

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 4, 2019

FROM: Planning Services Department

DATE: October 3, 2019

SUBJECT: Recommendation Report, Draft Plan of Condominium, 3058, 3062, 3066, 3070, 3074 and 3087 Sixth Line, 2457667 Ontario Inc.; c/o Distrikt, 24CDM-19005/1316

LOCATION: 3058, 3062, 3066, 3070, 3074 and 3087 Sixth Line

WARD: 7

Page 1

RECOMMENDATION:

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-19005/1316) submitted by 2457667 Ontario Inc.; c/o Distrikt, and prepared by KRCMAR, c/o S.N. Ramsamooj dated June 17, 2019, 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 109 townhouse 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.1316.005/01) on April 5, 2018, 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 six three-storey townhouse buildings containing 109 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 Site Plan application (SP.1316.005/01) was submitted on February 6, 2017, and the applicant received final site plan approval on April 5, 2018. The buildings are currently under construction. At the time of site plan approval, the subject lands were reviewed for conformity with the 2017 Growth Plan, and the development was determined to be in conformity with the 2017 Growth Plan. Nothing within the 2019 Growth Plan has changed that would impact the development in terms of conformity with the 2019 Growth Plan.

The Draft Plan of Condominium application was submitted on June 25, 2019 by Korsiak Urban Planning. 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 six three-storey townhouse buildings containing 109 units with underground parking as shown on Figure 1.

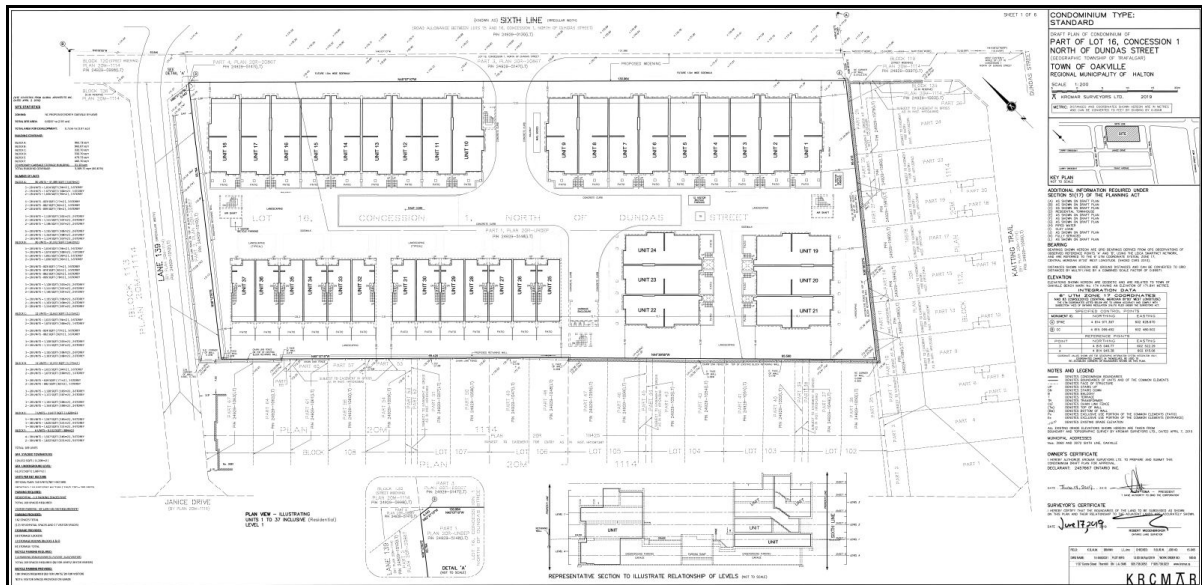


Figure 1: Draft Plan of Condominium

Location and Site Description

The subject property is approximately 0.83 hectares in size and is located on the west side of Sixth Line, north of Kaiting Trail and south of Sixteen Mile Drive (Figure 2). The surrounding land uses are predominately residential, with a natural area – Daniel Way Pond to the east.

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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. All planning decisions must be consistent with the PPS.

Draft Plan of Condominium applications deal with property tenure of otherwise previously approved developments. At the time of site plan approval, the subject lands were reviewed for consistency with the PPS, and the development was determined to be consistent with the PPS.

2019 Growth Plan for the Greater Golden Horseshoe

The 2019 Growth Plan for the Greater Golden Horseshoe, the 'Growth Plan' 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.

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Draft Plan of Condominium applications deal with property tenure of otherwise previously approved developments. At the time of site plan approval, the subject lands were reviewed for conformity with the Growth Plan, and the development was determined to be in conformity with 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 or conditions to the application.

