



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: February 8, 2021

Report No: DS-007-21

Subject: Public Meeting Report - Proposed Plan of Condominium (Common Elements) by Mattamy (Brownridge) Limited (24CDM-20004/M Mattamy Martin East Phase 1)

Recommendation: **THAT Development Services Report DS-007-21 BE RECEIVED FOR INFORMATION;**

AND THAT Town of Milton Council supports the granting of Draft Plan Approval by the Commissioner of Development Services for the proposed plan of condominium upon completion of the technical review and public consultation for the application.

EXECUTIVE SUMMARY

The applicant, Mattamy (Brownridge) Limited, has applied for approval of a Common Elements Condominium in order to create condominium roads, visitor parking, landscaping, and sidewalks for 35 freehold townhouse dwellings. The plan of condominium applies to Block 260 of Registered Plan 20M-1219 and it is located at the corner of Thompson Road South and Logan Drive. As the condominium was not identified at the time of the public meeting for the plan of subdivision, a separate public meeting must be held in accordance with the requirements of the Planning Act and the Condominium Act.

Staff recommends that upon completion of the consultation and review process, the condominium application be draft approved, subject to conditions.

REPORT

Background

Owner: Mattamy (Brownridge) Limited

Location/Description: The subject lands are located on the south west corner of Thompson Road South and Logan Drive within Phase 1 of the Martin East Subdivision (24T-



17002/M). The lands are legally described as Block 260, Plan 20M-1219 and are municipally known as 980 Logan Drive. See Figure 1 - Location Map.

Surrounding land uses are medium density residential uses to the north and west of the property and a stormwater management pond located directly south of the property along Thompson Road South.

Proposal: The application proposes to establish 4 condominium roads, 10 visitor parking spaces, sidewalks, landscaping, and community mailboxes as common elements for Block 260 on Plan 20M-1219. The common elements condominium is required to provide legal pedestrian and vehicular access to 35 freehold townhouse dwelling units (i.e. 5 standard townhouse, 22 rear lane townhouse and 8 back-to-back townhouse dwellings) and to ensure shared ownership and maintenance of the common elements by the condominium corporation.

The majority of the landscaping is proposed to be included within the residential lots (parcels of tied land (POTL)) with the exception of those yards that front onto Logan Drive and Thompson Road. To ensure consistency in landscaping along these roads the aforementioned landscape areas shown as Y1 to Y16 on the draft plan of condominium, will form part of the common elements and will be maintained by the condominium corporation. Unlike other common elements where all owners have access, these common elements will be for the exclusive use of the POTL owner adjacent to it. These areas are referred to as "Exclusive Use Common Element Areas".

Figure 2 illustrates the common elements and their relationship to the future POTLs.

The following information was submitted in support of the condominium application:

- Draft Plan of Condominium, dated October 28, 2020
- Draft Declaration, dated December 2019

Required technical reports and detailed design drawings were submitted in support of the site plan application (SP-01/20) for the block. The site plan has been approved and is subject to site plan agreements with the Town. Figure 3 illustrates the approved site plan on which the proposed plan of condominium is based.

The subject 35 unit townhouse development is currently under construction.

Discussion

Circulation of Public Notices: January 14, 2021. Public notice signs have also been placed on the subject property in accordance with Planning Act.

Circulation to Public Agencies: November 19, 2020. Conditions requested by the agencies will be imposed as conditions of draft approval of the plan of condominium.



The subject lands form part of the Mattamy Martin East subdivision, approved by Council in June 2019 (Report PD-026-19; File numbers: 24T-17002/M and Z-14/17). The proposed common elements condominium was not identified as part of these applications and therefore, the current condominium application requires a public meeting under the Planning Act.

The condominium review will deal with ownership matters and ensure that the technical requirements identified through the associated site plan applications are implemented. Upon completion of the consultation and review process the condominium application will be draft approved, subject to conditions. A technical report is not required to be brought forward to Council in relation to this matter.

It should be noted that the applicant has applied concurrently for an exemption from Part Lot Control, which upon approval and passing of the implementing by-laws, will create conveyable lots for the 35 townhouse dwelling units.

Financial Impact

None arising from this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

For questions, please contact: Natalie Stopar, MCIP, RPP
Development Planner

Phone: Ext. 2263

Attachments


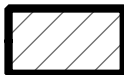
- Figure 1 - Location Map
- Figure 2 - Draft Plan of Condominium
- Figure 3 - Approved Site Plan

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Council Meeting Date: February 8, 2021	Scale: 1: 1,200	Files: 24CDM-20004/M	Development Services Department
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 Subject Property
 Copyright 2021: Town of Milton, Teranet Inc.

