



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Tharushe Jayaveer, Planner – Policy/Development

DATE: February 11, 2022

REPORT NO.: PD-2022-0009

SUBJECT: Proposed Draft Plan of Condominium for 16 townhouse units at 284 Queen Street East (Acton)

RECOMMENDATION:

THAT Report No. PD-2022-0009 dated February 11, 2022, regarding the “Proposed Draft Plan of Condominium for 16 townhouse units at 284 Queen Street East (Acton)” be received;

AND FURTHER THAT the Commissioner of Planning & Development be authorized to grant draft approval and final approval of the Draft Plan of Condominium for 284 Queen Street East, as generally shown on SCHEDULE 2 and subject to the conditions generally set out in SCHEDULE 3 of this report.

KEY POINTS:

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

- In July 2019 Council approved Official Plan and Zoning By-law Amendments to permit a 16-unit, 1.5 storey townhouse development on the lands municipally known as 284 Queen Street East (Acton).
- Final Site Plan approval was issued on September 18, 2020; the townhouse development is currently under construction.
- The Applicant has submitted an application for Draft Plan of Condominium. This application is the method being used to legally create the individual condominium units to allow for their transfer of ownership from the Developer to the individual purchasers of the units.
- Staff has completed their review of the application and are recommending draft approval of the proposed Draft Plan of Standard Condominium.

BACKGROUND AND DISCUSSION:

1.0 Location & Site Characteristics:

The subject property, municipally known as 284 Queen Street East, is generally located on the south side of Queen Street East, between Longfield Road and Meadvale Road in the urban area of Acton; see **SCHEDULE 1 – LOCATION MAP**. The 0.57 ha (1.42 ac) lot has an irregular “L” shape and fronts both Queen Street East and Longfield Road. Construction is currently underway on the site for the previously approved 16-unit townhouse development.

2.0 Development History:

On July 8, 2019, Council approved Official Plan and Zoning By-law Amendments to allow for a 16-unit, 1.5 storey townhouse development on the subject lands. Final site Plan approval was issued by the Town on September 18, 2020; construction of the development began shortly thereafter.

3.0 Planning Analysis:

The purpose of this report is to provide Council with a recommendation on the proposed Draft Plan of Standard Condominium for the previously approved 16-unit, 1.5-storey townhouse development.

The Draft Plan of Standard Condominium application is the method being used to legally create the individual condominium units to allow for their transfer of ownership from the Developer to the individual purchasers of the units. In accordance with a Standard Residential Condominium each of the 16 units and the common elements of the condominium will be subject to, and maintained by, the Condominium Corporation (see **SCHEDULE 2 – DRAFT PLAN OF CONDOMINIUM**). The Condominium Corporation will become a legal entity once the Plan of Condominium (i.e. Description) and information setting out how the Condominium Corporation is owned (i.e. Declaration) are registered with the Land Registry Office.

The Draft Plan approval process is used to endorse the Condominium plan itself as well as establish conditions that must be satisfied before final approval can be granted and the Condominium Corporation is created. Conditions of Draft Plan approval are typically required to address the administrative components of the development secured through the Site Plan process (i.e. easements for underground utilities), obtain clearance letters from external agencies and review the condo declaration.

Planning staff notes that the approval process for Draft Plan of Standard Condominium applications is generally administrative in nature as the decisions on the appropriateness of the land use and the physical development of the site have already been satisfied through the previous Official Plan Amendment, Zoning By-law Amendment and Site Plan applications. Through the review process for those applications several technical components were reviewed and deemed acceptable such as a geotechnical engineering report, site servicing and storm water management, lot grading and drainage, traffic operations, urban design, noise impacts, landscaping, and an approved construction management plan. The financial obligations of the Developer

as it relates to the construction of the development have also been addressed through the conditions of Site Plan approval and the Site Plan Agreement.

4.0 Department and Agency Comments:

The subject Draft Plan of Standard Condominium application was circulated to Town departments and external agencies for review and comment; no concerns or objections were raised.

As such, Planning staff is recommending Draft Plan approval for the Standard Condominium application as the following requirements have been satisfied:

1. The application for Draft Plan of Standard Condominium approval meets the criteria established in Subsection 51(24) of the Planning Act;
2. The development conforms to the Town's Official Plan and Zoning By-law;
3. Building Permits have been issued in accordance with the approved Site Plan and construction is underway;
4. A full circulation of the Draft Plan of Standard Condominium was completed and there are no outstanding planning, engineering, legal or financial matters to be resolved;
5. There is no requirement for a Condominium Agreement as all financial, design and technical requirements have been addressed through the Site Plan approval process and the Town holds adequate securities for the development in accordance with the Site Plan Agreement; and
6. The application for Draft Plan of Standard Condominium approval 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.

Planning has prepared conditions of Draft Plan approval for the proposed Standard Condominium, which are attached as **SCHEDULE 3 – CONDITIONS OF DRAFT PLAN OF CONDOMINIUM**.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Notice of Council's decisions regarding the approval of the Draft Plan of Condominium will be completed in accordance with the requirements of the *Planning Act*.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer