

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 2, 2019

FROM: Planning Services Department

DATE: November 20, 2019

SUBJECT: Recommendation Report, Draft Plan of Condominium, 2578
Bristol Circle, Bristol Circle Properties Inc., 24CDM-19008/1402

LOCATION: 2578 Bristol Circle

WARD: 6

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RECOMMENDATION:

That the Director of Planning Services be authorized to grant draft plan approval to the draft plan of condominium (24CDM-19008/1402) submitted by Bristol Circle Properties Inc., and prepared by R-PE Surveying Ltd., dated May 6, 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 twenty two units in a one-storey office building.
- Condominium tenure would allow for the transfer of individual units to the future owners.
- The development received site plan approval (SP 1403.067/01) on August 21, 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 a one-storey office building containing 22 units. 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 1403.067/01) was submitted on November 3, 2017, and the applicant received final site plan approval on August 21, 2018. The building is currently under construction in accordance with the approved site plan.

The draft plan of condominium application was submitted on September 17, 2019 by Bristol Circle Properties 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 a one-storey industrial building containing 22 units as shown on Figure 1.

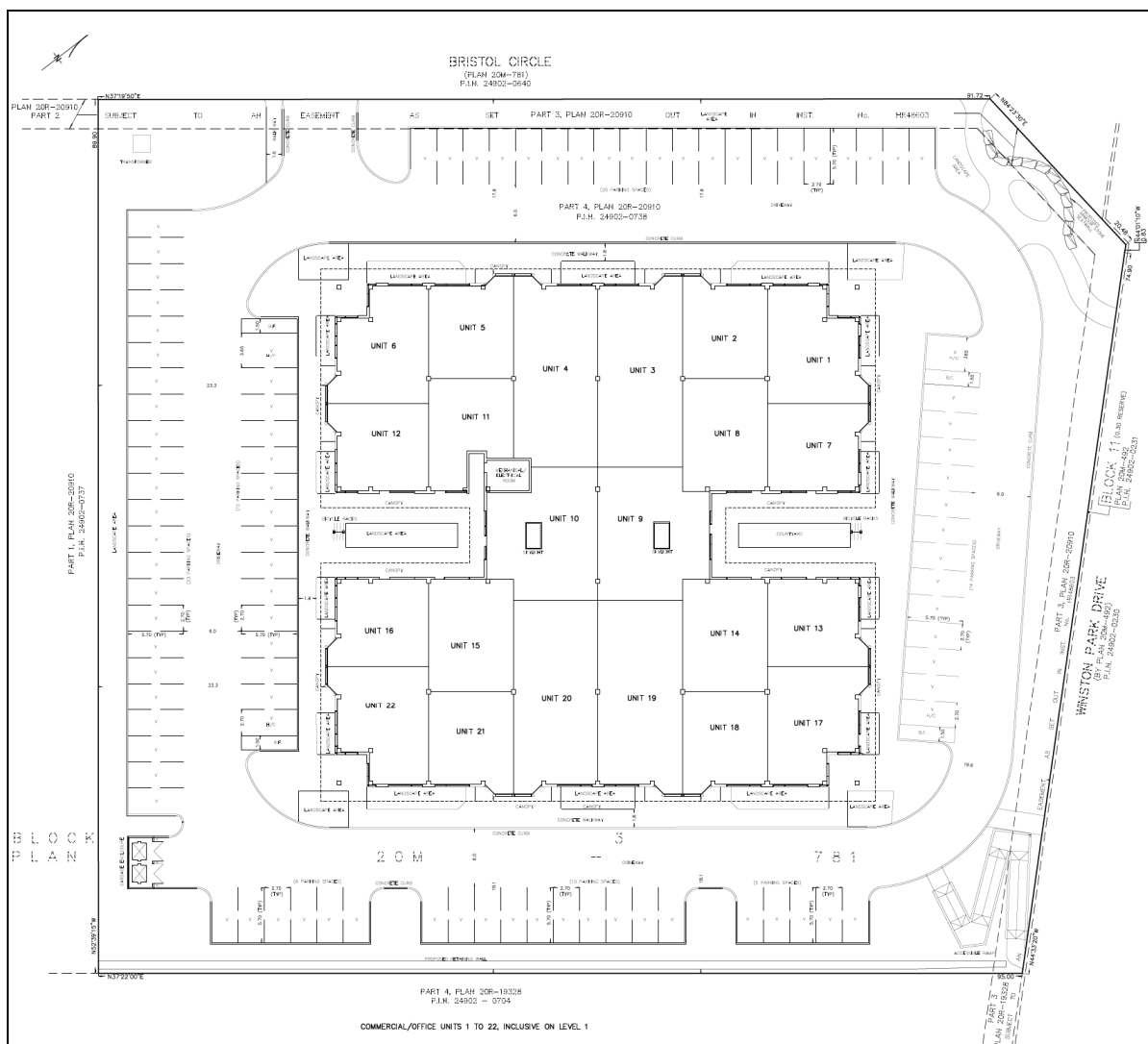


Figure 1: Draft Plan of Condominium

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Location and Site Description

The subject property is approximately 0.9 hectares in size and is located on the southwest corner of Winston Park Drive and Bristol Circle in the employment area just northeast of the Highway 403 and QEW interchange (Figure 2).

