

REPORT

Planning and Development Council

Meeting Date: June 16, 2025

FROM: Planning and Development Department

DATE: June 3, 2025

SUBJECT: **Recommendation Report on Draft Plan of Condominium
24CDM-25001/1318 – 3250 Carding Mill Trail**

LOCATION: 3250 Carding Mill Trail

WARD: Ward 7

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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-25001/1318) submitted by Mattamy (Carding Mill) Ltd., prepared by Rady-Pentek & Edward Surveying Ltd. dated May 14, 2025, subject to the conditions contained in Appendix 'A' of the Planning and Development report dated June 3, 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 Mattamy (Carding Mill) Ltd., for the lands municipally known as 3250 Carding Mill Trail.
- The development is comprised of a five-storey mixed-use condominium building containing 157 residential units and approximately 1,077 square metres of ground-floor commercial space. In addition, two stacked townhouse buildings provide a total of 18 residential units, with Building B containing 10 units and Building C containing 8 units.
- The development received final site plan approval on March 7, 2024.
- There were no concerns raised with the draft plan of condominium application from internal departments 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 staff review of the application and a recommendation on the proposed draft plan of standard condominium application.

The development received site plan approval (SP. 1319.006/01) on March 7, 2024. The draft plan of condominium application was submitted on March 10, 2025, by Korsiak Urban Planning, on behalf of Mattamy (Carding Mill) Ltd. and deemed complete the same day. The intent of the draft plan of condominium is to establish condominium tenure for the 157-unit mixed-use residential building, and 18-unit stacked townhouse. 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 five-storey, 157-unit mixed-use residential building, which includes ground-floor commercial space. The development also features two stacked townhouse buildings, with Building B containing 10 units and Building C containing 8 units, for a total of 18 additional residential units. Please see excerpts of the draft plan of condominium in Figures 1 - 3 below.

