



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: March 17, 2025

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**FROM:** Planning and Development Department

**DATE:** March 4, 2025

**SUBJECT:** Recommendation Report, 24CDM-24011.1615 – 123 Maurice Drive, Draft Plan of Condominium, 123 Maurice Developments Ltd.

**LOCATION:** 123 Maurice Drive

**WARD:** Ward 2

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#### **RECOMMENDATION:**

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24011/165) submitted by 123 Maurice Developments Ltd., and prepared by Krcmar Surveyors Ltd. dated February 27, 2024.

#### **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 123 Maurice Developments Ltd., for the lands located at 123 Maurice Drive.
- The four-storey, 55 unit mixed-use apartment includes one commercial unit at-grade, began construction in August 2021 and is now fully constructed and occupied.
- The development received final site plan approval on August 18, 2021.
- Condominium tenure would allow for the shared use of internal private amenities, visitor and commercial 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 or 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 on October 18, 2024 by 123 Maurice Developments Ltd. The intent of the draft plan of condominium is to establish condominium tenure for the 55-unit mixed use apartment and one commercial unit which will allow for the management and maintenance of shared elements by the future condominium corporation. The details of the management and maintenance clauses are found in the draft declaration, submitted with the application.

**Proposal**

The applicant is proposing a standard condominium for the four-storey, 55-unit mixed use apartment building that includes one at-grade commercial unit. Please see excerpts of the Draft Plan of Condominium on Figure 1, 2 and 3 below.

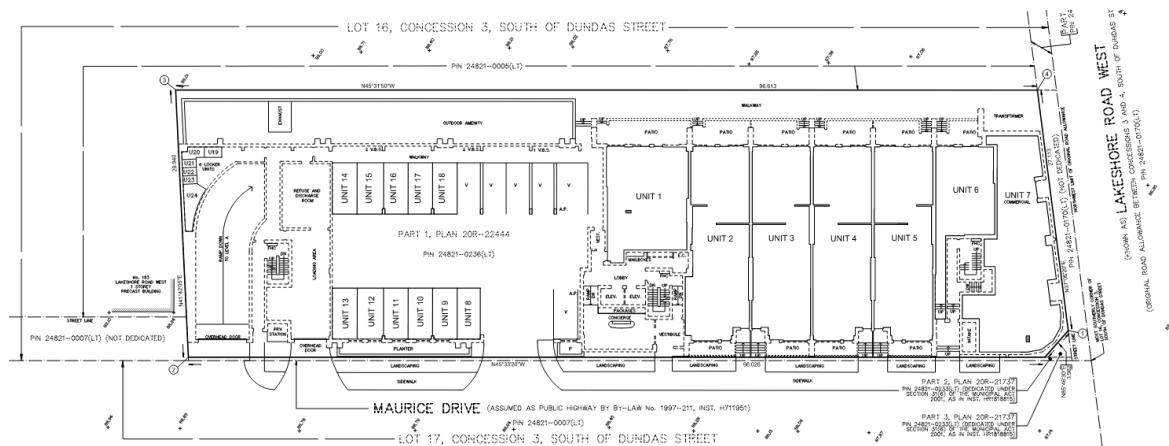


Figure 1 – Draft Plan of Condominium Ground Floor

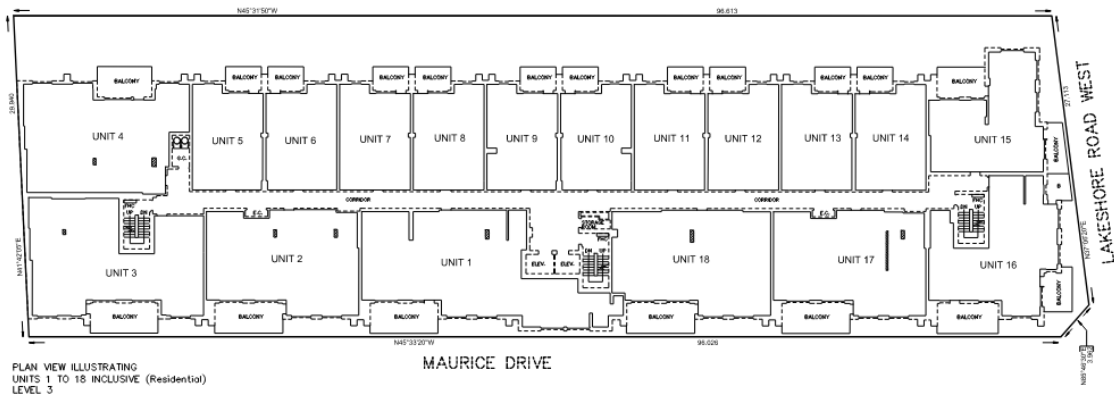
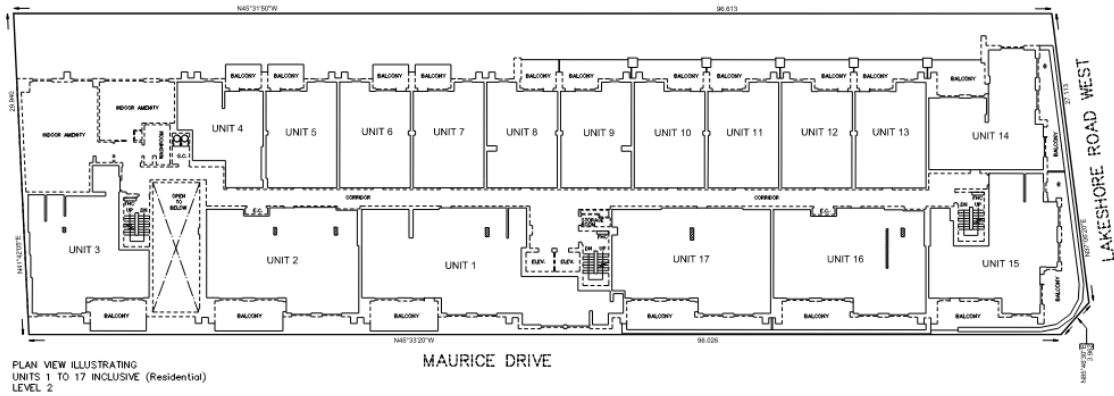