Oakville Official Plan

The subject lands are designated as 'Neighbourhood Centre Area', as identified Appendix 7.3 of the North Oakville East Secondary Plan (NOE2). The development conforms to the applicable policies of the Oakville Official Plan.

Zoning By-law 2009-089

On March 20, 2017, a Zoning By-law Amendment (File No. Z.1316.06) was approved by Council to permit the proposed development.

The subject lands are zoned NC sp:53 – Neighbourhood Centre as shown on Figure 3. The development complies with the Zoning By-law.

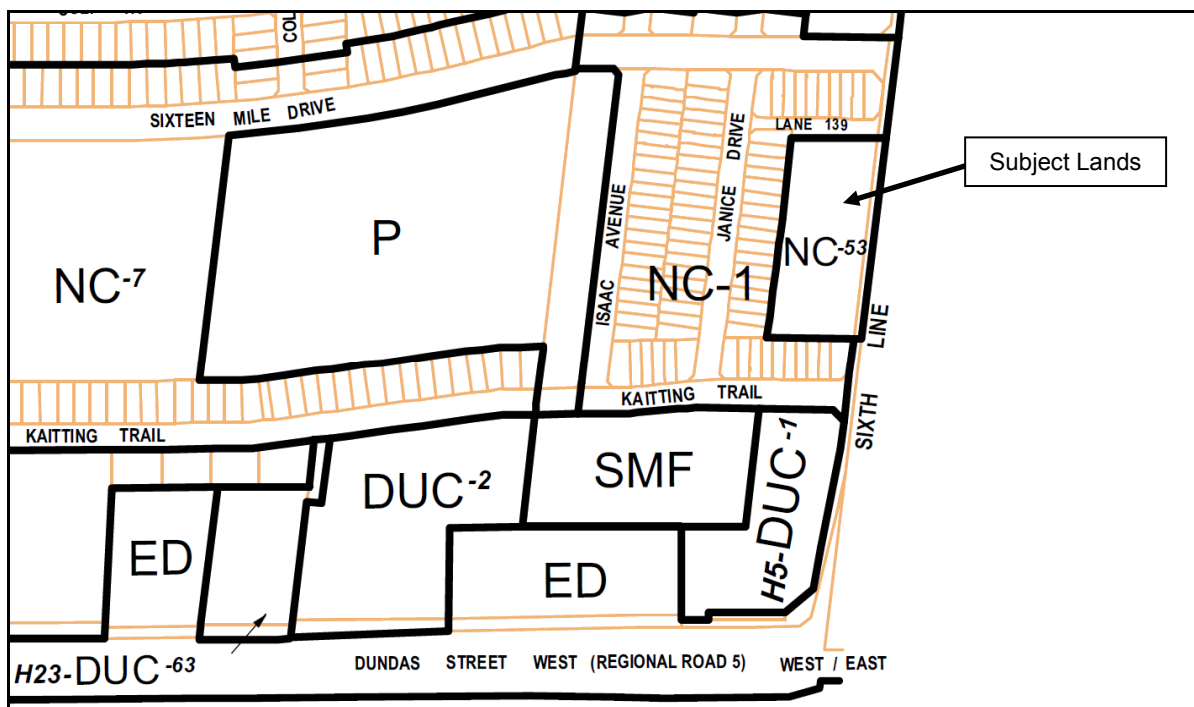


Figure 3: Zoning By-law Map Excerpt

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Page 5

PLANNING ANALYSIS:

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

- Built form and site layout;
- Landscaping and urban design;
- Grading and stormwater management;
- Site servicing;
- Vehicle movements;
- Regional servicing requirements; 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 site plan approval process. Required on-site and off-site works are secured by a Letter of Credit collected through site plan approval. A letter was received from the trustee of North Oakville Community Builders Inc. (the North Oakville landowners group) indicating that the owner of the subject lands is a signatory to both the North Oakville Cost Sharing Agreement and the North Oakville Master Parkland Agreement and that the owner is a party in good standing under both agreements.

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 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 is consistent with the PPS, conforms to the Growth Plan, conforms to the Livable 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,

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and financial obligations were addressed through 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 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.

CONSIDERATIONS:

(A) PUBLIC

No 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 #1316.005/01 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.

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APPENDICES:

Appendix A – Conditions

Prepared by:

Brandon Hassan, B. Urpl

Planner

Current Planning – West District

Recommended by:

Charles McConnell, MCIP, RPP

Manager

Current Planning – East District

Submitted by:

Mark H. Simeoni, MCIP, RPP

Director, Planning Services