**DRAFT PLAN OF
COMMON ELEMENTS CONDOMINIUM OF
PART OF BLOCK 260
PLAN 20M-1219
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON**

R-P-E SURVEYING LTD., O.L.S.
METRIC AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
P.L.N. IDENTIFIES PROPERTY NUMBER
P.P. IDENTIFIES EXCLUSIVE USE FRONT YARD
Y IDENTIFIES EXCLUSIVE USE FRONT YARD
ALL AREA MEASUREMENTS ARE COMPUTER GENERATED.

BEARINGS ARE GROUND UNIT ZONE 17, NAD83 (ORIGINAL) DERIVED FROM 500 000 000 000 000 000 NORTH 487992.587 EAST 902646.720
COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL) TO UTM
AGENCY FOR GCS 17 OF CANADA, 1983 AND CANADIAN
SHOWN ON THIS PLAN.

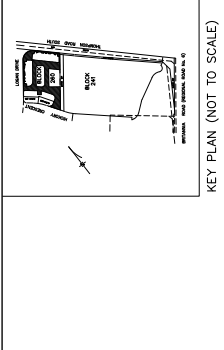
DIMENSIONS ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.99998.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
(a) SEE PLAN
(b) SEE PLAN
(c) SEE PLAN
(d) SEE PLAN
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) SEE APPROVED SITE AND GRADING PLAN
(i) SEE SOILS REPORT
(j) FULLY DETAILED
(k) SEE PLAN

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SURVEYED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: OCTOBER 20, 2020

R. ENDRINGER
ON-TOWN LAND SURVEYOR

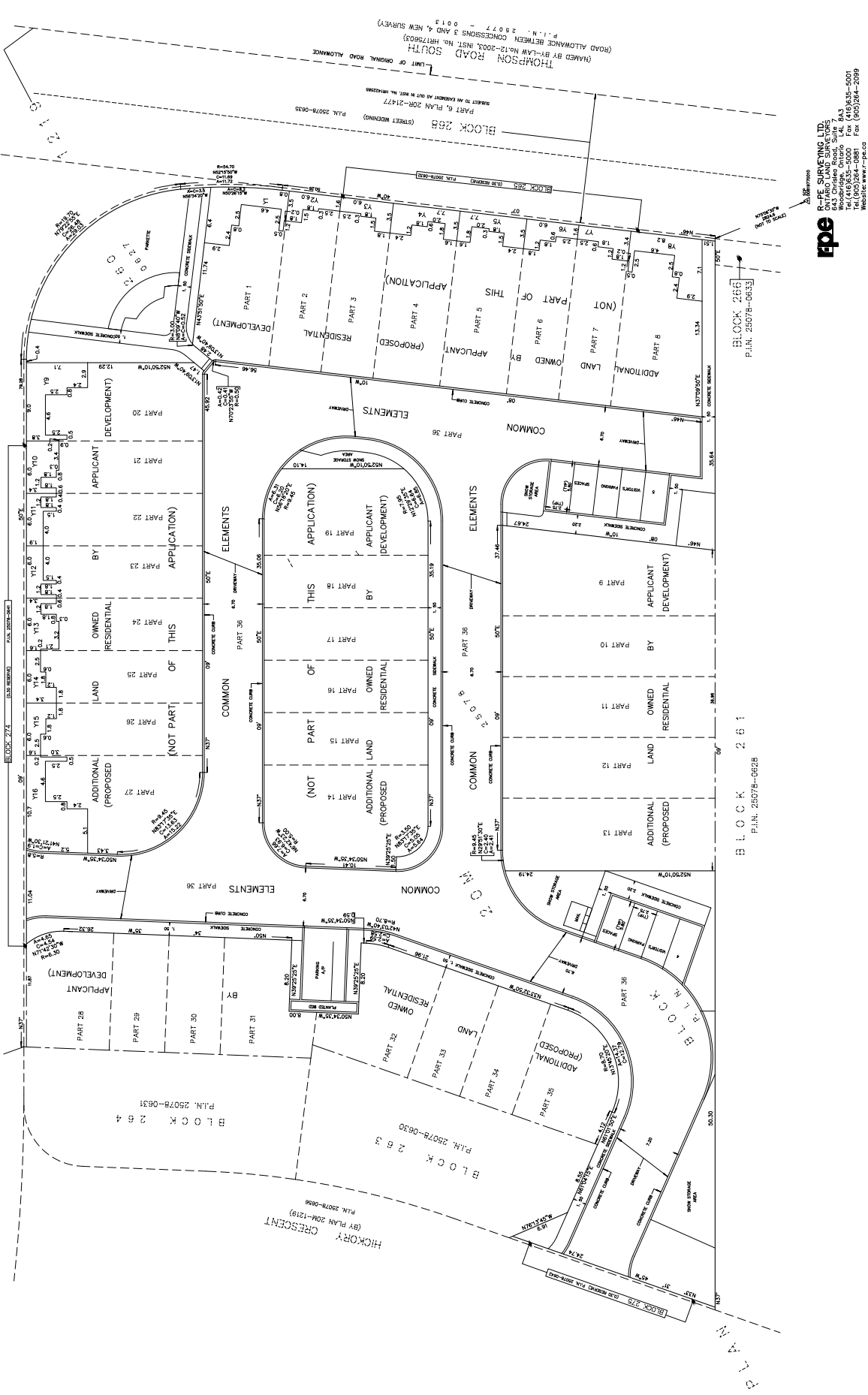
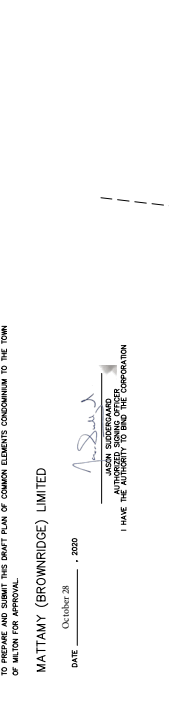


