

## REPORT

### Planning and Development Council

Meeting Date: September 11, 2023

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**FROM:** Planning Services Department

**DATE:** August 29, 2023

**SUBJECT:** Recommendation Report, Draft Plan of Condominium, BC Trafalgar Inc., 3220 William Coltson Avenue, 24CDM-23002/1312

**LOCATION:** 3220 William Coltson Avenue

**WARD:** Ward 7

Page 1

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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-23002/1312) submitted by BC Trafalgar Inc., prepared by R-PE Surveying Ltd., dated November 13, 2018, subject to the conditions contained in Appendix 'A' of the Planning Services report dated August 29, 2023.

#### KEY FACTS:

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

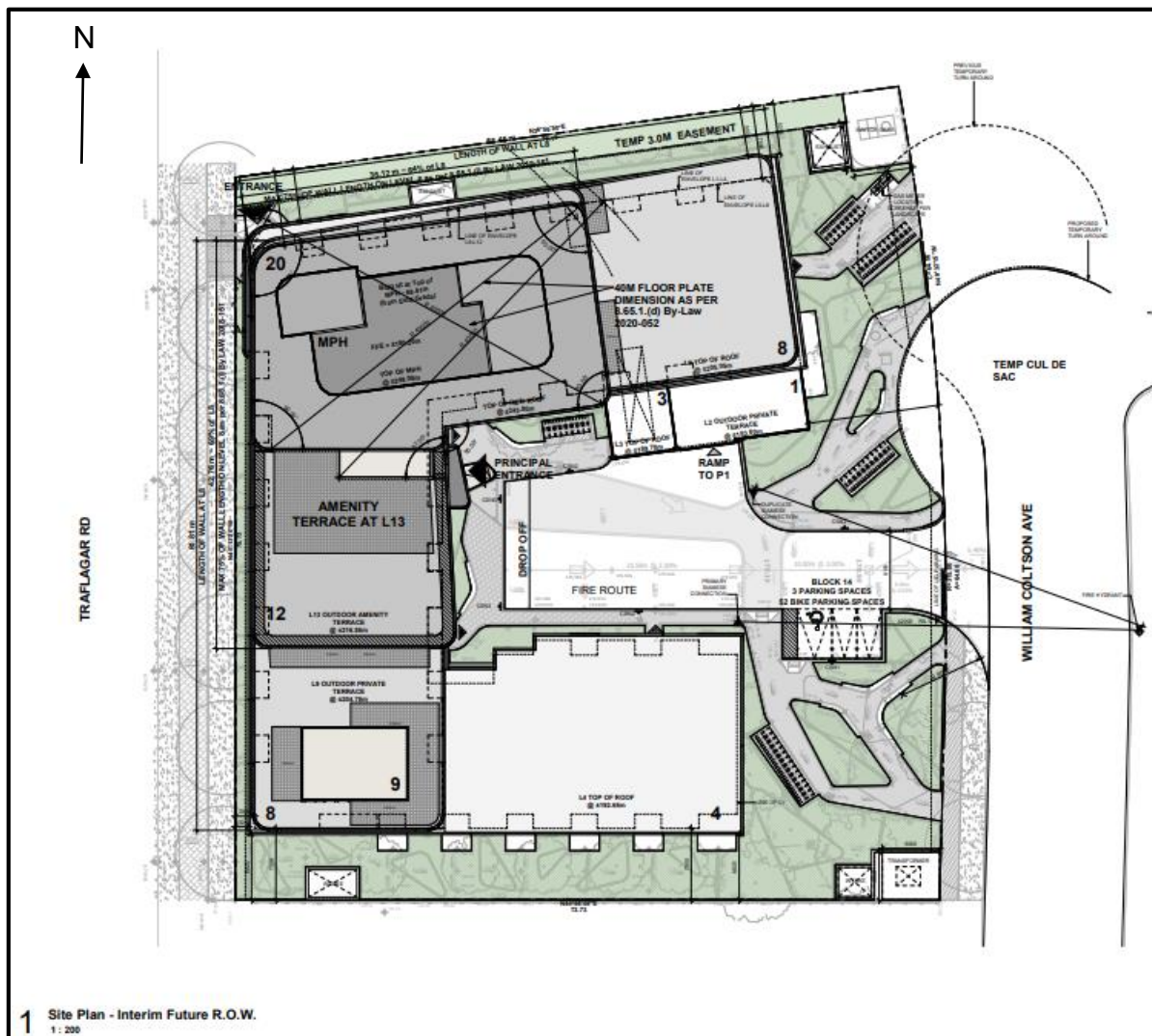
- A standard draft plan of condominium has been submitted to create a 22-storey condominium building consisting of 356 residential units and 445 parking spaces.
- The development received site plan approval (SP.1312.010/02) on January 5, 2021.
- There were no concerns raised with the application from internal or external agencies.
- Staff recommends approval of the standard draft plan of condominium application, 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 draft plan of standard condominium application consisting of a 22-storey residential building containing 356 units. Site plan approval