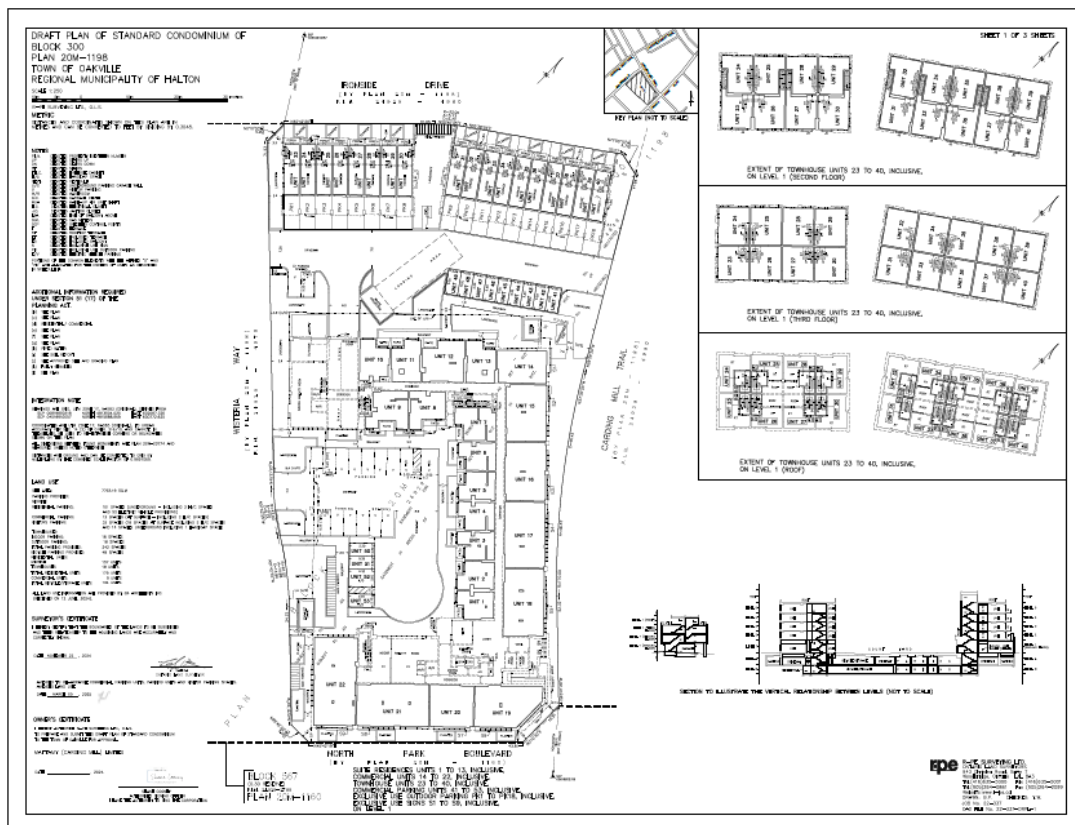


Figure 1 – Draft Plan of Condominium

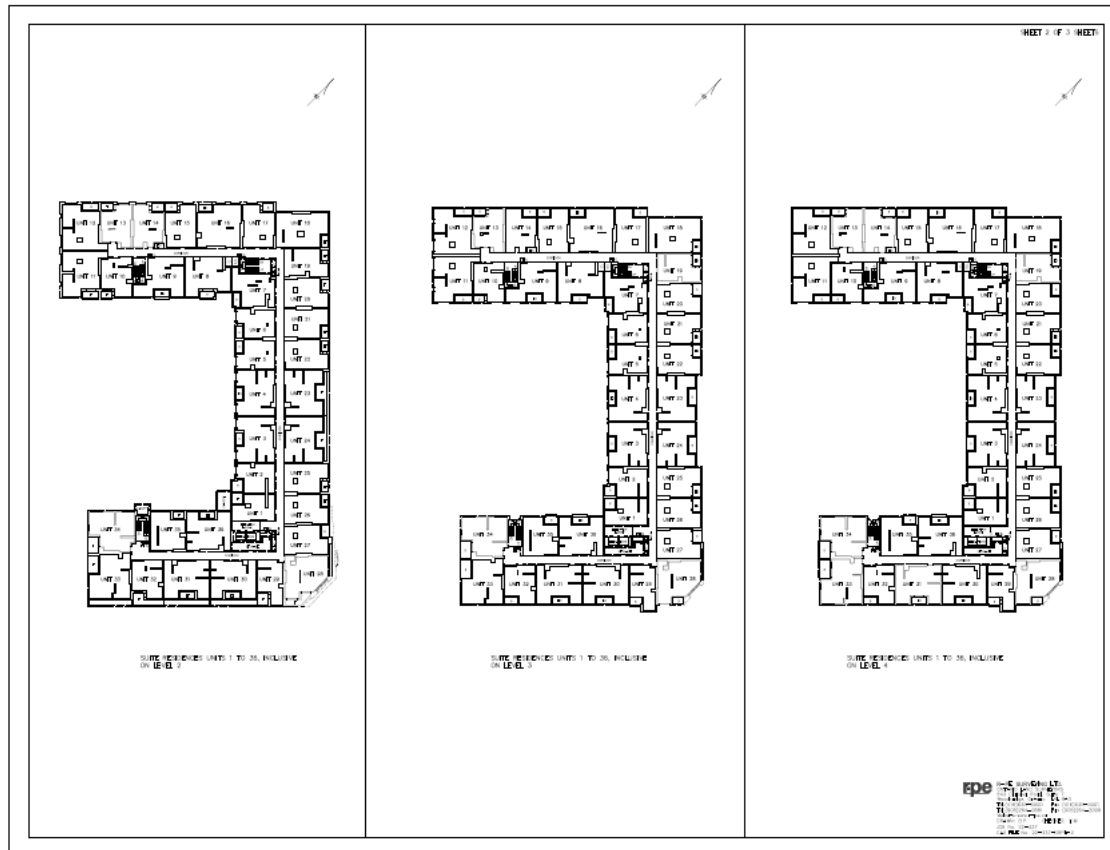


Figure 2 – Draft Plan of Condominium Levels 2 – 4

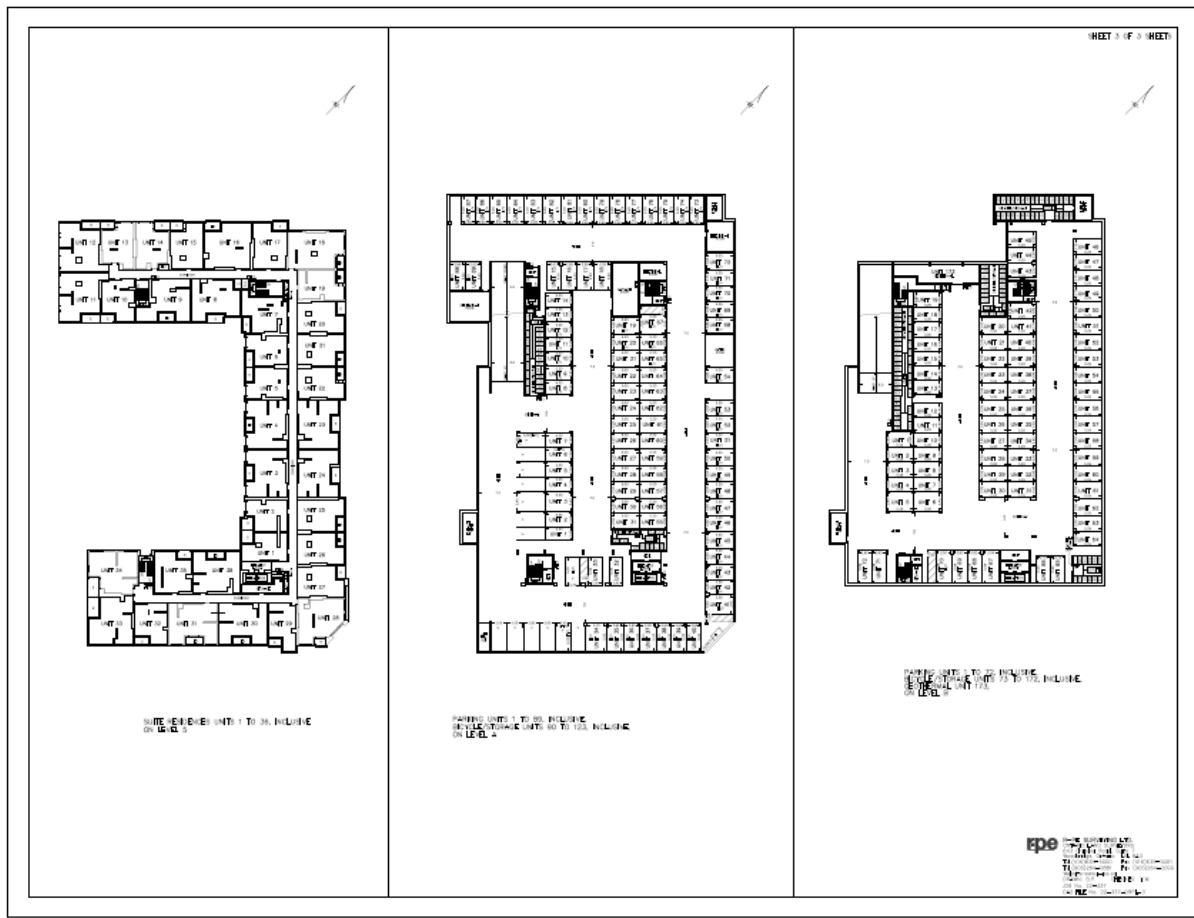


Figure 3 – Draft Plan of Condominium Level 5 and Underground Parking

Location & Site Description

The subject property is approximately 0.77 hectares in size and is located on the west side of Carding Mill Trail, north of North Park Boulevard, east of Wisteria Way, and south of Ironside Drive. The land is legally recognized as Block 300, Plan 20M-1198, Oakville.

Surrounding Land Uses

The land uses surrounding the property are comprised of residential uses. Located directly north and south of the property are single-detached dwellings, west of the property contains townhouse units, and east of Carding Mill Trail contains two five-storey mixed-use buildings.