LAND USE
SITE AREA (BLOCK 260): 3041.44 SQ. METRES)
PARKING PROVIDED:
VISITOR'S PARKING: 10 SPACES (INCLUDES 1 A/P PLACE)
NOTE: ALL LAND USE INFORMATION PROVIDED BY OUR ARCHITECTS (LAST RECEIVED ON JUNE 23 2020). VISITORS ARE RESPONSIBLE FOR THE EXCLUSIVE USE OF THE COMMONS AS PER SCHEDULE "T".

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE R-P-E SURVEYING LTD., O.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM TO THE TOWN OF MILTON FOR APPROVAL.

DATE: OCTOBER 28, 2020

MATTAMY (BROWNBRIDGE) LIMITED
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO SIGN THE CORPORATION



epe
R-P-E SURVEYING LTD.
ON-TOWN LAND SURVEYOR
643 Christie Road, Suite 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Website: www.rpe-co.com
DRAWN: V.J.K. CHECKED: R.D. CAD FILE No. 20-194-DR PLAN JOB No. 20-194
Oct 20, 2020 - 13:56:31

Q4 ARCHITECTS INC.

717 Avenue Road
Toronto, ON
M5M 4B4
T: 416.322.6334
E: info@q4architects.com



The contractor / builder must verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

Drawings are NOT to be used for construction without the architect's drawings and instruments of service and the copyright and title of the drawings and instruments of service shall remain the property of the architect and shall be returned upon request.

Q4 Architects Inc. retains the copyright in all drawings, plans, sketches, and all digital information. They may not be copied or reproduced in any form or by any means, electronic or distributed without the written consent of Q4 Architects Inc.

NOTES:
1. ALL LANDSCAPE DRAWINGS FOR THIS PROJECT ARE TO BE PROVIDED BY THE ARCHITECT.
2. THE CONDOMINIUM CORPORATION IS REQUIRED TO REBATE \$500 OFF-SITE EYEWASH TO THE CITY OF TORONTO.
3. ALL PARKING SPACES AND STALLS TO BE PROVIDED BY THE ARCHITECT.

4. THE CONDOMINIUM CORPORATION IS REQUIRED TO PROVIDE ACCESSIBLE PARKING SPACES TO STANDARD PARKING SPACES.
5. PERMIT MARKINGS AND SIGNAGE ARE TO BE PROVIDED BY THE ARCHITECT.
6. CONTROL SIGN BY THE CITY.

20	REVISED PER SPA SUBMISSION	2020.02.21	AS
19	CHANGED ENTRY PATH FROM EBM TO EOH	2020.02.08	AS
18	MINOR ZONING CORRECT PARK	2020.02.08	AS
17	REVISED PER TOWN COMMENTS	2020.01.15	AS
16	REVISED PER TOWN COMMENTS	2020.01.15	AS
15	ISSUED FOR SPA SUBMISSION	2020.01.15	AS
14	SPA SUBMISSION COMMENTS APPLIED	2020.01.15	AS
13	REVISED PER TOWN COMMENTS	2020.01.15	AS
12	REVISED PER TOWN COMMENTS	2020.01.15	AS
11	COORDINATED PLAN WITH CONSULTANTS	2020.01.15	AS
10	REVISED PER TOWN COMMENTS	2020.01.15	AS
9	REVISED PER TOWN COMMENTS	2020.01.15	AS
8	REVISED PER TOWN COMMENTS	2020.01.15	AS
7	REVISED ROAD WIDTH AT CONDO ENTRIES	2019.10.23	AS
6	REVISED PER SPA SUBMISSION	2019.09.24	AS
5	REVISED TO BLOCK AND PLANT BOUNDARY	2019.09.21	AS
4	REVISED PER MOST CURRENT PLAN	2019.09.21	AS
3	ISSUED FOR ENGINEERING REVIEW	2019.09.21	AS
2	ISSUED FOR CLIENT REVIEW	2019.09.21	AS

Issued / Revision Chart

**MARTIN EAST
BLOCK 260
CONDOMINIUM
TOWNHOUSES**

MILTON, ON.