Figure 2 – Draft Plan of Condominium Floor 2 & 3

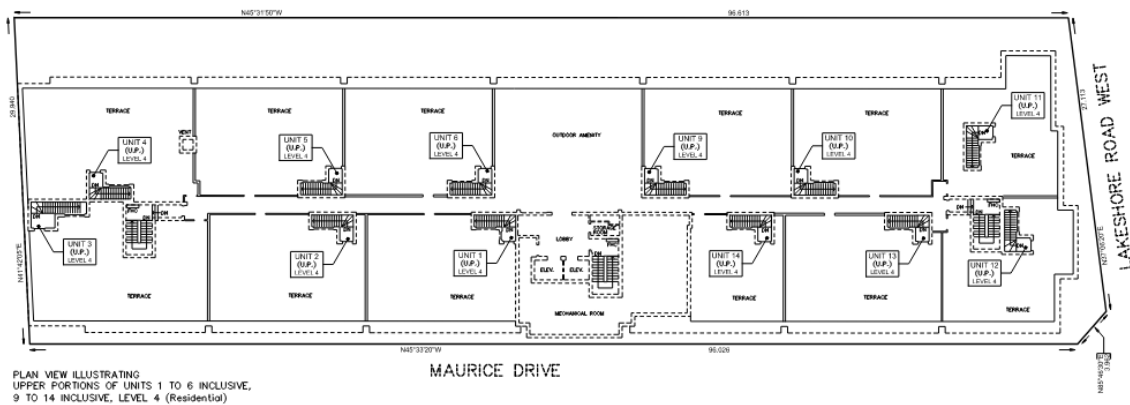
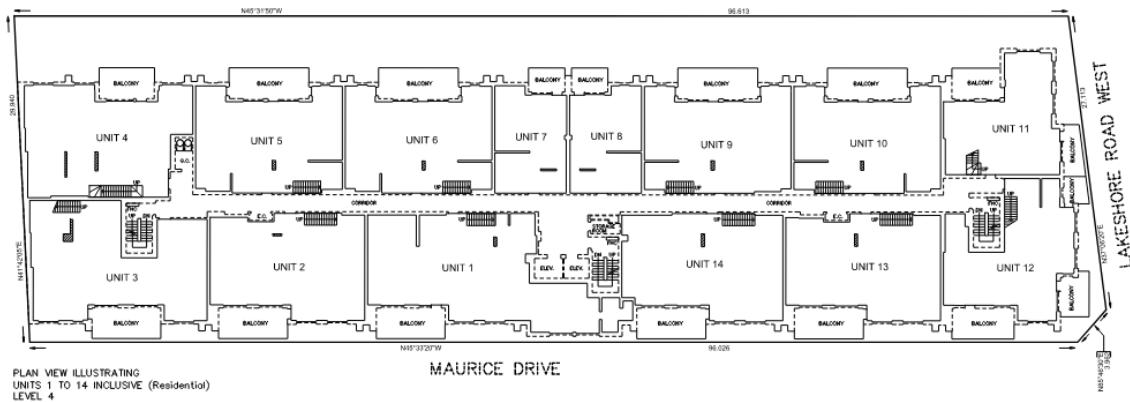


Figure 3 – Draft Plan of Condominium Floor 4 and Rooftop Terrace

### Location & Site Description

The subject property is approximately 0.2919 hectares in size and is located on the east side of Maurice Drive, north of Lakeshore Road West and south of Rebecca Street. The land is legally recognized as Part of Lot 16, Concession 3 Trafalgar, South of Dundas Street, and the apartment construction is now fully constructed and occupied.

### Surrounding Land Uses

The land uses surrounding the subject property are comprised of mixed-use residential, newer townhouse units, existing low rise residential dwellings north of Rebecca Street and service commercial uses.



