



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: September 24, 2024

FROM: Planning Services Department

DATE: September 10, 2024

SUBJECT: Recommendation Report, Draft Plan of Condominium, 412 Silver Maple Road, Silk Westerns Corp., 24CDM-23011/1311

LOCATION: 412 Silver Maple Road

WARD: Ward 7

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RECOMMENDATION:

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23011/1311) submitted by Silk Westerns Corp., and prepared by R-PE Surveying Ltd., O.L.S., dated January 18, 2024 (Sheets 1, 2, & 3), subject to the conditions contained in Appendix A of the Planning and Development Report dated September 10, 2024.

KEY FACTS:

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

- A residential draft plan of standard condominium application has been submitted by Silk Westerns Corporation, which relates to a residential apartment building currently under construction at 412 Silver Maple Road.
- Condominium tenure would allow for the transfer of residential units to the future owners.
- Site plan approval was granted for this site on November 26, 2019 with minor amendments approved on August 31, 2022.
- No circulated internal departments or external agencies raised concerns with the application.
- 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 December 20, 2023.

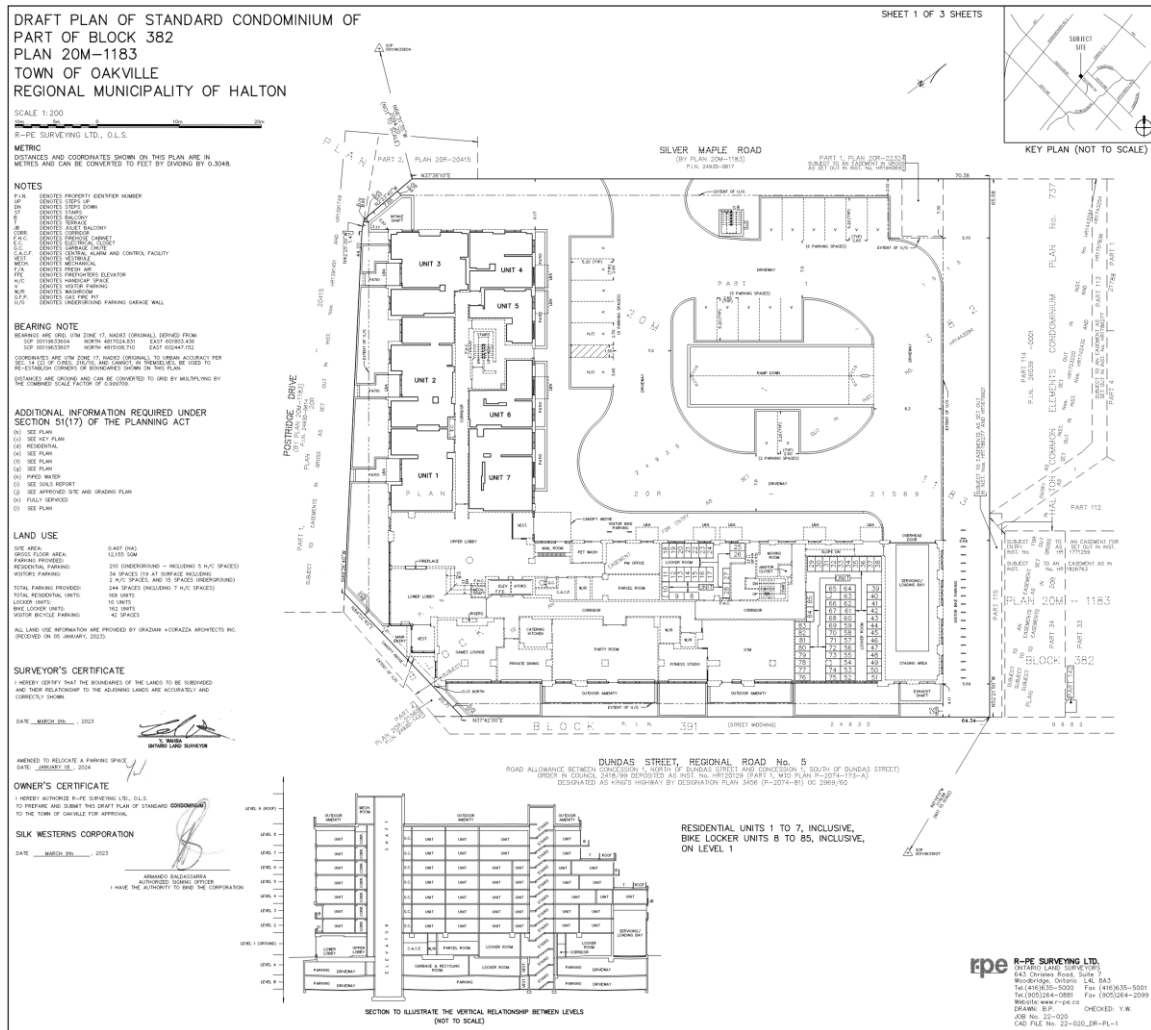
Upon registration of the condominium, the condominium corporation will be created and responsible for the management of the building.

Previous Site Plan Approval

Final site plan approval was granted on November 26, 2019 with minor refinements accepted on August 31, 2022. A Site Plan Agreement is registered on title.

Proposal

The applicant is proposing a standard condominium for the eight-storey residential building, which consists of 168 dwelling units with underground parking (210 resident parking spaces and 15 visitor parking spaces) and at grade parking (19 visitor parking spaces). Please see Figure 1 below.



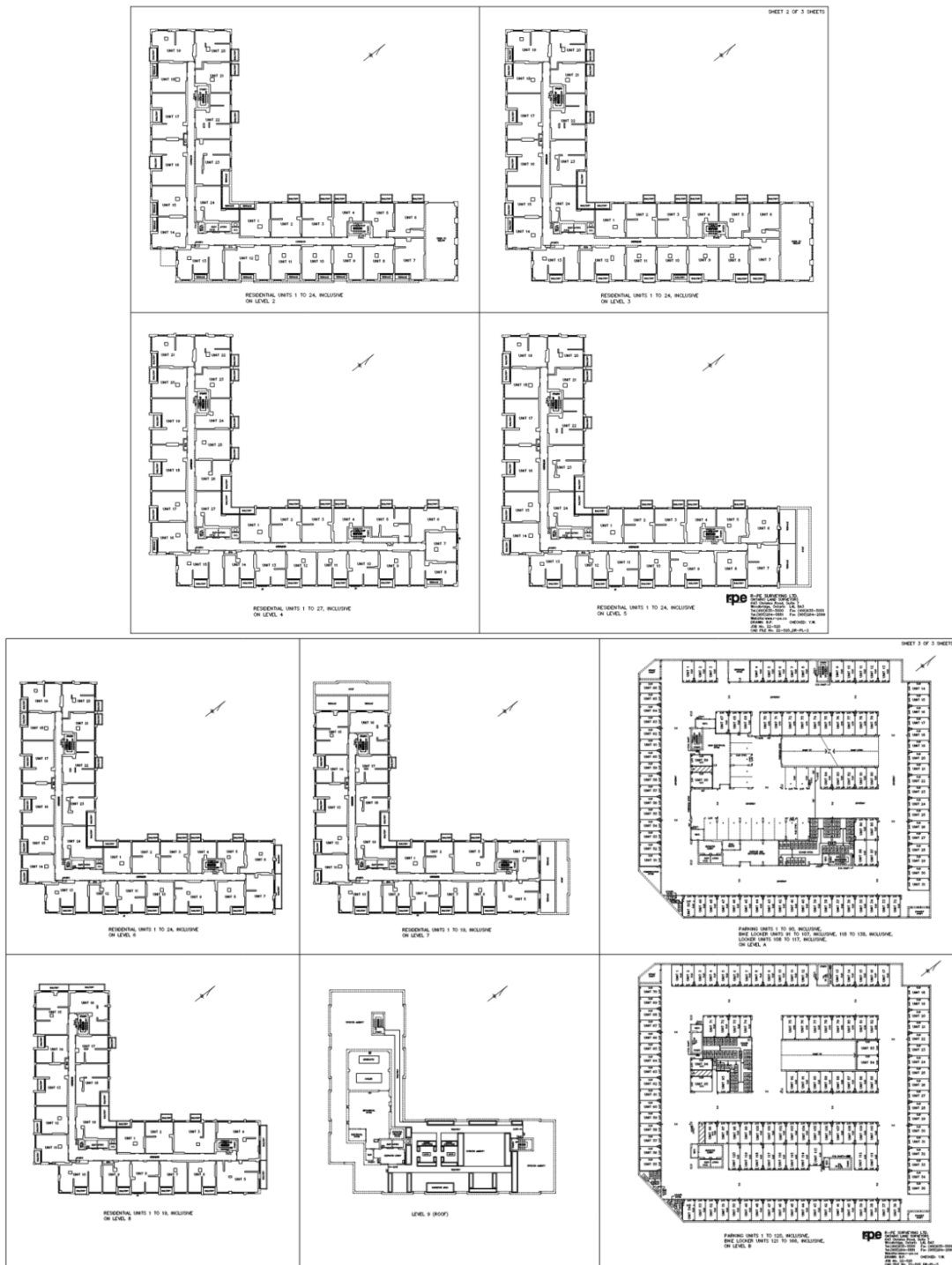


Figure 1 – Draft Plan of Condominium

Location & Site Description

The subject property is approximately 0.497 hectares in size and is located on the northeast corner of Dundas Street West and Postridge Drive, having a municipal address of 412 Silver Maple Road. The building is currently under construction.

Surrounding Land Uses

The land uses surrounding the subject lands include the following:

- North – Street townhouses and single dwellings
- East – Back-to-back townhouses
- South – Vehicle service stations, restaurant, retail commercial, live-work units, and single dwellings