Mattamy (Brownbridge) Limited

Project No. 17013

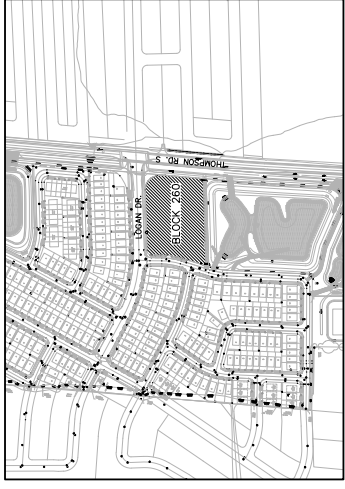
Scale

Drawn By

Checked By

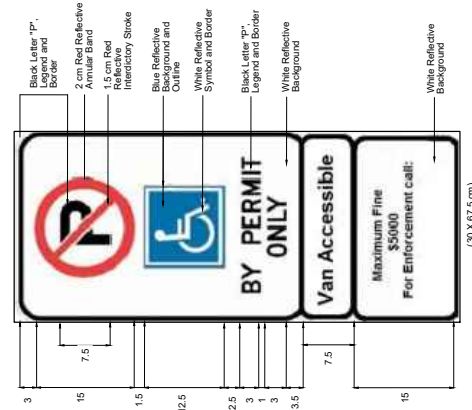
**SITE PLAN BLOC
20M-1219, 24T-1;
SP-01/20**

FIGURE 3 DS-007-21



**KEY PLAN 20M-1219
N.T.S.**

SITE STATISTICS BLOCK 260	PROPOSED	REQUIRED
A. ZONING CATEGORY:	RMD1*264 RMD2*265	
B. LOT AREA:	0.81 Ha 8116 m ²	
C. TOTAL NUMBER OF UNITS:	35	
2 STOREY TOWNHOUSES (7.01m) REAR LANE TOWNHOUSES (6.05m) BACK TO BACK TOWNHOUSES (6.40m)	5 22 8	
C-A-DENSITY	43.2 UNITS/Ha	
D. GROUND FLOOR AREA:	3086.01 m ²	
E. TOTAL GROSS FLOOR AREA:	5521.79 m ²	
2 STOREY TOWNHOUSES REAR LANE TOWNHOUSES BACK TO BACK TOWNHOUSES	1398.02 m ² 3078.00 m ² 1045.77 m ²	
F. LOT COVERAGE:	38.02% (3086.01 m ²)	NO MAXIMUM
G. RESIDENTIAL PARKING SPACES:	68	68 (2 SPACES/UNIT)
1 PERPENDICULAR PARKING SPACES TOTAL NUMBER OF SPACES	68 78	68 (2 SPACES/UNIT) 77 (REQ'D)
H. NUMBER OF ACCESSIBLE PARKING SPACES	1	1 REQ'D
I. PERCENTAGE OF LOT COVERED BY PARKING, LANES, & ACCESS	26.16% (2122.77 m ²)	
J. PERPENDICULAR PARKING STALL DIMENSIONS (168)	2.75m x 5.80m	2.75m x 5.80m
PARALLEL PARKING STALL DIMENSIONS (18)	2.75m x 6.50m	2.75m x 6.50m
TYPE A ACCESSIBLE PARKING STALL DIMENSIONS (1)	3.40m x 5.80m	3.40m x 5.80m
K. PERCENTAGE OF LANDSCAPED AREAS	35.82% (2907.22 m ²)	NO MINIMUM
L. MAXIMUM BUILDING HEIGHT		12.50 m
1) PRINCIPAL BUILDINGS	10.51 m	
2) ACCESSORY BUILDINGS	N/A	N/A
M. TYPICAL DRIVEWAY WIDTH	3.35m	
2 STOREY TOWNHOUSES (7.01m) REAR LANE TOWNHOUSES (6.05m) BACK TO BACK TOWNHOUSES (6.40m)	6.05m 6.05m 3.35m	



RB-93 SIGN DETAIL

