



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 9, 2020

FROM: Planning Services Department

DATE: February 26, 2020

SUBJECT: Recommendation Report, Draft Plan of Standard Condominium, 333 and 339 Sheddon Avenue, JRB – 331 Sheddon Holdings Inc., 24CDM-19009/1613

LOCATION: 333 and 339 Sheddon Avenue

WARD: 3

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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-19009/1613) submitted by JRB – 331 Sheddon Holdings Inc., and prepared by Cunningham McConnell Limited dated February 10, 2020, subject to the conditions contained in Appendix 'A'.

KEY FACTS:

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

- A standard draft plan of condominium application has been submitted to create a condominium consisting of 20 apartment units with underground parking.
- Condominium tenure would allow for the transfer of individual units to the future owners.
- The development received site plan approval (SP.1613.034/01) on June 8, 2017, and is currently under construction.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommend that the Director of Planning give approval to the draft plan of 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 standard draft plan of condominium application consisting of two three-storey apartment buildings containing 20 units with underground parking. Upon registration of the condominium, the condominium corporation will be created and will be responsible for the management of the development.

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A Zoning By-law Amendment (Z.1612.12) application and Official Plan Amendment (OPA.1612.12) application was approved in 2012 to facilitate the development. A Site Plan application (SP.1613.034/01) was submitted on February 6, 2017, and the applicant received final Site Plan approval on June 8, 2017. The buildings are currently under construction.

The Draft Plan of Condominium application was submitted on November 11, 2019 by Glen Schnarr & Associates Inc. Draft plan approval and registration of the plan will allow for the formal transfer of the individual units to the purchasers.

Proposal

The applicant is proposing a standard condominium consisting of two three-storey buildings containing 20 apartment units with 44 underground residential parking spaces and 8 visitor parking spaces as shown on Figure 1.

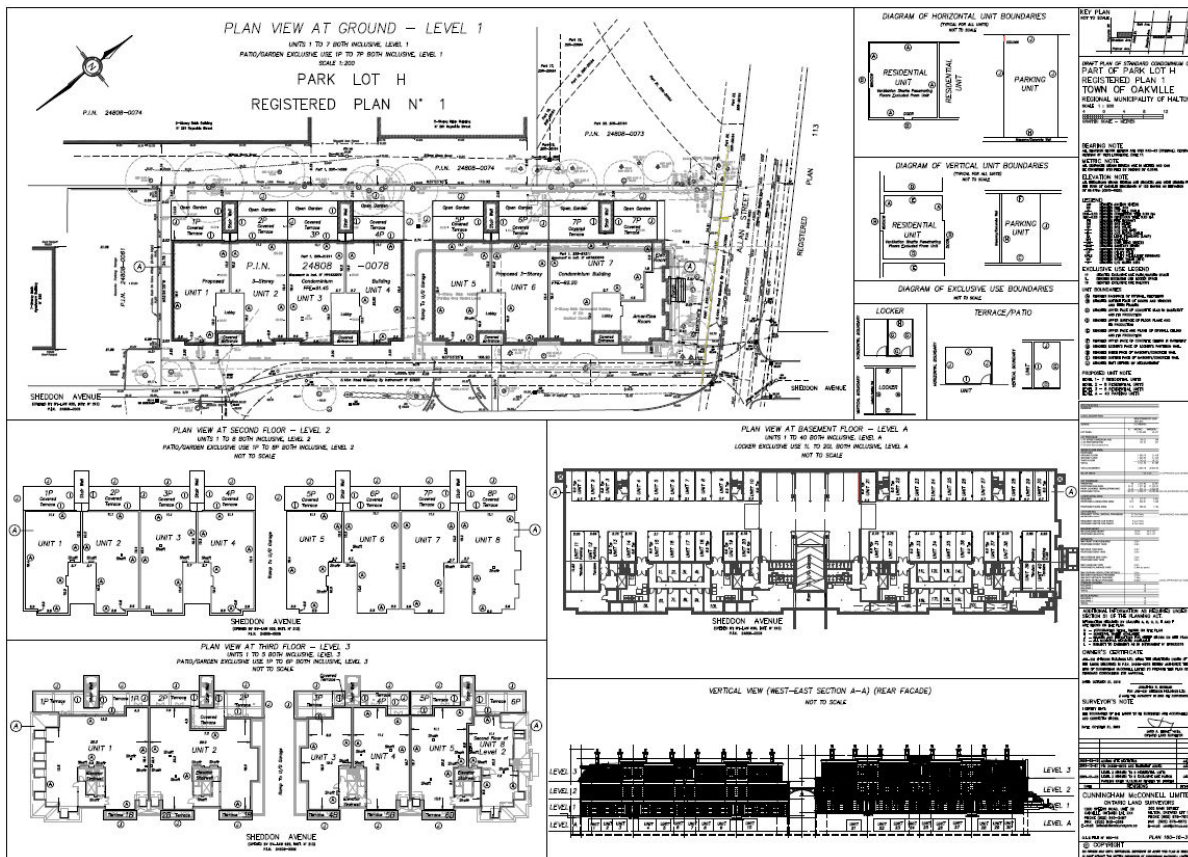


Figure 1: Draft Plan of Condominium

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Location and Site Description

