville.

### Zoning By-law

The subject property, highlighted in grey, is zoned E1 – Office Employment (By-law 2014-014) as shown in Figure 3.

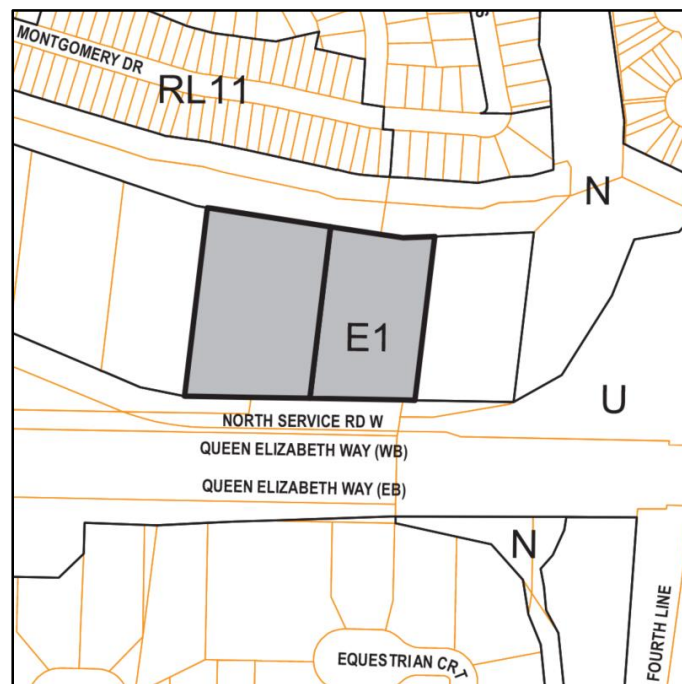


Figure 3 – Excerpt from Oakville Zoning By-law 2014-014

As a standard Condition of Approval for all development, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law, prior to registration.

**TECHNICAL & PUBLIC COMMENTS:**

The draft plan of condominium application was circulated to internal departments and external agencies for comments, and was subject to detailed technical analysis. The following matters were addressed through two resubmissions:

- site layout;
- site servicing;
- stormwater management;
- environmental investigations; and,
- road widening requirements.

Subject to the conditions in Appendix A, no further requirements have been identified. There are no outstanding financial, legal or planning issues to be resolved.

Accordingly, the proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act* and conforms to the Livable Oakville Plan.

**CONSIDERATIONS:**

**(A) PUBLIC**

As this is a standard condominium application and related to tenure, notice is not required with respect to this application.

**(B) FINANCIAL**

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) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council’s strategic priorities to:  
Growth Management, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

The proposal complies with the sustainability objectives of Climate Change Adaptation Initiative.

**CONCLUSION:**

The Planning Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

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 Halton Region Official Plan, conforms to the Livable Oakville Plan, and complies with the Zoning By-law regulations applicable to the subject property; and,
- 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.

**APPENDICES:**

Appendix A – Draft Plan of Condominium Conditions

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Submitted by:

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