



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Ruth Conard, Planner

DATE: March 13, 2024

REPORT NO.: PD-2024-022

SUBJECT: Draft Plan of Standard Condominium for 42 Mill Street
(Georgetown)

RECOMMENDATION:

THAT Report No. PD-2024-022 dated March 13, 2024, regarding the “Draft Plan of Standard Condominium for 42 Mill Street (Georgetown)” be received;

AND FURTHER THAT the Commissioner of Planning & Development be authorized to grant draft approval and final approval of the Draft Plan of Standard Condominium for 42 Mill Street (Georgetown), as generally shown on SCHEDULE 2 and subject to conditions as 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 2017 Council approved a 6-storey condominium building containing 76 units (Building 1) on the former Memorial Arena property, which represented the first phase of the Amico 42 Mill Ltd. development for the lands.
- Final Site Plan approval for the development was issued in October 2020; construction of the 6-storey building is now complete.
- The Applicant (Amico) has submitted the application for Draft Plan of Standard Condominium for the building. The Standard Condominium application is the method to legally create the individual condominium units to allow for the 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 Plan approval of the Standard Condominium.

BACKGROUND AND DISCUSSION:

1.0 Location & Site Characteristics:

The subject property is located on the north side of Mill Street, west of Dayfoot Drive in the urban area of Georgetown; see SCHEDULE 1 – LOCATION MAP.

The irregularly shaped consolidated site has an area of approximately 1.9 ha (4.7 ac), frontage of 164 m (538 ft) on Mill Street and 154.2 m (506 ft) of flankage of Dayfoot Drive.

2.0 Site History:

In July 2017 Town Council approved the necessary amendments to allow for the development of a 6-storey, 76-unit residential building on the former Memorial Arena lands. The 6-storey building represented the first phase of Amico's redevelopment plan for the larger consolidated site at the north-west corner of Mill Street and Dayfoot Drive.

Final Site Plan approval for the 6-storey building was issued by the Town in October 2020. Construction of the building has since been completed and some of the units are now occupied.

3.0 Draft Plan of Standard Condominium Application:

On January 30, 2024, the Applicant (Amico) submitted the Draft Plan of Standard Condominium application. The Standard Condominium application is the method to legally create the individual condominium units to allow for the transfer of ownership from the developer to the purchasers of the units. In accordance with a Standard Residential Condominium, each of the 76 units and the common elements of the condominium will also be subject to, and maintained by, a Condominium Corporation; see SCHEDULE 2 – DRAFT PLAN OF STANDARD 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. Until the Plan of Condominium is registered any purchasers will pay rent to Amico while they occupy the units.

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, registration occurring, 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 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. 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 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 as the following requirements have been satisfied:

1. The application for Draft Plan approval meets the criteria established under 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 has been completed;
4. A 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 staff have prepared conditions of Draft Plan approval for the Standard Condominium, which are attached as SCHEDULE 3 – CONDITIONS OF DRAFT PLAN OF STANDARD 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 decision regarding the approval of the Draft Plan of Condominium will be completed in accordance with the requirements of the *Planning Act*.

INTERNAL CONSULTATION:

Planning staff have consulted with appropriate Town Departments and the Region of Halton in preparation of this report.

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 & Development

Chris Mills, Chief Administrative Officer