



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: October 28, 2024

FROM: Planning and Development Department

DATE: October 15, 2024

SUBJECT: Recommendation Report, Draft Plan of Condominium, 1155 North Service Road West, EL Regency Capital Inc., 24CDM-24001/1522

LOCATION: 1155 North Service Road West

WARD: Ward 4

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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-24001/1522) submitted by EL Regency Capital Inc., and prepared by ERTL-HUNT Surveyors dated October 3, 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 15, 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 EL Regency Capital Inc. for the lands located at 1155 North Service Road West.
- The existing one-storey business employment building contains 16 office/warehouse rental 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 January 26, 2024 by the Biglieri Group on behalf of EL Regency Capital 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 one-storey building that contains various employment uses to allow for the transfer of individual units to the future owners. The applicant proposes internal demising of the existing 16 office/warehouse rental units to create 10 office units and 9 warehouse units for a total of 19 units.

Proposal

The applicant is proposing a standard condominium consisting of 10 office units and 9 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 2.202 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 5 and 6, Registered Plan M-246, and the existing building was constructed in 1994.

Surrounding Land Uses

The land uses surrounding the subject property include natural area (Indian Ridge Trail) and low density residential uses to the north, office employment to the east, the QEW highway and business employment uses to the south, and office employment/warehouse 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.

Halton Region 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 below.

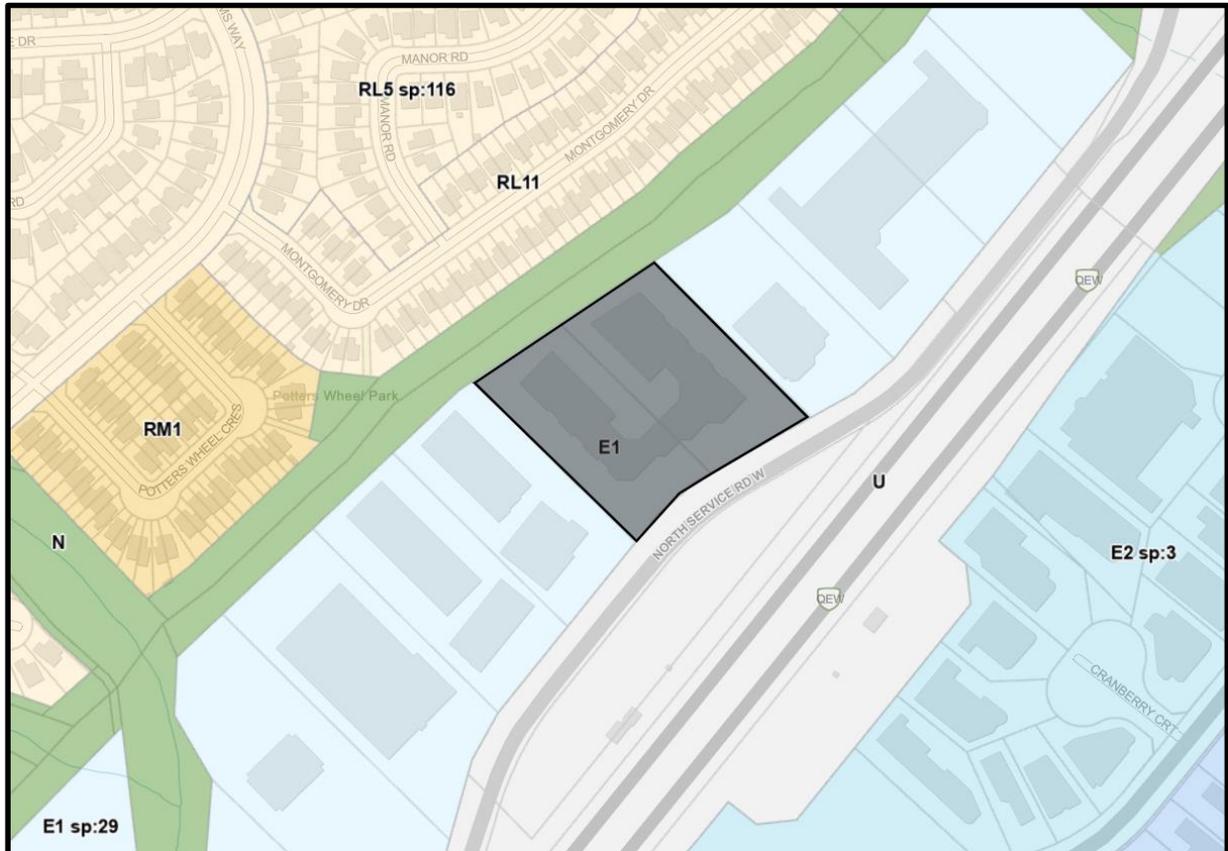


Figure 3 – Excerpt from Oakville Zoning By-law 2014-014

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 one resubmission:

- vehicular parking standards and available supply;
- clarity on the proposed uses of the condominium units;
- stormwater management;
- pedestrian circulation;
- public transit connectivity; 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) CORPORATE STRATEGIC PRIORITIES

This report addresses the corporate strategic goal(s) to:

- To be a vibrant and liveable community for all.

(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 conforms to 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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