



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: February 3, 2025

FROM: Planning and Development Department

DATE: January 21, 2025

SUBJECT: Recommendation Report, Draft Plan of Condominium 24CDM-23010/1634 – 3303-3323 Superior Court

LOCATION: 3303 – 3323 Superior Court

WARD: Ward 1

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RECOMMENDATION:

That the Director of Planning and Development be authorized to grant draft plan approval of the Draft Plan of Condominium (24CDM-23010/1634) submitted by Beedie ON (Superior Court) Property Ltd., and prepared by MTE Ontario Land Surveyors Ltd. dated November 12, 2024, subject to the conditions contained in Appendix 'A' of the Planning and Development Report dated January 21, 2025.

KEY FACTS:

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

- A draft plan of standard condominium application has been submitted by Beedie ON (Superior Court) Property Ltd., for the lands municipally known as 3303 – 3323 Superior Court.
- The development is comprised of three, two-storey multi-unit industrial buildings with office and warehousing space. Each building is divided into multiple units for a total of 26-units with assigned loading and parking spaces and shared visitor parking spaces.
- The development received final site plan approval on April 24, 2023.
- Condominium tenure would allow for the shared use of internal private roadways, visitor parking areas, internal watermains and internal sanitary and storm sewers and any associated maintenance costs would be transferred to the condominium corporation.
- No concerns have been raised by internal departments of external agencies.
- Staff recommends approval of the draft plan of standard condominium, 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.

The draft plan of condominium application was submitted and deemed complete on November 7, 2023 by Weston Consulting, on behalf of Beedie ON (Superior Court) Property Ltd. A resubmission to address staff comments and facilitate the establishment of conditions of approval was made December 9, 2024. The intent of the draft plan of condominium is to establish condominium tenure for the 26-unit, industrial development which will allow for the management and maintenance of the shared common elements by the future condominium corporation.

Proposal

The applicant is proposing a standard condominium consisting of internal private roadways, watermains, sanitary and storm sewers and a visitor parking area located within the 26-unit industrial development. An excerpt of the Draft Plan of Condominium is included below as Figure 1.

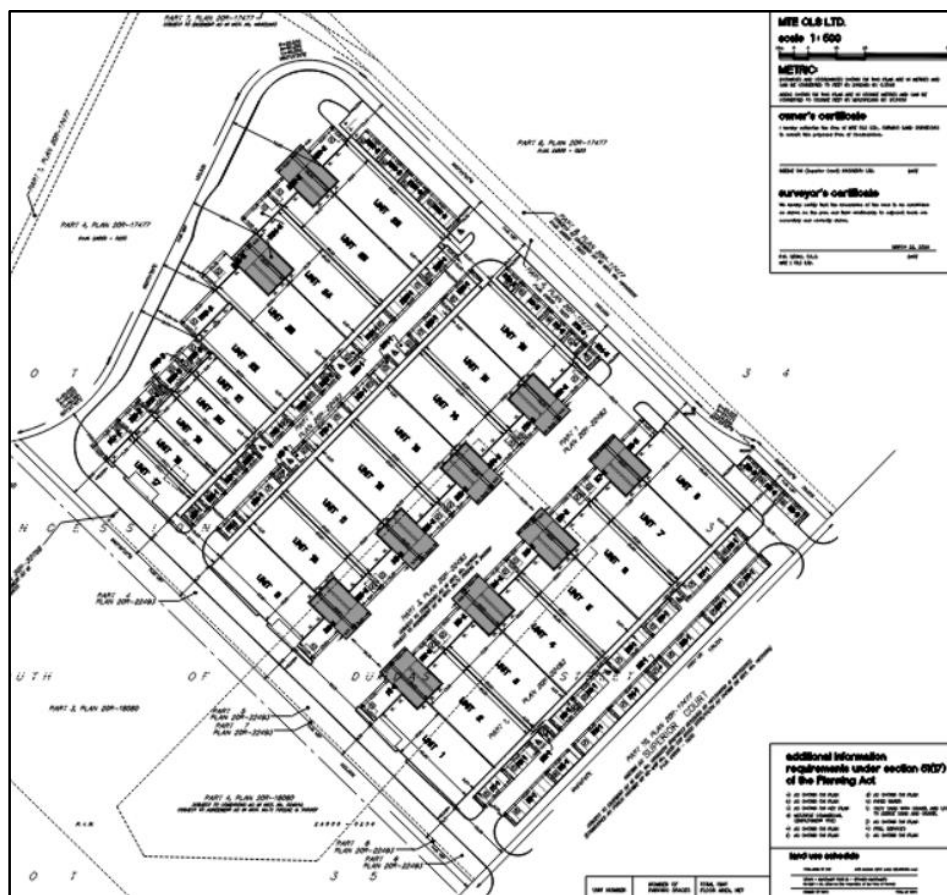


Figure 1 – Draft Plan of Condominium

Location & Site Description

The subject property is approximately 4.06 hectares in size and is located on the north side of Superior Court, east of Burloak Drive. The land is legally recognized as Part of Lot 34, Concession 3 Trafalgar SDS, designated as Parts 35 to 37 on Plan 20R-17477, Oakville and the three industrial buildings have been constructed.

Surrounding Land Uses

The land uses surrounding the subject property are comprised of other industrial uses and buildings containing office space, as well as warehousing. Located directly to the north and west of the property is a Town-owned creek block that contributes to the Town's Natural Heritage System inventory and is within Conservation Halton's regulatory limits. Figure 2 below shows an aerial view of the subject lands (highlighted in teal) and surrounding uses.