was granted to the applicant on January 5, 2021 (SP.1312.010/02) as shown on Figure 1.

Upon registration of the plan of condominium, the condominium corporation will be responsible for the management of the development.



**Figure 1: Approved Site Plan (SP1506.16/02)**

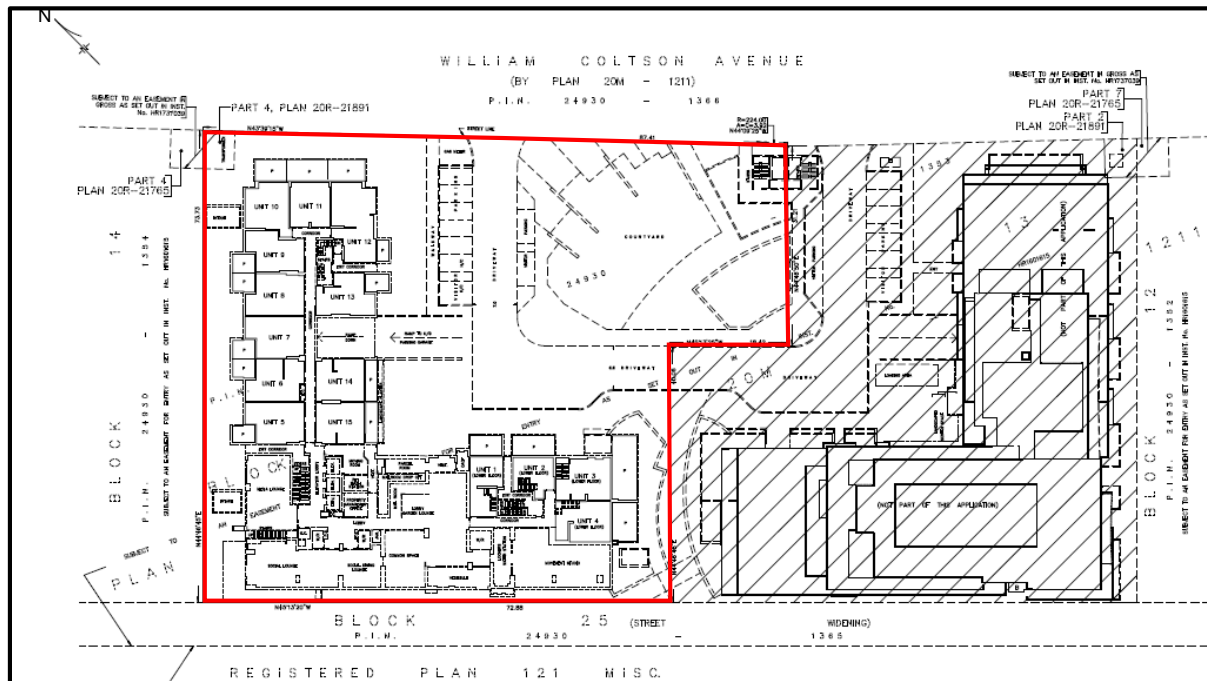
The draft plan of condominium application was submitted on March 1, 2023, by Doracin Terra Strategies Ltd.

