



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: November 25, 2024

FROM: Planning and Development Department

DATE: November 19, 2024

SUBJECT: Recommendation Report, Draft Plan of Condominium, Caivan Communities (Bronte) Limited – 2501 Saw Whet Boulevard, File No.: 24CDM-24007/1530

LOCATION: 2501 Saw Whet Boulevard

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-24007/1530) submitted by Caivan Communities (Bronte) Limited, and prepared by R-PE Surveying Ltd., dated June 20, 2024, subject to the conditions contained in Appendix 'A' of the Planning Services report dated November 19, 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 Caivan Communities (Bronte) Limited, for the lands located at 2501 Saw Whet Boulevard.
- The six-storey residential condominium includes 333 residential units and two levels of underground parking.
- Condominium tenure would allow for the transfer of individual units to the future owners.
- The development received site plan approval (SP.1530.015.01) on October 6, 2022.
- Minor variance application (CAV A/083/2024) was approved on May 29, 2024, to permit a reduced visitor parking ratio.
- There were no concerns raised with the draft plan of condominium application from internal departments or external agencies.

- Staff recommends approval of the standard draft plan of condominium application, 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 development received site plan approval (SP.1530.015.01) for a six-storey 333-unit residential apartment on October 6, 2022, and a minor variance application (CAV A/083/2024) was approved on May 29, 2024, to permit a reduced visitor parking ratio. The draft plan of condominium application was submitted by Caivan Communities (Bronte) Limited, and deemed a complete application on October 9, 2024. The intent of the draft plan of condominium is to establish condominium tenure for the 333-unit residential apartment. The details of the management and maintenance clauses are found in the draft declaration, submitted with the application.

Proposal

The applicant is proposing a standard condominium for the six-storey 333-unit residential apartment building that includes two levels of underground parking. Please see excerpts of the Draft Plan of Condominium on **Figures 1-6** below.

Submission materials are posted on the town's website at [Caivan Communities \(Bronte\) Limited - 2501 Saw Whet Blvd. - 24CDM-24007/1530](#).