Figure 4 – Aerial view of 123 Maurice Drive

## **PLANNING POLICY & ANALYSIS:**

### **Halton Region Official Plan (Implemented by the Town)**

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 Authorities 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 Authorities 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 Regional Official Plan provides goals, objectives and policies to direct physical development and change in Halton. 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 application conforms to the Region of Halton Official Plan (now implemented by the Town of Oakville).

Regional staff offers no objection to the proposed Draft Plan of Condominium approval from a Regional perspective, subject to the conditions outlined in Appendix 'A'.

### ***Livable Oakville Plan***

The subject lands are designated as 'Main Street 1'. As part of the site plan application conformity with Livable Oakville was confirmed. The intent of the subject draft plan of condominium is to establish condominium tenure for the 55-unit mixed-use apartment building. Conformity with Livable Oakville was confirmed through the related site plan application.

On this basis, the proposal conforms to Livable Oakville.

### **Zoning By-law**

The subject property, highlighted in grey is zoned CBD– Central Business District (By-law 2014-014) as shown in Figure 5 below.

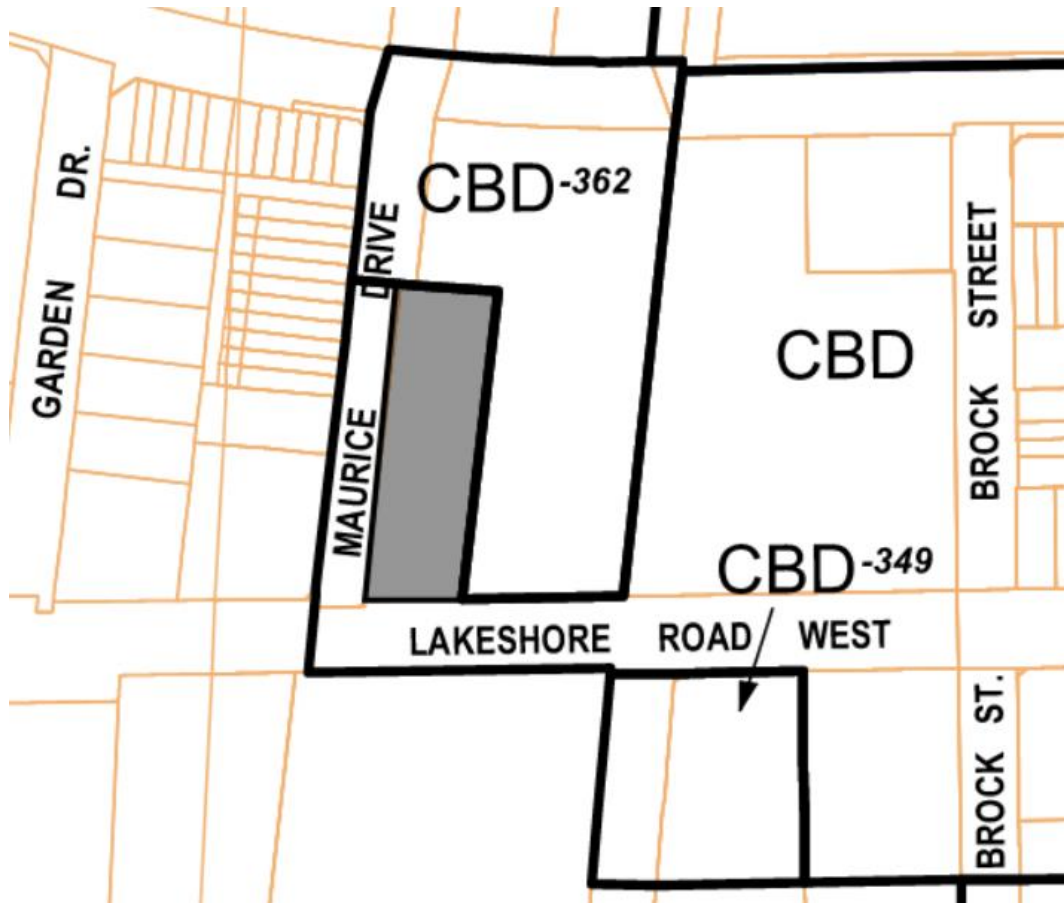


Figure 5 – Oakville Zoning By-law 2014-014 Map Excerpt

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 registration.

#### Site Plan Application

The subject property was subject to site plan control and received final site plan approval on August 18, 2021. Through the site plan control process, among others, the following matters were addressed:

- Site layout;
- Site servicing;
- Canopy coverage;
- Site circulation;
- Stormwater management; and,
- Environmental suitability of the site for residential

**TECHNICAL & PUBLIC COMMENTS:**

The draft plan of condominium application 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 priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

The proposal complies with the sustainability objectives of the Climate Change Adaptation Initiative.

**CONCLUSION:**

The Planning & 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 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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Submitted by:  
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