### **Proposal**

The applicant seeks approval for a standard plan of condominium to establish condominium tenure for a 22-storey 356-unit residential building with driveway access from William Coltson Avenue. A total of 407 residential parking spaces and

38 visitor parking spaces have been provided. Most of the parking to accommodate the apartment units is located in the underground garage, while a portion of the visitor parking is located at the ground level. The context plan is shown below as Figure 2.

Submission materials are posted on the town's website: [BC Trafalgar Inc. - 3220 William Coltson Avenue - 24CDM-23002/1312 \(oakville.ca\)](http://www.oakville.ca/BC-Trafalgar-Inc.-3220-William-Coltson-Avenue-24CDM-23002/1312)



**Figure 2: Draft Plan of Condominium**

## Location & Site Description

The subject lands is approximately 0.5ha in size and fronts onto Trafalgar Road with vehicular access from William Coltson Avenue.



**Figure 3:** Aerial Image

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- |        |   |
|--------|---|
| North: | Residential – future 19 storey condominium building   |
| East:  | William Coltson Avenue and an existing townhouse development                                  |
| South: | Future Trafalgar Urban Core block that is currently vacant                                    |
| West:  | Trafalgar Road and Green Ginger Phase 2 Trafalgar Urban Core blocks that are currently vacant |

## **PLANNING POLICY & ANALYSIS:**

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

### **Provincial Policy Statement**

The Provincial Policy Statement (2020) ('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.

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.

### **Growth Plan**

The 2020 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 deals 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 conform.

### **Halton Region Official Plan**

The subject lands are designated "Urban Area" in 2009 Regional Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high