- West: – High rise mixed-use buildings

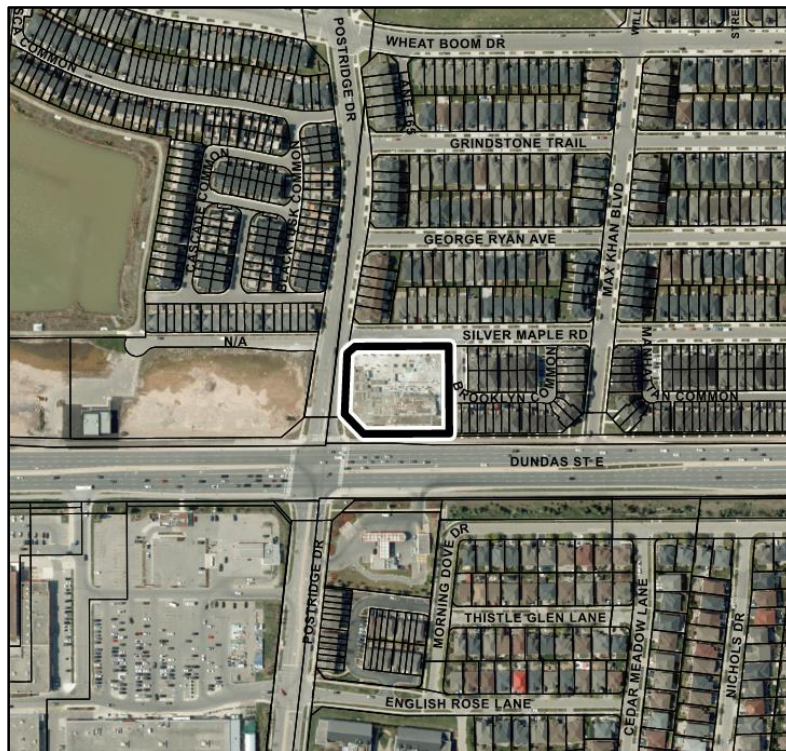


Figure 2 – Air Photo

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
- Oakville Official Plan (1984)

- 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.

The draft plan of condominium application relates to 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, '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.

The draft plan of condominium application deals 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

As of July 1, 2024 (Bill 185), the responsibility of the Regional Plan rests with the Town of Oakville.

The subject lands are designated as '*Urban Area*'. 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 draft plan of condominium conforms to the Urban Area policies of the Regional Official Plan.

North Oakville East Secondary Plan

The subject property is designated 'Dundas Urban Core Area on Figure NOE 2 – Land Use Plan and further identified as 'Dundas Street Urban Core' on Appendix 7.3

Master Plan in the North Oakville East Secondary Plan ('NOESP'). See Figures 3 and 4 below.