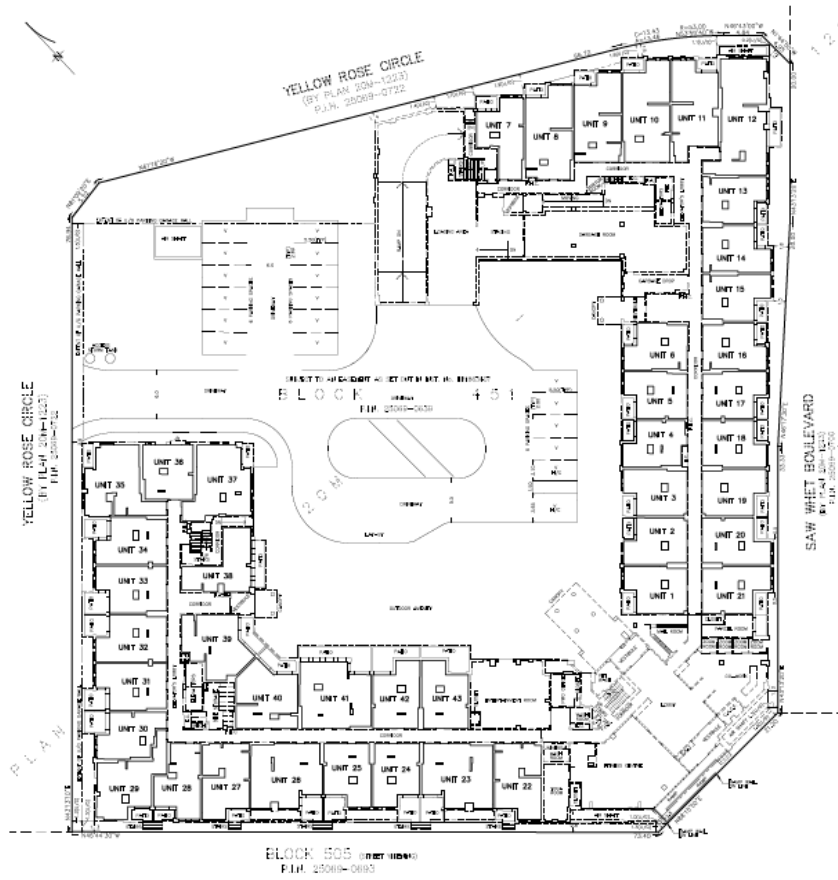


Figure 1: Draft Plan of Condominium Ground Floor

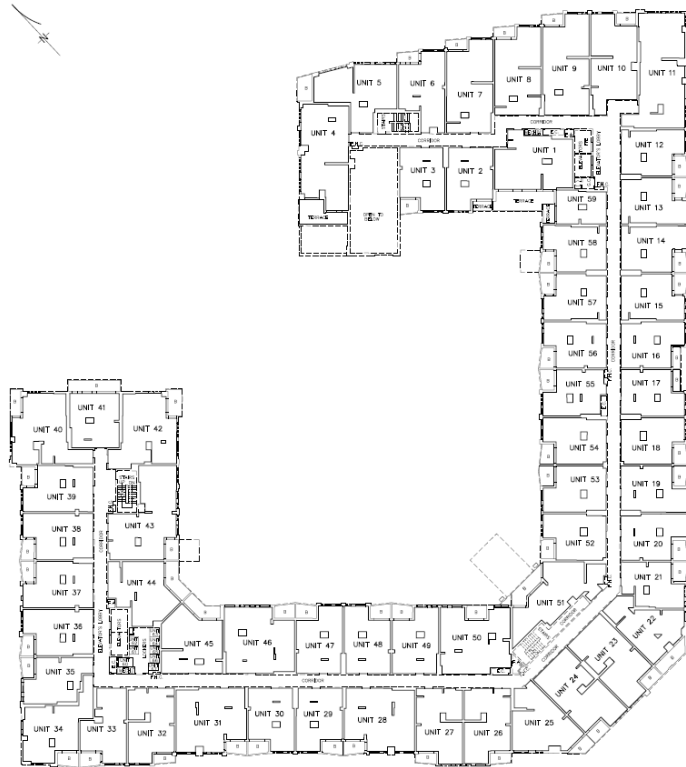


Figure 2: Draft Plan of Condominium Floor 2

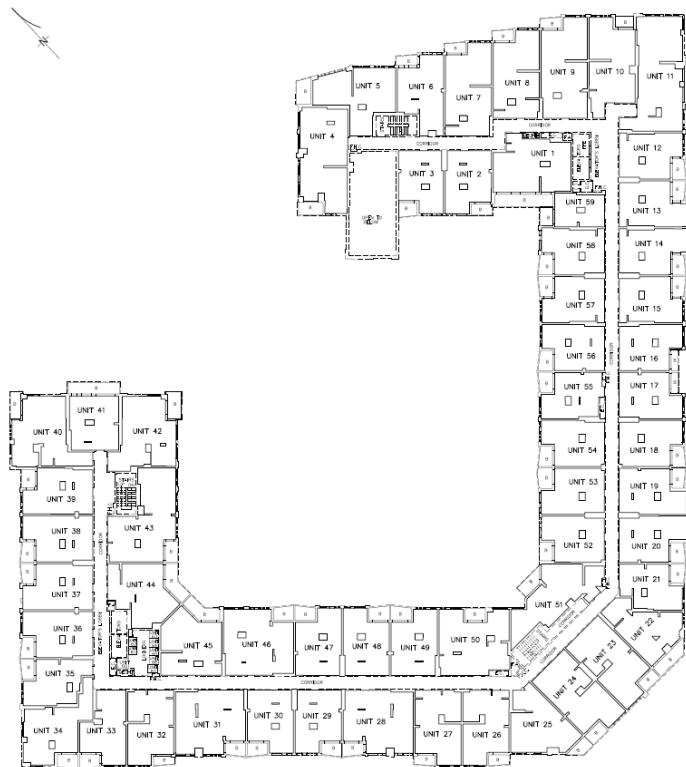


Figure 3: Draft Plan of Condominium Floor 3

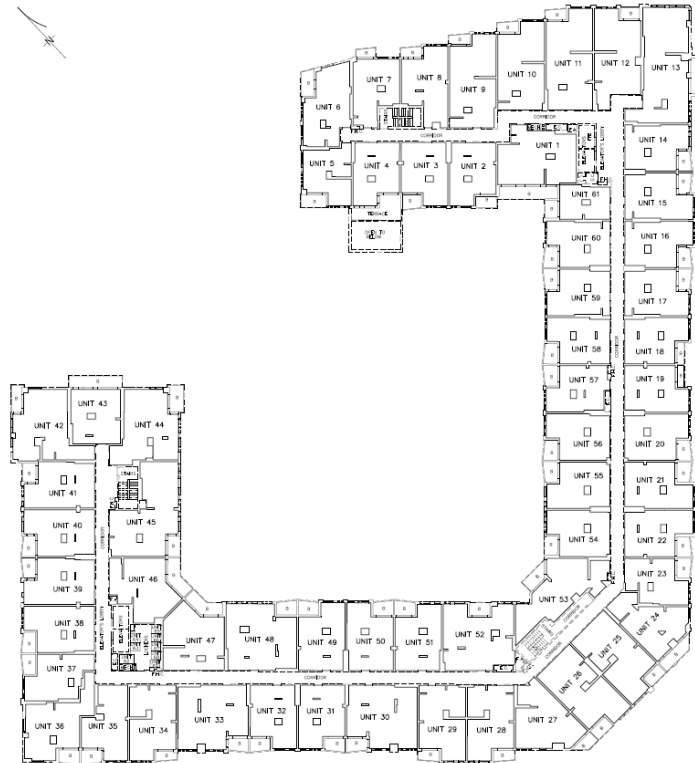


Figure 4: Draft Plan of Condominium Floor 4

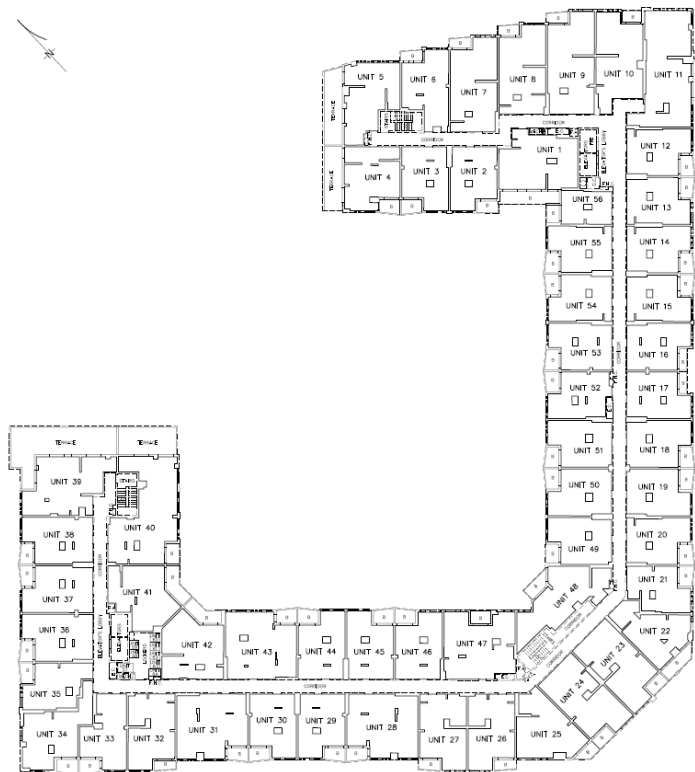


Figure 5: Draft Plan of Condominium Floor 5

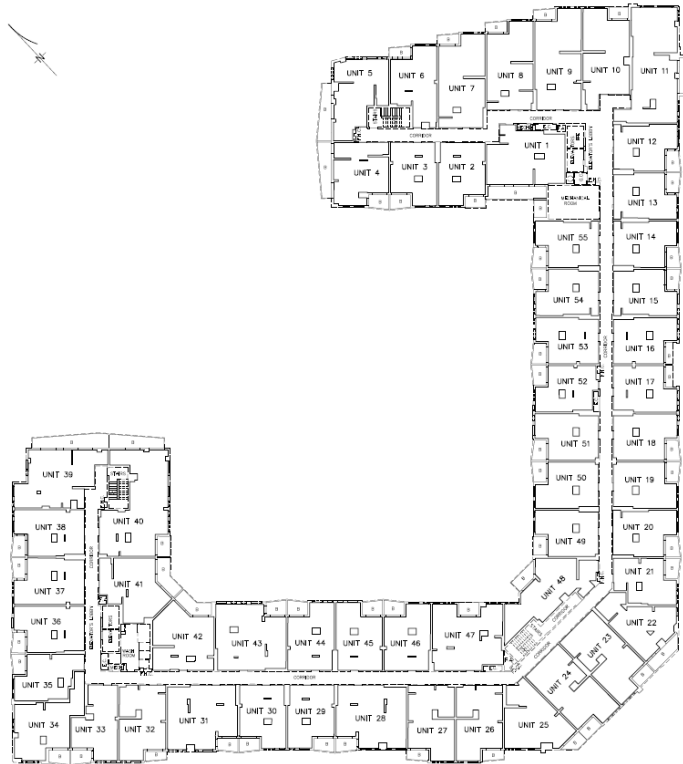


Figure 6: Draft Plan of Condominium Floor 6

Location & Site Description

The subject lands are approximately 0.29 hectares in area, located on the north side of Saw Whet Boulevard, east side of Bronte Road, and bounded by Yellow Rose Circle along both the north and east property lines. Construction of the residential building is near completion.



Figure 7: Aerial Image

Surrounding Land Uses

The lands surrounding the subject property are comprised of residential uses. Directly north and east of the subject lands contain three-storey townhouse units, and single detached dwellings. The property directly south of the subject lands at 2500 Saw Whet Boulevard has been approved for a six storey 356-unit residential building, and west of the subject property (1326 Bronte Road) has been approved for a six-storey residential building.

PLANNING POLICY & ANALYSIS:

Halton Region Official Plan (Implemented by the Town)

Due to recent Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan. It is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities was prepared that identified the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region now only has an interest in supporting our local municipal partners by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;