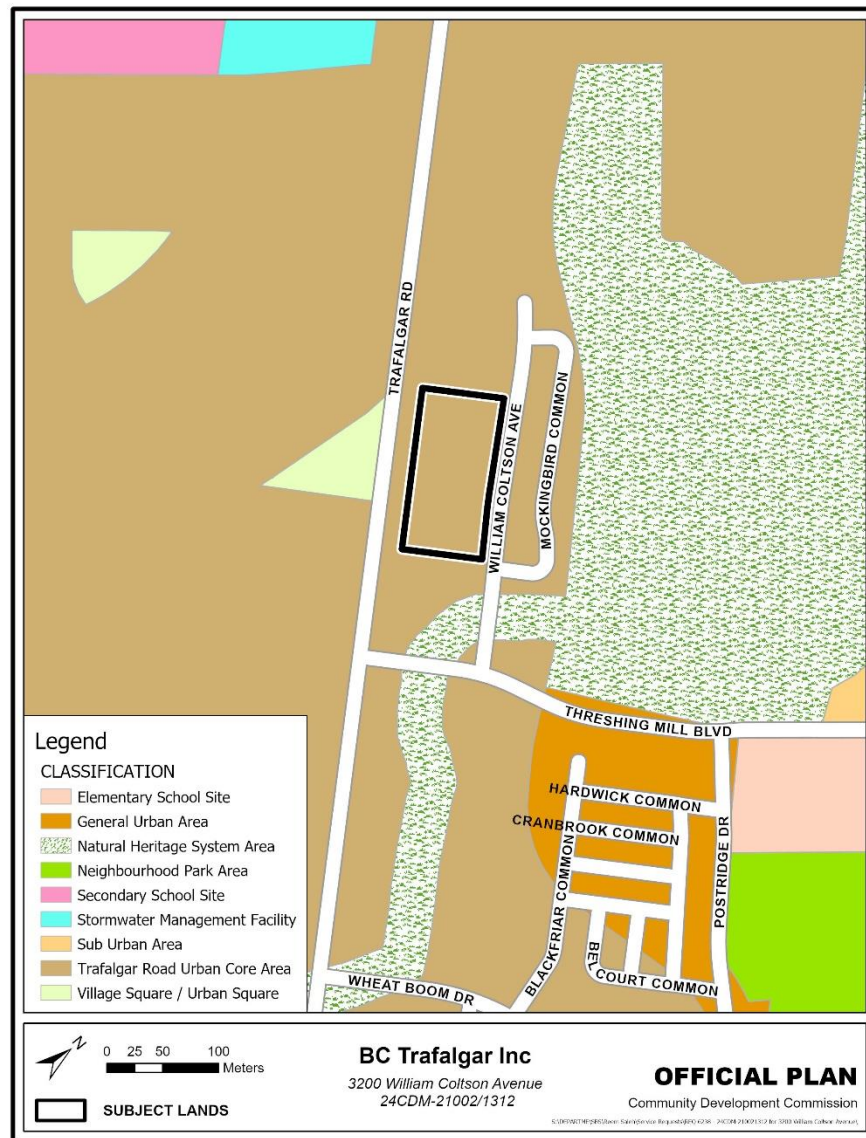


quality, sustainable natural environment, and preserve certain landscapes permanently”.

Halton Region staff have reviewed the applications and are of the opinion that the proposal conforms to the relevant planning documents and have no objection to the applications subject to the conditions included within Appendix “A”.

### **North Oakville East Secondary Plan**

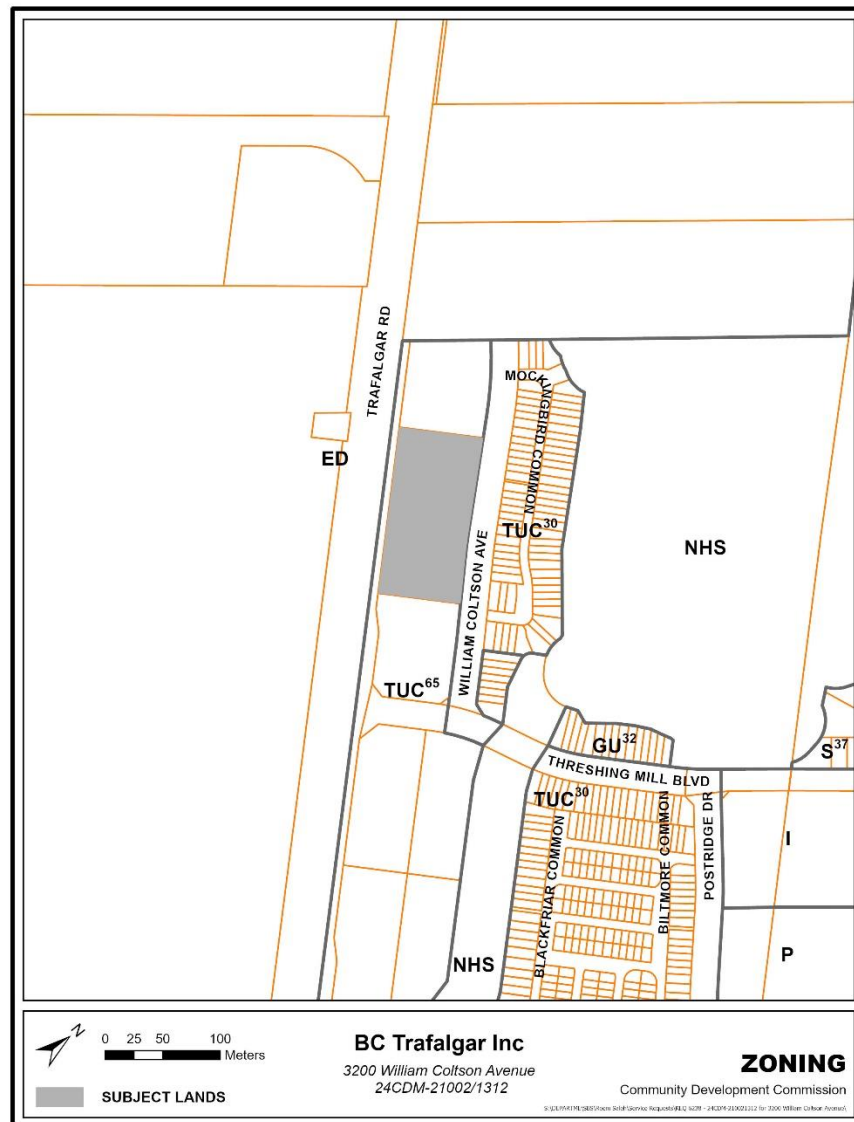
The subject lands are designated Trafalgar Urban Core (TUC) on Figure NOE2, Land Use Plan in the NOESP. The zoning by-law for the subject lands permits mixed use and stand-alone residential buildings fronting onto Trafalgar Road with heights starting at twelve storeys on this block. The application provides an appropriate transition of height and use from Trafalgar Road to the lower density residential areas to the east and the future development block to the south, in terms of land use, height and density in a manner consistent with NOESP and the approved site plan application.