Figure 3 – Excerpt of Figure NOE 2 – Land Use Plan, North Oakville East Secondary Plan



Figure 4 – Excerpt of Appendix 7.3 –North Oakville Master Plan

Conformity to the NOESP was reviewed as part of the zoning by-law amendment application to permit the land use. The intent of the draft plan of condominium application is to establish condominium tenure for the development to allow for the transfer of individual units to the future owners. Therefore, the proposal conforms to the NOESP.

Zoning By-law

The subject property, highlighted in grey, is zoned DUC (Dundas Urban Core) SP 34 in Zoning By-law 2009-189, as shown in Figure 5.

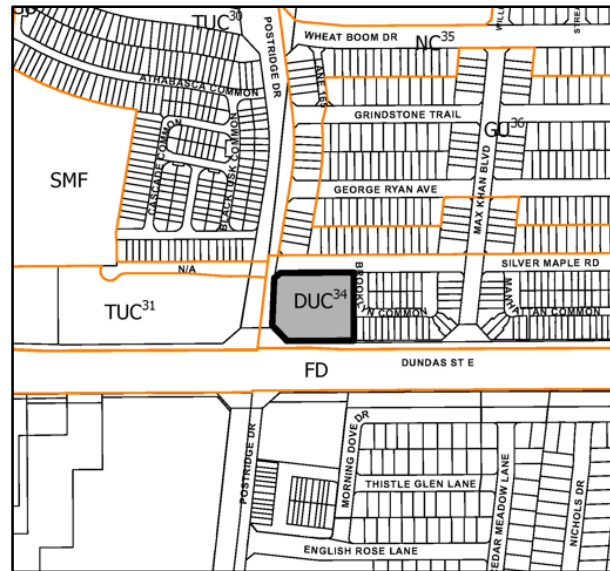


Figure 5 – Excerpt from Zoning By-law 2009-189

As a standard condition of approval of the draft plan of condominium, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law, prior to registration.

Site Plan Application

Through the review and approval of the site plan application, the development has been subject to detailed technical analysis.

The following matters were addressed through the site plan process:

- built form and site layout;
- snow storage;
- parking;
- pedestrian circulation;
- landscaping and urban design;
- site servicing;
- grading and stormwater management;
- vehicle movements;
- acoustic assessment and appropriate noise mitigation measures;
- conformity with the NOESP; and,
- compliance with the 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. Works are secured by a letter of credit collected through the preparation of the site plan agreement and registered on title.

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. This included a detailed review of the as-built development, including the adequacy and detailed design of pedestrian circulation, on-site parking, as well as the inclusion of clauses in the future condominium declaration to address noise and associated mitigative measures, tree canopy coverage, etc.

Common elements of the condominium include ground floor amenities, such as a games lounge, party room, catering kitchen, pet wash, fitness studio and gym, as well as outdoor amenity and visitor bicycle parking spaces.

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.

The proposed plan of condominium meets the criteria of Section 51(24) of the *Planning Act* and conforms to 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 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 the corporate strategic goal(s) to:

- Be a vibrant and livable community for all.

(E) CLIMATE CHANGE/ACTION

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

- Uncoupling dwelling and parking units to encourage alternative modes of transportation;
- Providing at-grade visitor bicycle parking; and,
- Including conditions of draft plan approval that the Condominium Declaration is to provide prospective purchasers/tenants with:
 - A Neighbourhood Information Map that delineates public transit and active transportation network to promote usage; and,
 - The obligation to maintain a minimum tree canopy cover or potential canopy cover of 20% over the site area.

CONCLUSION:

Planning staff have undertaken a circulation of the application to ensure that all technical and financial matters have been addressed.

Draft Plan of Condominium conditions have been included in Appendix A.

Staff is satisfied that the application conforms to the overall policy direction of the NOESP 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 conforms to the North Oakville East Secondary Plan, and complies with the Zoning Bylaw regulations applicable to the subject property;
- A full circulation has been undertaken and there are no outstanding financial and planning issues to be resolved, subject to the conditions within Appendix A; and,
- There is no need for a Condominium Agreement as all financial, design, and technical requirements have been addressed through the site plan approval process.

APPENDIX:

Appendix A – Draft Plan of Condominium Conditions

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