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- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
 - Waste Collection;
 - Affordable and Assisted Housing;
 - Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
 - Other Regional services that have a land component.

The Regional Official Plan provides goals, objectives and policies to direct physical development and change in Halton. The proposed development is located on lands that are designated as 'Urban Area' and is located within the built boundary of the Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities that afford maximum choices for residence, work, and leisure.

The application conforms to the Region of Halton Official Plan (now implemented by the Town of Oakville).

Regional staff offer no objection to the proposed Draft Plan of Condominium approval.

Livable Oakville Plan

The subject lands are designated 'High Density Residential'. As part of the site plan application, conformity with Livable Oakville was confirmed. The intent of the subject draft plan of condominium is to establish tenure for the 333-unit residential use apartment building.

On this basis, the proposal conforms to Livable Oakville.

Zoning By-law 2014-014

The subject lands are zoned Residential Medium (RM4) subject to Special Provision 376, as shown in **Figure 8** below. A minor variance (CAV A/083/2024) was approved on May 29, 2024, to permit a reduced visitor parking ratio.



Figure 8: Zoning By-law Extract

Compliance with the Zoning By-law was reviewed as part of both the site plan and minor variance applications. As a standard Condition of Approval in Appendix A, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law, prior to registration.

Site Plan Application

The subject property was subject to site plan control and received final site plan approval on October 6, 2022. Through the site plan control process, among others, the following matters were addressed:

- Site layout;
- Elevations;
- Pedestrian circulation;
- Landscaping, canopy coverage, and urban design;
- Site servicing;
- Grading and stormwater management;
- Conformity with the Livable Oakville Plan; and,
- Compliance with the Zoning By-law 2014-014.

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.

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.

CONCLUSION:

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

Staff is satisfied that this draft plan of condominium 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 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 that cannot otherwise be resolved, through the conditions found within Appendix 'A'.

CONSIDERATIONS:

(A) PUBLIC

Public input opportunities were provided through a previous site plan approval process. No public comments were received with respect to this application.

(B) FINANCIAL

A condition has been included in Appendix A which will ensure that the property taxes are paid and up-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 Council's strategic priorities of Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(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

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Submitted by:
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