



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 6, 2017

FROM: Planning Services Department

DATE: October 16, 2017

SUBJECT: Recommendation Report - Draft Plan of Condominium
Randall Rose Homes Corp. - 300 Randall Street
File No.: 24CDM-17006/1613

LOCATION: 300 Randall Street

WARD: 3

Page 1

RECOMMENDATION:

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-17006/1613) submitted by Randall Rose Homes Corp., prepared by Rady-Pentek & Edward Surveying Ltd., dated January 20, 2017, subject to the conditions contained in Appendix 'A' of the report dated October 16, 2017, from the Planning Services department.

KEY FACTS:

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

- A Draft Plan of Condominium application has been submitted to establish condominium tenure for a four-storey, 36 unit residential apartment development which is currently under construction. The common element portion of the condominium plan would include the driveways and drive aisles, visitor and residential parking, garbage and recycling areas.
- The grade related commercial units will not form part of the condominium and will remain in the ownership of the applicant.
- The development has been the subject of an Official Plan and Zoning By-law Amendment applications. Final approval was granted by the Ontario Municipal Board in April 2011. The development received final site plan approval (S.P. 1613.096/01) in December 2013.
- No circulated internal department 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'

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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 consisting of a four-storey, 36 unit residential apartment development including the driveways and drive aisles, resident parking (80 spaces), visitor parking (9 spaces), lockers, and garbage and recycling areas associated with this residential development. Upon registration of the condominium, the condominium corporation will be created and will be responsible for the management of the development.

Randall Rose Homes/Melrose Investments submitted an Official Plan and Zoning By-law Amendment applications in June 2009 which were granted final approval by the Ontario Municipal Board in April 2011. The development received final site plan approval (S.P. 1613.096/01) in December 2013, and is currently under construction.

A draft plan of condominium application was submitted on July 21, 2017, Randall Rose Homes Corp. The application was deemed complete on August 16, 2016.

Proposal

The applicant proposes a standard condominium consisting of 36 residential apartment units, common areas, visitor and residential parking, garage and recycling areas (Figure 1).

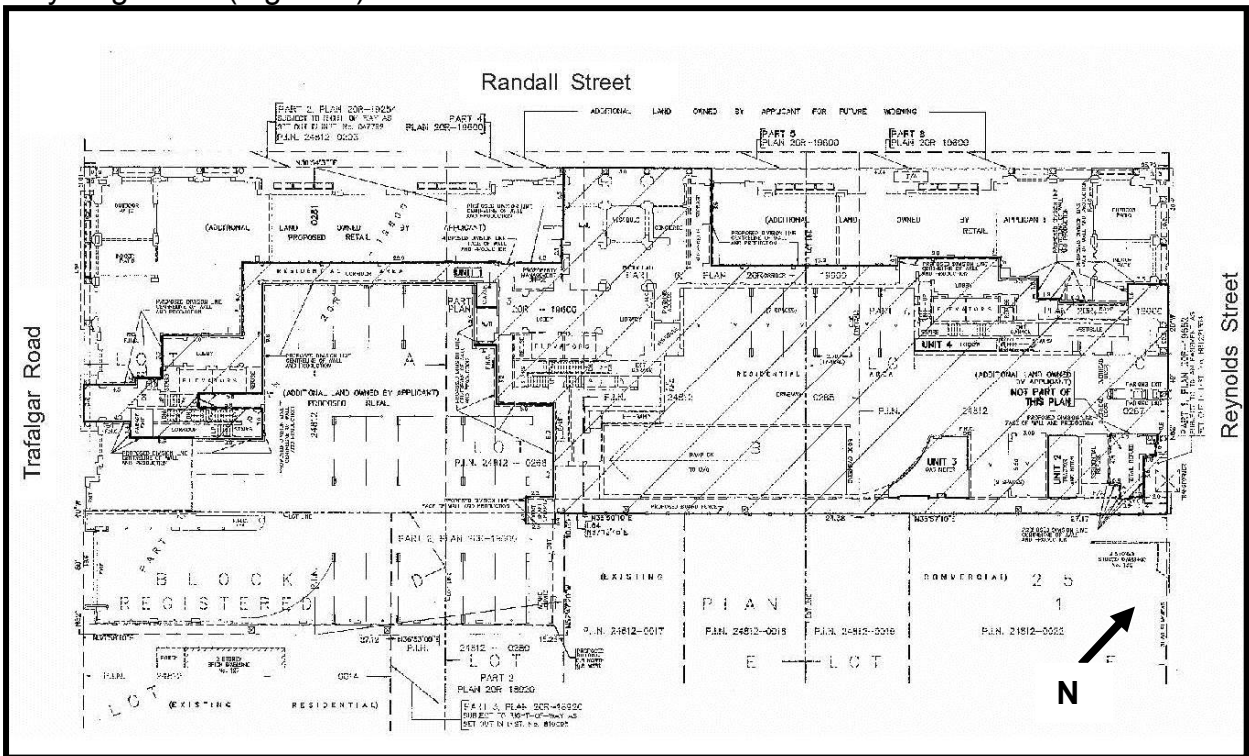


Figure 1: Draft Plan of Condominium (ground level)

From: Planning Services Department
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 Randall Rose Homes Corp. - 300 Randall Street
 File No.: 24CDM-17006/1613

One level of underground is being provided which will accommodate 80 parking spaces, 43 locker units, bike parking, and refuse areas. Nine visitor parking spots associated with the residential condominium development are being provided at grade. A publicly accessible parking garage containing 20 spaces was constructed within the building, however does not form part of the condominium and will remain in the applicant's ownership. As a condition of approval the Town is requiring the applicant to fulfil its obligations with respect to the publicly accessible parking lot within the building.