**Figure 4: North Oakville East Secondary Plan**

## **Zoning By-law 2009-189**

The subject lands are zoned TUC SP65 as shown on Figure 5 below. The development has been constructed in accordance with the Zoning By-law.



**Figure 5: North Oakville Zoning By-law**

As a standard condition of approval for all developments, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law prior to registration.

#### **TECHNICAL & PUBLIC COMMENTS:**

The purpose of the proposed condominium is to create condominium tenure to permit a 22-storey residential building containing 356 units and 445 parking spaces.



Through the review and approval of the site plan application the development has been subject to detailed technical analysis. Specifically, the following matters were addressed through previous processes:

- Built form and site layout;
- Elevations;
- Pedestrian circulation;
- Landscaping and urban design;
- Grading and stormwater management;
- Vehicular access;
- Visitor parking spaces;
- Conformity with the North Oakville East Secondary Plan; and
- Compliance with the Zoning By-law.

The proposed condominium includes visitor parking at grade and below ground, and residential parking below ground. The plan is consistent with the January 5, 2021, site plan approval (SP.1312.010/02).

The draft plan of condominium application was circulated to internal departments and external agencies for comments and there were no issues raised. Draft plan of condominium conditions have been included within Appendix 'A' of this report. Accordingly, staff have determined that the proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act* and is consistent with the North Oakville East Secondary Plan.

## **CONCLUSION:**

Staff recommends approval of the draft plan of condominium subject to the conditions noted in Appendix 'A', as the application is consistent with the Provincial Policy Statement, does not conflict with provincial plans or the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning. Further the application is consistent with the North Oakville East Secondary Plan and Zoning By-law 2009-189. The following requirements have been satisfied:

- The proposed plan of condominium meets the criteria established in Section 51(24) of the *Condominium Act*;
- The proposed development conforms to the North Oakville East Secondary Plan and complies with the Zoning By-law regulations applicable to the subject lands;
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved;

- 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 the conditions of site plan approval.
- There is no need for a condominium agreement as all financial, design and technical requirements have been addressed through the site plan approval process and the Town holds sufficient securities to allow for the completion of the required site works.
- Opportunities for public participation were provided as part of the previous site plan application, rezoning and subdivision processes.
- Approval of the draft plan of condominium is necessary to create each unit as its own legal parcel and is appropriate for the orderly development of the lands.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

Public input opportunities were provided through a previous site plan approval process. No public comments were received with respect to this application.

### **(B) FINANCIAL**

Financial requirements specific to construction, such as the payment of development charges and parkland requirements, have been satisfied. A standard condition has been included to ensure that the property taxes are paid to date.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None of the circulated departments/agencies raised any issues with respect to the proposal. Relevant conditions have been included within the draft plan of condominium conditions listed in Appendix 'A'.

### **(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- Be the most livable town in Canada

### **(E) CLIMATE CHANGE/ACTION**

The proposal generally complies with the sustainability objectives of the Livable Oakville Plan.

**APPENDICES:**

Appendix A - Draft Plan of Condominium Conditions

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Recommended by:

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Submitted by:

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Director, Planning Services