The subject property is approximately 0.38 hectares in size and is located on the north side of Sheddon Avenue, west side of Allan Street and east of Reynolds Street (Figure 2). The surrounding land uses are predominately residential, with the former Oakville Trafalgar hospital site to the north.

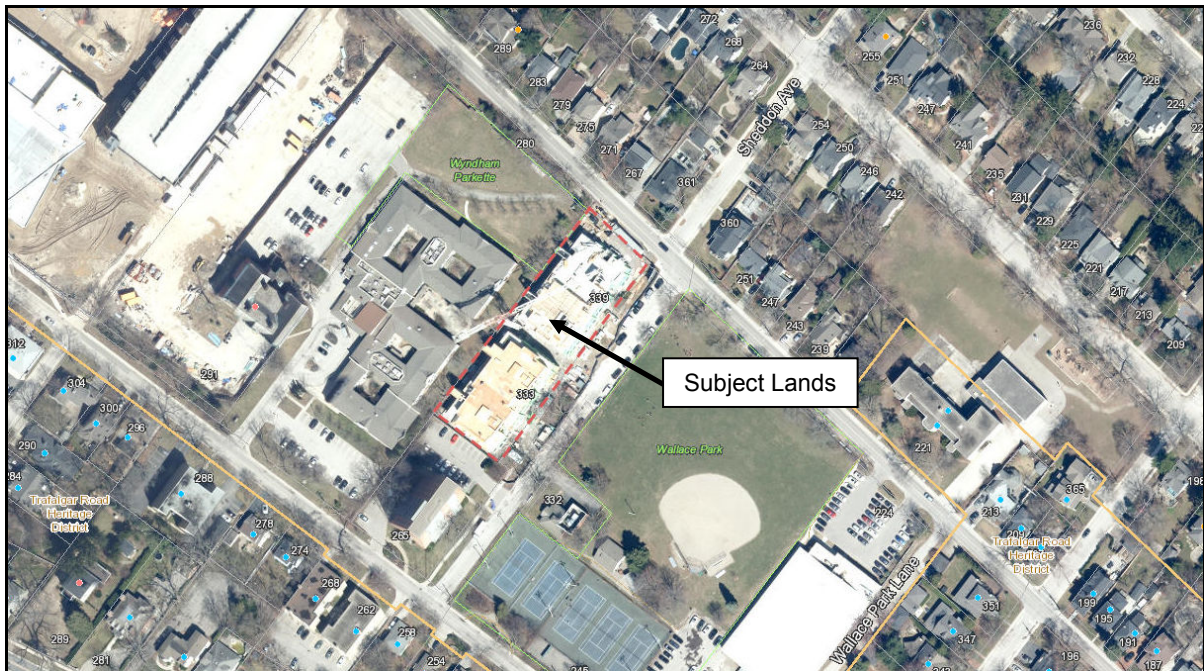


Figure 2: Air Photo Map Excerpt

POLICY FRAMEWORK:

2014 Provincial Policy Statement

The Provincial Policy Statement (2014), 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. The proposed draft plan of condominium application implements the approved development, but otherwise only deals with property tenure.

2019 Growth Plan for the Greater Golden Horseshoe

The 2019 Growth Plan for the Greater Golden Horseshoe, the ‘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. Draft Plan of Condominium applications deal with property tenure of otherwise previously

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approved developments. The proposed draft plan of condominium conforms to the Growth Plan

Region of Halton Official Plan

The subject lands are designated as 'Urban Area' in the 2009 Regional Official Plan. The Region of Halton has no objection as the proposed draft plan conforms to the Regional Official Plan.

Livable Oakville Plan

The subject lands are designated as 'Medium Density', as identified Schedule G of the Livable Oakville Plan. The development conforms to the applicable policies of the Official Plan.

Zoning By-law 2014-014

The subject lands are zoned Residential Medium Special Provision 83 (RM4 sp: 83) as shown on Figure 3. The proposed draft plan complies with the Zoning By-law and CAV A/034/2017, subject to the attached conditions.