Draft plan approval and registration of the plan is the last step in the planning process and will allow for the formal transfer of the individual residential units to the purchasers.

Location and Site Description

The subject lands are generally rectangular in shape and are bounded by Trafalgar Road, Randall Street and Reynolds Street and is approximately 0.34 ha in size. The residential component of the development is municipally known as 300 Randall Street (Figure 2).



Figure 2: Location

The building is currently under construction.

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Surrounding Land Uses

The surrounding land uses are as follows:

South: Residential and commercial uses
East: Public parking and commercial uses
West: Residential and commercial uses
North: Residential uses.

POLICY FRAMEWORK

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

The lands are designated "Urban Area" according to the Region's Official Plan. 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 range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

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 *Central Business District* on Schedule Q–
Downtown Oakville Land Use (Figure 3).

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 File No.: 24CDM-17006/1613

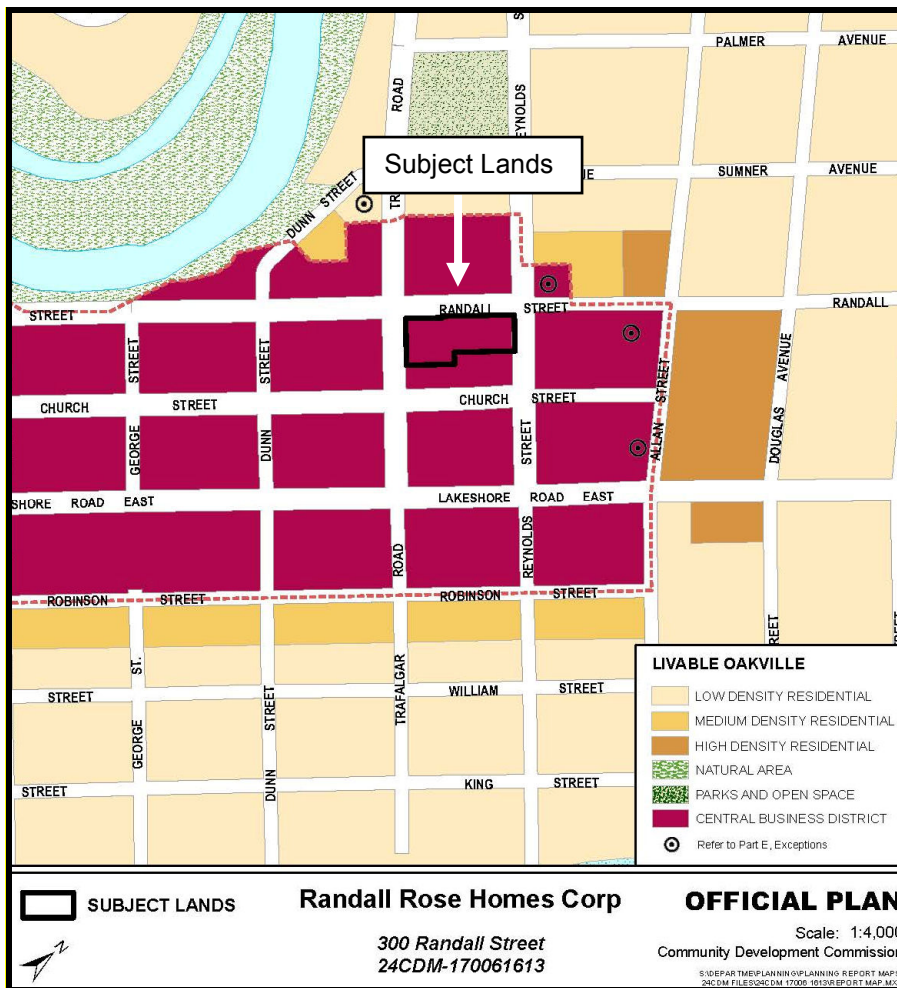


Figure 3: Livable Oakville Extract

The development conforms to the Land use (Central Business District) and policies of the Livable Oakville Plan.

Zoning By-law

By-law 2014-14 zones the subject lands *CBD SP:322 - Central Business District* as shown on Figure 4 below. Apartment dwelling units are permitted.