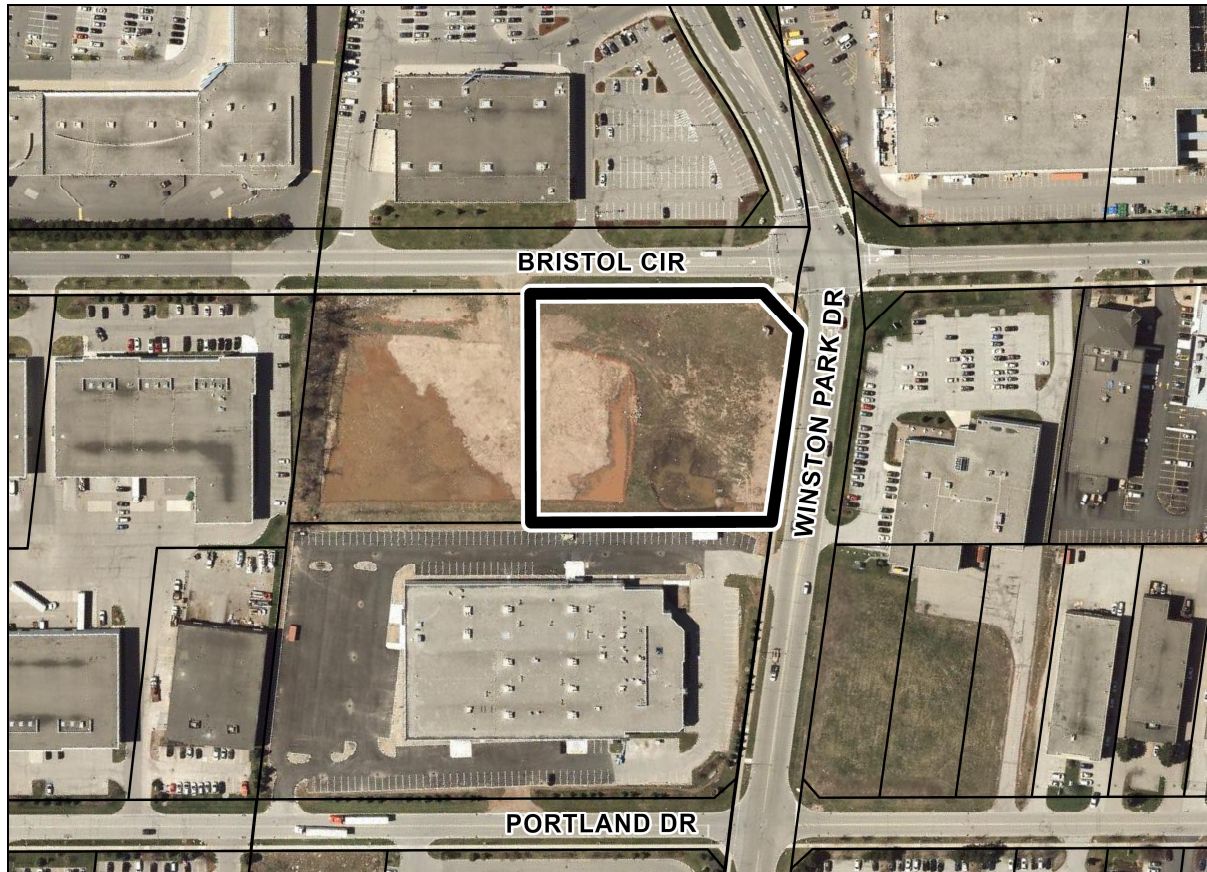


Figure 2: Air Photo Map Excerpt

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.

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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.

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' with an Employment Area overlay in the 2009 Regional Official Plan. The Region of Halton has no objection or conditions to the application.

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10, 2011. It conforms to the Growth Plan and the Region of Halton's Official Plan, and is consistent with the Provincial Policy Statement.

The subject lands are designated as 'Business Employment', as identified on Schedule J - East Land Use. The development conforms to the applicable policies of the Livable Oakville Plan.

Zoning By-law 2014-014

Oakville's 2014-014 Zoning By-law was passed by Council on February 25, 2014 and partially deemed in force by the Ontario Municipal Board on February 23, 2015.

The subject lands are zoned E3 sp:43 – Industrial. The development complies with the Zoning By-law.

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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;
- Vehicular 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. Further regional development charges may be applicable to any subsequent tenant fit out for a purpose other than non-retail development.

Parkland requirements were satisfied through the severance B11/13 (1403) and 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 no further requirements have been identified.

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 further outstanding financial or planning issues to be resolved;

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- 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 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

Development charges (DC's) related to the shell construction have been satisfied. Further Regional DC's may be applicable to any subsequent tenant fit out for a purpose other than non-retail development.

Parkland requirements were satisfied through the severance B11/13 (1403) and required on-site and off-site works are secured by a Letter of Credit collected through site plan approval.

(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'.

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(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:

Appendix A – Conditions

Appendix B – Maps of 24CDM-19008/1402

Prepared by:
Kelly Livingstone
Planner, Current Planning
East District

Recommended by:
Heinz Hecht, MCIP, RPP
Manager, Current Planning
East District

Submitted by:
Mark H. Simeoni, MCIP, RPP
Director, Planning Services