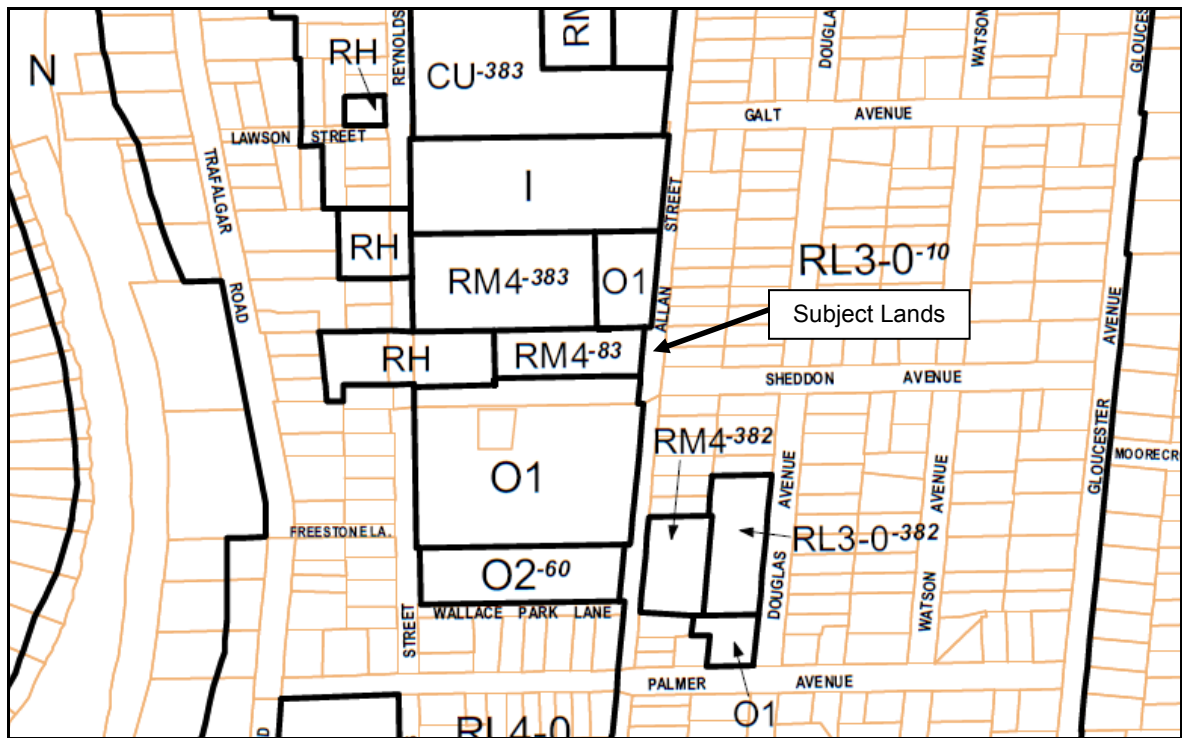


Figure 3: Zoning By-law Map Excerpt

PLANNING ANALYSIS:

The proposal was the subject of a detailed site plan process which dealt with a number of technical issues, including:

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- Built form and site layout;
- Landscaping and urban design;
- Grading and stormwater management;
- Site servicing;
- Vehicle movements;
- 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. Required on-site and off-site works are secured by a Letter of Credit collected through site plan approval. The Draft Plan of Condominium application was circulated to internal departments and external agencies for comments, and subject to the conditions in Appendix A, no issues were raised. Accordingly, the proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*.

CONCLUSION:

Staff is satisfied that the application conforms to the overall policy direction of the Oakville Official 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 PPS, conforms to the Growth Plan, conforms to the Oakville Official Plan, and complies with the Zoning By-law regulations applicable to the subject lands;
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved, subject to the conditions of Appendix A;
- 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 conditions of site plan approval;
- Building permits have been issued in accordance with the Zoning By-law and approved site plan;
- There is no need for a condominium agreement as all financial, design, and technical requirements have been addressed through the site plan approval process.

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.

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CONSIDERATIONS:

(A) PUBLIC

Written public comments were received with respect to this application.

(B) FINANCIAL

The development is currently under construction and requirements specific to it such as the payment of development charges related to the shell construction and parkland requirements have been satisfied. Site plan agreement #1613.034/01 details the required on-site and off-site works which are secured by Letter of Credit, held on file. 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 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. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 and where there are opportunities to reduce the development footprint of the proposal and the future residents.

APPENDICES:

Appendix A – Conditions

Prepared by:

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Recommended by:

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Submitted by:

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