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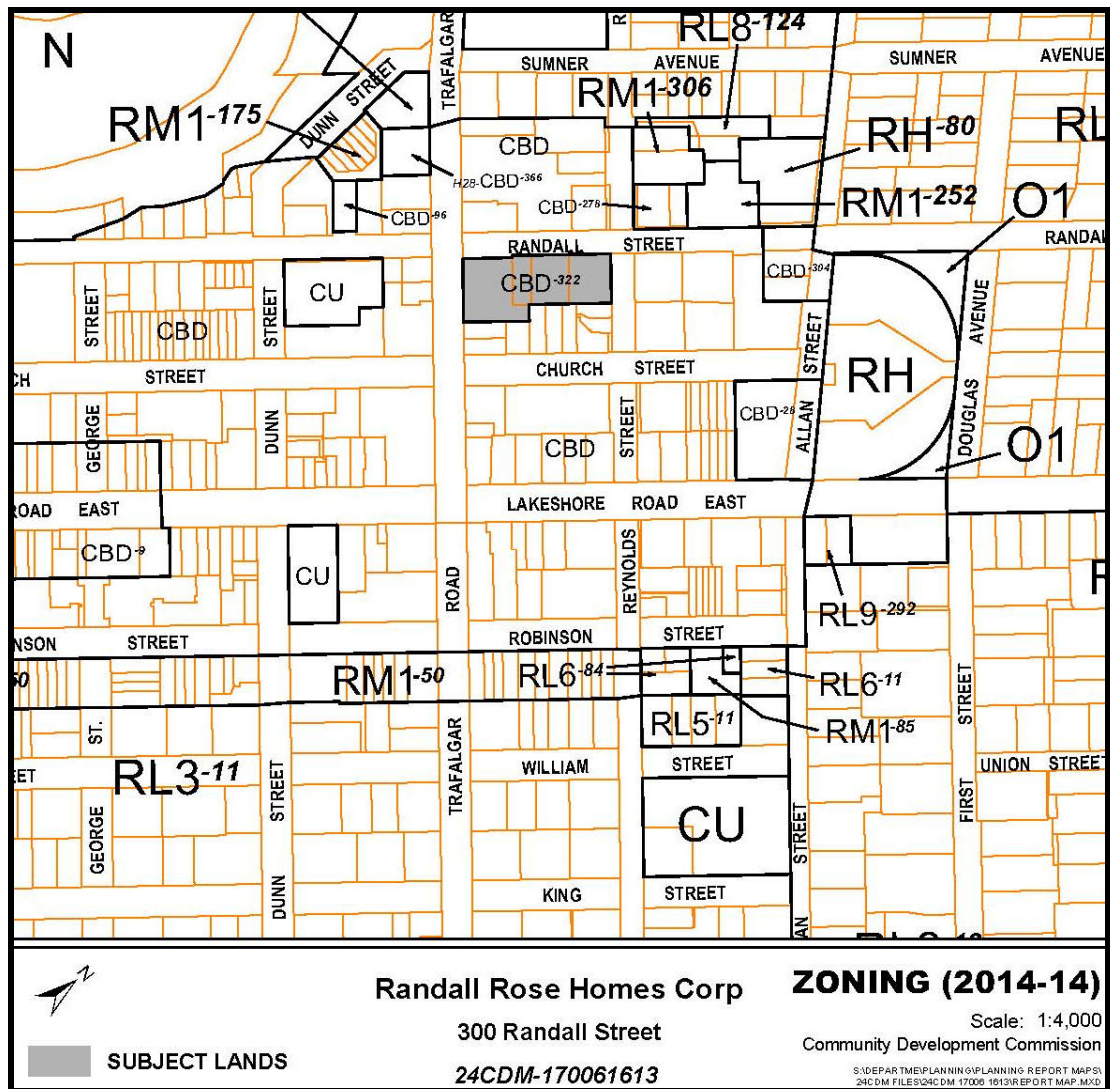


Figure 4: Zoning By-law Extract from By-law 2014-014

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

PLANNING ANALYSIS:

The development has been subject to a detailed development planning process, through the previous Official Plan and Zoning By-law Amendment approvals as well as through the site plan process.

The purpose of the proposed Plan of Condominium is to legally create the individual condominium units to allow for the transfer of the ownership to the respective purchasers. The proposal was the subject of a detailed site plan process.

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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;
- Vehicle movements/access/parking;
- Regional servicing requirements;
- Conformity with Livable Oakville; 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 conditions of 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, there are no outstanding financial, legal or planning issues to be resolved.

The proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act* and consistent with the Livable Oakville Plan.

CONCLUSION

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 Livable Oakville Official Plan and complies with the Zoning By-law regulations applicable to the subject lands;
- 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.
- Building permits have been issued in accordance with the 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

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process and the Town holds sufficient securities to allow for the completion of the required site works.

- 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 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 input has been provided as part of the Official Plan and Zoning Amendments and Site Plan processes. No public comments were received with respect to this condominium application.

(B) FINANCIAL

This development is currently under construction and requirements specific to it such as the payment of Development Charges and cash-in-lieu of Parkland have been paid. Site plan agreement details the required on-site and off-site works and is 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.

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APPENDICES:

Appendix A - Draft Plan of Condominium Conditions

Prepared by:
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Current Planning – East District

Recommended by:
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