Figure 2 – Aerial view of 3303 – 3323 Superior Court

PLANNING POLICY & ANALYSIS:

Halton Region Official Plan

The Region's Official Plan provides goals, objectives and policies to direct physical development and change in Halton. Due to recent Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan. It is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authority was prepared that identified the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authority in these matters.

As outlined in the MOU, the Region now only has an interest in supporting our local municipal partners by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
- Other Regional services that have a land component.

The proposed development is located on lands that are designated as 'Urban Area' and is located within the built boundary of the Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities that afford maximum choices for residence, work, and leisure. The Urban Area policies state that the range of permitted uses and the creation of new lots in the Urban Area will be per local Official Plans and Zoning By-laws.

As it relates to the foregoing, Halton Region staff offers no objection to the proposed Draft Plan of Condominium approval, subject to the conditions and notes included in Appendix 'A'.

Livable Oakville Plan

The subject lands are designated as 'Business Employment'. As part of the related site plan application conformity with Livable Oakville was confirmed. The intent of the subject draft plan of condominium is to establish condominium tenure with shared common elements for the 26-unit industrial development.

On this basis, the proposal conforms to Livable Oakville.

Zoning By-law

The subject property, highlighted in grey is zoned E2 – Business Employment (2014-014) as shown in Figure 3 below.

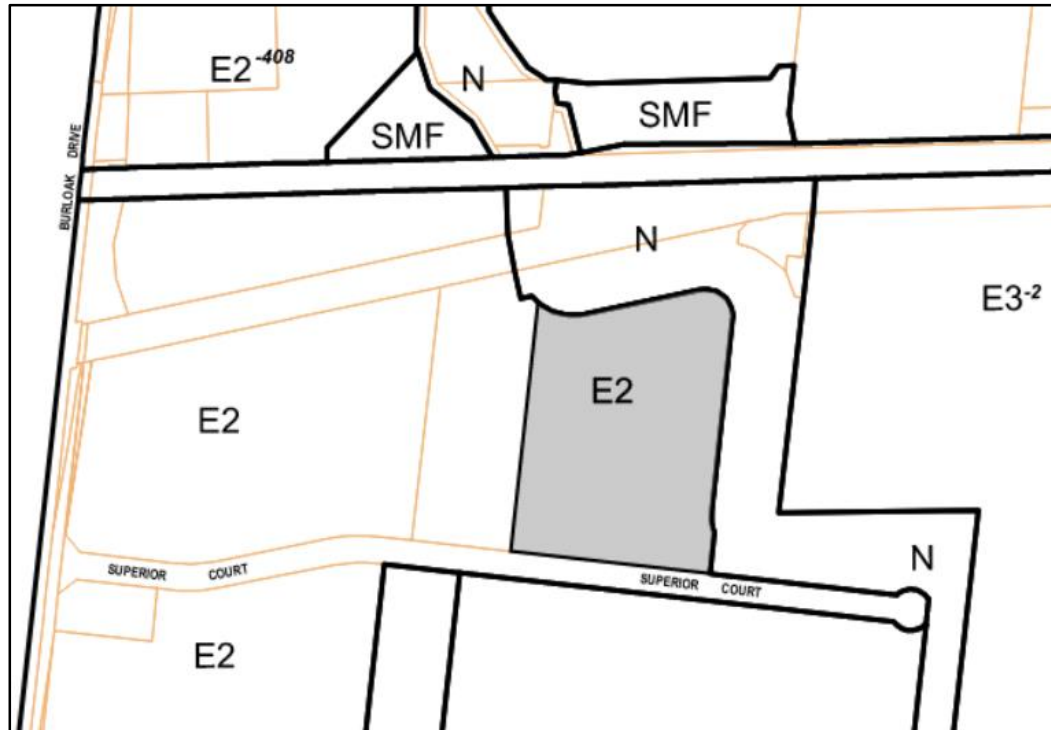


Figure 3 – Oakville Zoning By-law 2014-014 Map Excerpt

Compliance with the Zoning By-law was reviewed as part of the site plan application. As a condition of approval in Appendix 'A', the applicant will be required to confirm that the "as built" development complies with the Zoning By-law, prior to final approval and registration.

Site Plan Application

The subject property was subject to site plan control and received final site plan approval on April 24, 2023. Through the site plan control process, among others, the following matters were addressed:

- Site layout;
- Site servicing;
- Site circulation;

- Stormwater management; and,
- Environmental investigations.

TECHNICAL & PUBLIC COMMENTS:

The draft plan of condominium was circulated to internal departments and external agencies for comments, and was subject to detailed technical analysis.

Subject to the conditions in Appendix 'A', no further requirements have been identified. There are no outstanding financial, legal or planning issues to be resolved.

Accordingly, the proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act* and conforms to the Livable Oakville Plan.

CONSIDERATIONS:

(A) PUBLIC

As this is a standard condominium application and related to tenure, notice is not required with respect to this application.

(B) FINANCIAL

A condition has been included in Appendix 'A' which will ensure that the property taxes are paid and up-to-date.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

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

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities of Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

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

CONCLUSION:

The Planning and Development Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is satisfied that this draft plan of condominium application conforms to the overall policy direction of the Livable Oakville Plan and other relevant policy documents, and recommends approval of the application, subject to the conditions in Appendix 'A', as the following requirements have been satisfied:

- The proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*,
- The proposed plan of condominium conforms with relevant policies of the Halton Region Official Plan, conforms to the Livable Oakville Plan, and complies with the Zoning By-law regulations applicable to the subject property; and,
- A full circulation has been undertaken and there are no outstanding financial or planning issues that cannot otherwise be resolved, through the conditions found within Appendix 'A'.

APPENDICES:

Appendix 'A' – Draft Plan of Condominium Conditions

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