



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 11, 2017

FROM: Planning Services Department

DATE: August 21, 2017

SUBJECT: Recommendation Report, Draft Plan of Condominium, New Horizon Development Group (MINT) Inc., File No. 24CDM 17004/1431

LOCATION: 2478, 2486 and 2490 Old Bronte Road

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 Standard Condominium (24CDM-17004/1431) submitted by New Horizon Development Group (Mint), Inc., prepared by A.T. McLaren Ltd., dated February 14, 2017, subject to the conditions contained in Appendix D of the report dated August 21, 2017, from the Planning Services department.

KEY FACTS:

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

- The subject lands are located between Bronte Road and Old Bronte Road, south of Dundas Street West.
- The applicant seeks draft plan approval for a standard condominium consisting of 400 residential units, 11 commercial units (including heritage building), 565 parking spaces, 401 locker units, landscaping, internal roadway and sidewalks.
- Final site plan approval (S.P.1431.016/02) was granted on May 7, 2015.
- The intent of the Draft Plan of Condominium is to establish condominium tenure for the development to allow for the transfer of individual units to the future owners.
- No circulated internal department or external agencies raised concerns with the application.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed standard condominium consisting of 400

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residential units, 11 commercial units (including heritage building), 565 parking spaces, 401 locker units, landscaping, internal roadway and sidewalks.

A draft plan of condominium application was submitted on May 3, 2017 by New Horizon Development Group (Mint) Inc. The application was deemed complete on June 1, 2017.

Proposal

The applicant proposes a standard condominium consisting of 400 residential units, 11 commercial units (including heritage building), 565 parking spaces, 401 locker units, landscaping, internal roadway and sidewalks.

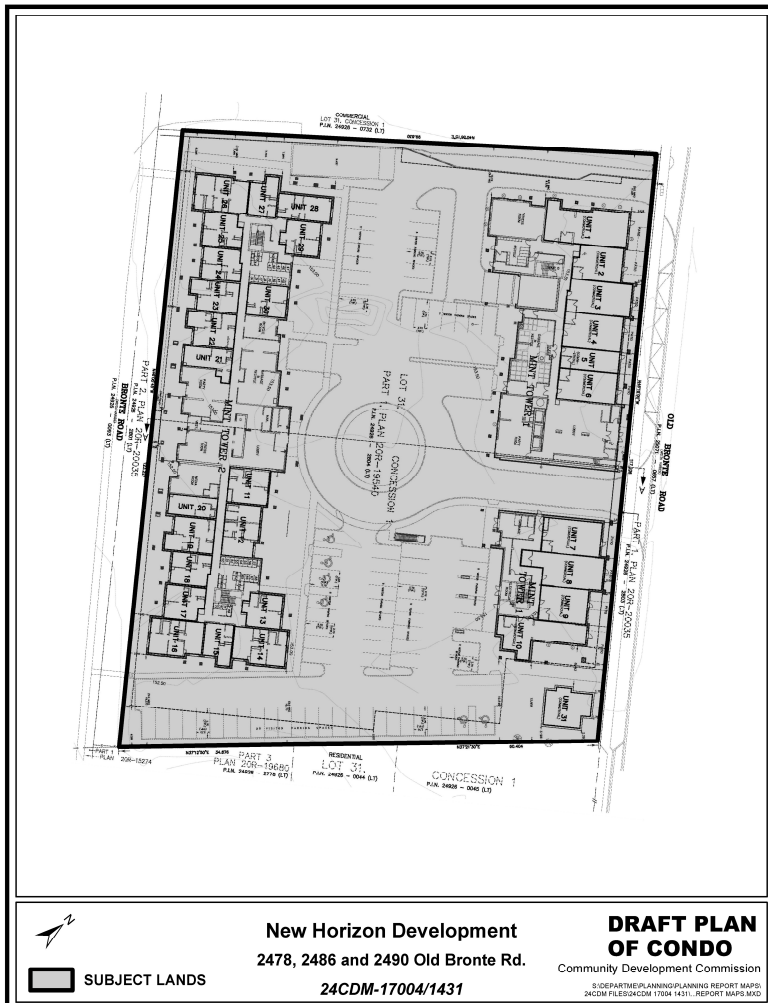


Figure 1: Draft Plan

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The heritage building, located along the Old Bronte Road frontage, would be included as part of the proposed standard condominium. Site access for the overall development is from Old Bronte Road. As part of the approved site plan, the developer will be constructing streetscape improvements along the Old Bronte Road frontage of the site in accordance with the approved streetscape plan. All 11 of the commercial units front Old Bronte Road.

