



Town of Newmarket
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Application for Draft Plan of Condominium (19CDMN-2018-002)

Staff Report

Report Number: 2018-53

Department(s): Planning and Building Services

Author(s): D. Ruggle, Senior Planner, Community Planning

Meeting Date: September 17, 2018

Recommendations

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2018-002) dated September 17, 2018 be received; and,
2. THAT approval be given to draft plan of condominium 19CDMN-2018 002 subject to the Schedule of Conditions attached and forming part of this report;
3. AND THAT Kerigan Kelly, Groundswell Urban Planners Inc., 30 West Beaver Creek Rd., Unit 109, Richmond Hill, ON, L4B 3K1 be notified of this action.

Purpose

The purpose of this report is to recommend Council approved the attached Draft Plan of Condominium for Block 119 within the Marianneville Draft Plan of Subdivision.

Background

An application for draft plan of Condominium has been submitted by Marianneville Development Limited. The applicant received site plan approval and has subsequently entered into a site plan agreement dated May 23, 2018 for the development of the residential buildings on this site. The townhomes are now under construction and it is appropriate to approve the draft plan of condominium.

Discussion

Draft plan of condominium 19CDMN-2018 002 relates to a development containing 74 townhouse dwellings. The subject land is located on the south side of Crossland Gate at
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Alex Doner Drive and is shown on the attached Location Map. A copy of the draft plan of condominium, as recommended for approval, is also attached.

The subject lands are being developed by parcels of tied land whereby the only common elements are the private road and associated boulevard areas, visitor parking and amenity areas. The remainder of the lands will be subdivided through the Part Lot Control Exemption process under the Planning Act and would have a freehold tenancy on the private road. As noted above, the applicant has received site plan approval and has entered into a site plan agreement dated May 23, 2018 for the development of the residential buildings on this site. The townhomes are now under construction and it is appropriate to approve the draft plan of condominium.

Planning Considerations

This application for draft plan of condominium proposes to identify and create the common elements for the condo corporation which includes the road, visitor parking and all amenity areas which are to be maintained by the condominium corporation. The proposed Draft Plan of Condominium is appended to this report.

Application for site plan approval for the 74 townhouse units on a condominium road was approved in principle by Council on March 6, 2017. The site plan agreement dated May 23, 2018 has been executed by the Town and all payments and securities required by the site plan agreement have been submitted.

The subject property is designated Emerging Residential in the Town's Official Plan. The Emerging Residential designation was put in place by the Ontario Municipal Board through its Order dated November 18, 2014. Townhouse dwellings are a permitted use in the emerging residential designation and the proposed draft plan of condominium application conforms to the purpose and intent of the Official Plan.

The subject property is currently zoned R4-N-124 by the Ontario Municipal Board through its Order dated November 18, 2014, which permits the townhomes as approved through the site plan approval process. Council removed the holding provision from the zoning by-law as it relates to this development through by-law 2018-25 dated May 28, 2018.

Provincial Policy Statement Considerations

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters "shall be consistent" with this policy statement. The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The sections on Managing and Directing Land use to Achieve Efficient Development and Land Use Patterns, Settlement Areas, and Housing are relevant for the subject application. These sections require efficient development and land use patterns,

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promoting intensification and redevelopment opportunities while taking into account existing building stock, and providing for an appropriate range of housing types and densities that reduce the cost of housing and facilitate compact form. Efficient and varied housing is an important component of successful communities and providing appropriate accommodation for future residents.

Conclusion

Draft plan of condominium 19CDMN-2018 002 is recommended for approval subject to the conditions set out in the Schedule of Conditions attached to and forming part of this Report.

Business Plan and Strategic Plan Linkages

This application has linkages to the Community Strategic Plan as follows:

Well-equipped and Managed: by providing opportunities for varied housing types, affordability and densities

Consultation

N/A

Human Resource Considerations

N/A

Budget Impact

Operating Budget (Current and Future)

The appropriate planning application fees have been received for draft plan of subdivision. The Town will also receive income from development charges and assessment revenue through the development of this subdivision.

Capital Budget

There is no direct capital budget impact as a result of this report.

Attachments

1 – Schedule of Conditions

2 - Location Map

3 – Proposed Draft Plan of Condominium

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Approval

Peter Noehammer, Commissioner, Development and Infrastructure Services

Rick Nethery, Director, Planning and Building Services

Contact

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