Figure 4 – Aerial view of 3250 Carding Mill Trail

PLANNING POLICY & ANALYSIS

Halton Region Official Plan (Implemented by the Town)

Due to 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.

As it relates to the foregoing, Halton Region staff offer no objection to the proposed Draft Plan of Condominium approval, subject to the conditions and notes included in Appendix 'A'. Conformity with the Halton Plan Region Official Plan was confirmed as part of the related site plan application.

North Oakville East Secondary Plan

The subject lands are designated as Neighbourhood Centre Area. As part of the related site plan application conformity with the North Oakville East Secondary Plan was confirmed. The proposal conforms to the North Oakville East Secondary Plan.

Zoning By-law

The subject property, outlined in red is zoned Neighbourhood Centre Zone 2 (NC-2) subject to Special Provision 51 (2009-189) as shown in Figure 5 below.

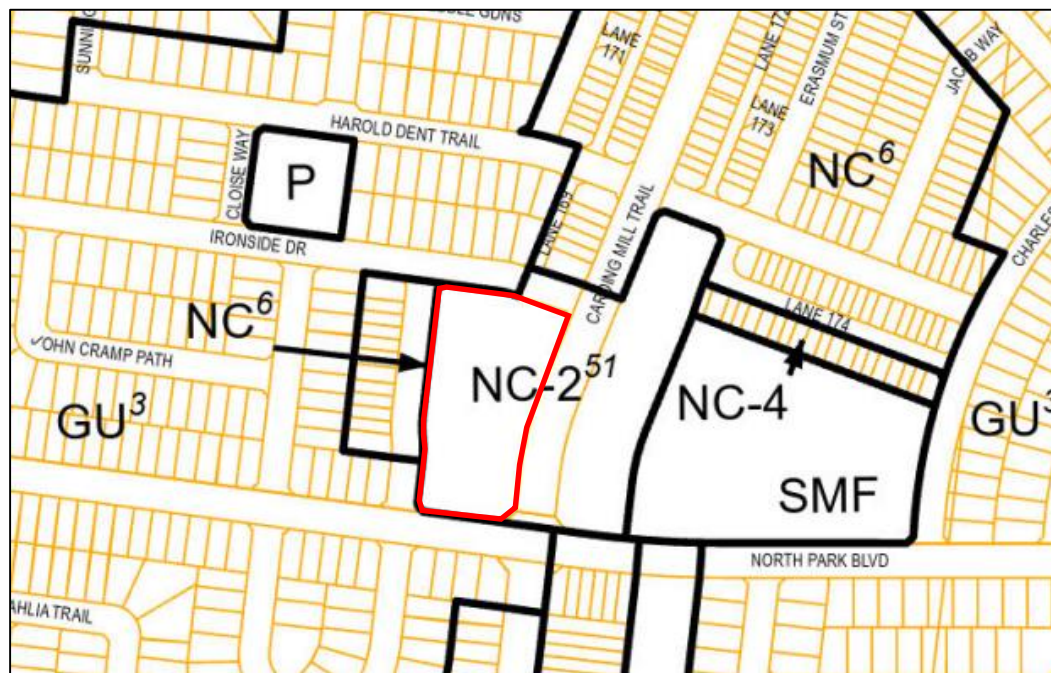


Figure 5 – Oakville Zoning By-law 2009-189 Map Excerpt

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 property was subject to site plan control and received final site plan approval on March 7, 2024. Through the site plan control process, among others, the following matters were addressed:

- Site layout;
- Site servicing;
- Site circulation;
- Landscaping, canopy coverage, and urban design;
- Grading and stormwater management;
- Conformity with the North Oakville East Secondary Plan; and,
- Compliance with the Zoning By-law 2009-189.

As part of the draft plan conditions in Appendix 'A', the visitor and commercial parking will be required to be delineated on the condominium plan, and included in the condominium declaration. In addition, the engineering works such as servicing, grading, drainage and stormwater management will be inspected prior to registration of the condominium.

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 North Oakville East Secondary 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 the corporate 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 and Development Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff are satisfied that this draft plan of condominium application conforms to the overall policy direction of the North Oakville East Secondary 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 North Oakville East Secondary 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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