Location

The subject lands are located at 2478, 2486 and 2490 Old Bronte Road, are generally bound by Old Bronte Road, Bronte Road and Dundas Street West, and are generally rectangular in shape.



Figure 2: Air Photo

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Surrounding Land Uses

The surrounding land uses are as follows:

North: Commercial plaza

East: Medical office, retail and residential

South: Residential, Halton EMS, future fire station no. 8

West: Bronte Road, then residential

POLICY FRAMEWORK

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011 and is currently undergoing a 5 year official plan review to ensure the policies are consistent with the latest Provincial and Regional policies, support the town's strategic goals, and reflect the vision and needs of the community.

The subject lands are designated as Urban Centre on Schedule N – Palermo Village Land Use of the Livable Oakville Plan (Appendix B).

The development conforms to the Livable Oakville Plan.

Zoning By-law

The subject lands are zoned MU3 SP: 346 by Zoning By-law 2014-014 (Appendix C). On March 17th, 2014 Council approved a zoning by-law amendment to permit the proposed development. Minor variance CAV A/181/2014 was approved on October 28th, 2014 by the Committee of Adjustment to allow for minor changes to parking requirements, building setbacks, building height, balcony projections, and landscape strip width. The development complies with the Zoning By-law, as varied.

PLANNING ANALYSIS:

The development has been subject to a detailed development planning process, with public participation, where conformity with the Livable Oakville Plan policies were provided, zoning performance standards to implement the aforementioned policies enacted, and more detailed site plan technical matters fully addressed. Accordingly, the proposed plan of condominium is related to tenure of the building now under construction and will allow for legal creation of the individual units and transfer of the deeds to the respective purchasers.

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More specifically, the following matters have been addressed:

- Built form and site layout;
- Landscaping and urban design;
- Grading and stormwater management;
- Site servicing;
- Conformity with Livable Oakville and compliance with the Zoning By-law;
- Financial obligations;
- Streetscape improvements; and,
- Restoration of heritage building.

In May 2014, the Heritage Oakville Advisory Committee recommended the preservation of the historic residence on the property and removal of the historic barn and Council subsequently authorized a Heritage Easement Agreement on July 7, 2014 related to the relocation and restoration of the historic residence. The owner has committed to the long-term preservation of the heritage residence through their conservation plan and agreed to designate the residence under Part IV, Section 29 of the Ontario Heritage Act. The Heritage Easement Agreement was registered on August 18, 2014.

The historic residence was moved off its original foundation to a temporary location on an adjacent property on September 19, 2014. It was relocated to its new foundation on February 23, 2017 and work has begun on the restoration. The Heritage Easement Agreement requires that the restoration of the exterior of the historic residence be completed within 10 months of its final relocation, which is December 23, 2017. As a condition of approval in Appendix D, the exterior restoration is required to be complete prior to registration of the condominium.

As the property is now on its new foundation, heritage planning staff will also be working to issue a Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act for the residence.

In addition, as a requirement of site plan approval S.P.1431.016/02, the owner will be constructing streetscape improvements along the Old Bronte Road frontage including layby parking, street trees, light standards, benches, pavers and garbage receptacles.

The draft plan of condominium application was circulated to internal departments and external agencies for comments and subject to the conditions in Appendix D, 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.

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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 D, 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 Livable Oakville Official Plan and complies with the Zoning By-law;
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved;
- 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 the conditions of site plan approval.
- The application for a standard condominium is related to tenure of the approved development, is necessary to provide shared ownership and maintenance of the internal site service and amenity elements, and is appropriate for the orderly development of the lands.

Staff recommends approval of the draft plan of condominium as the proposal is consistent with the Livable Oakville Plan, represents good planning and is in the public interest.

CONSIDERATIONS:

(A) PUBLIC

Public participation related to the development of this land occurred through previous planning processes detailed herein.

(B) FINANCIAL

The towers are currently under construction and requirements specific to it such as the payment of development charges and cash-in-lieu of parkland have been satisfied. The site plan agreement details the required on-site and off-site works which are secured by letter of credit held on file.

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(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 'D'.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The proposal complies with the sustainability objectives of Livable Oakville.

APPENDICES:

- A – Air Photo
- B - Official Plan extract
- C - Zoning By-law extract
- D - Draft Plan of Condominium Conditions

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