

## REPORT

### Council

**Meeting Date: August 11, 2025**

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**FROM:** Planning and Development Department

**DATE:** July 29, 2025

**SUBJECT:** Recommendation Report, Draft Plan of Condominium 24CDM-24003/1310 – 1005 Dundas Street East

**LOCATION:** 1005 Dundas Street East

**WARD:** Ward 6

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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-24003/1310) submitted by 1005 Dundas Street East Inc. and prepared by KRCMAR Ltd. dated March 15, 2024, subject to the conditions contained in Appendix 'A' of the Planning and Development Report dated July 29, 2025.

#### **KEY FACTS:**

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

- A standard Draft Plan of Condominium application has been submitted for the purpose of establishing condominium tenure for an eight-storey building containing 380 residential units and 457 parking units, which is currently under construction.
- Condominium tenure would allow the transfer of individual units to the future owners.
- The development received final site plan approval (S.P.1310.001/01) on October 12, 2022.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommends that the Director of Planning and Development give approval to 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 standard Draft Plan of Condominium application

for a residential apartment building containing a total of 380 residential apartments. Upon registration of the condominium, the condominium corporation will be created and will be responsible for the management of the development.

The development received site plan approval (S.P.1310.001/01) on October 12, 2022. The Draft Plan of Condominium application was submitted on March 15, 2024, by 1005 Dundas Street Inc., and deemed complete the same day. The building is currently under construction.

Draft plan approval and registration of the plan is the last step in the planning process allowing for the formal transfer of the individual units to the purchasers.

### **Proposal**

The applicant is proposing a standard condominium for the five-storey, 380-unit residential building (Appendix 'B').

### **Location & Site Description**

The subject property is approximately 1.871 hectares in size and is located at the northeast corner of Eighth Line and Dundas Street East and is municipally known as 1005 Dundas Street East.



Figure 1 – Aerial view of 1005 Dundas Street East

### **Surrounding Land Uses**

The surrounding land uses are primarily residential. Detached dwellings are located directly north and south of the property, while existing townhouse units are located to the west. To the east of the site is the Capoak/Redoak Draft Plan of Subdivision,

which is proposed to be developed for detached dwellings, townhouse units, and apartment buildings up to 12-storeys in height.

**PLANNING POLICY & ANALYSIS:**

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

- Provincial Planning Statement (2024)
- Halton Region Official Plan (Implemented by the Town of Oakville)
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

**Provincial Planning Statement**

The Provincial Planning Statement (2024), the '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. The proposed Draft Condominium Plan is consistent with the PPS.

**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.

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'. Conformity with the Halton Plan Region Official Plan was confirmed as part of the previous development approvals for the site.

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

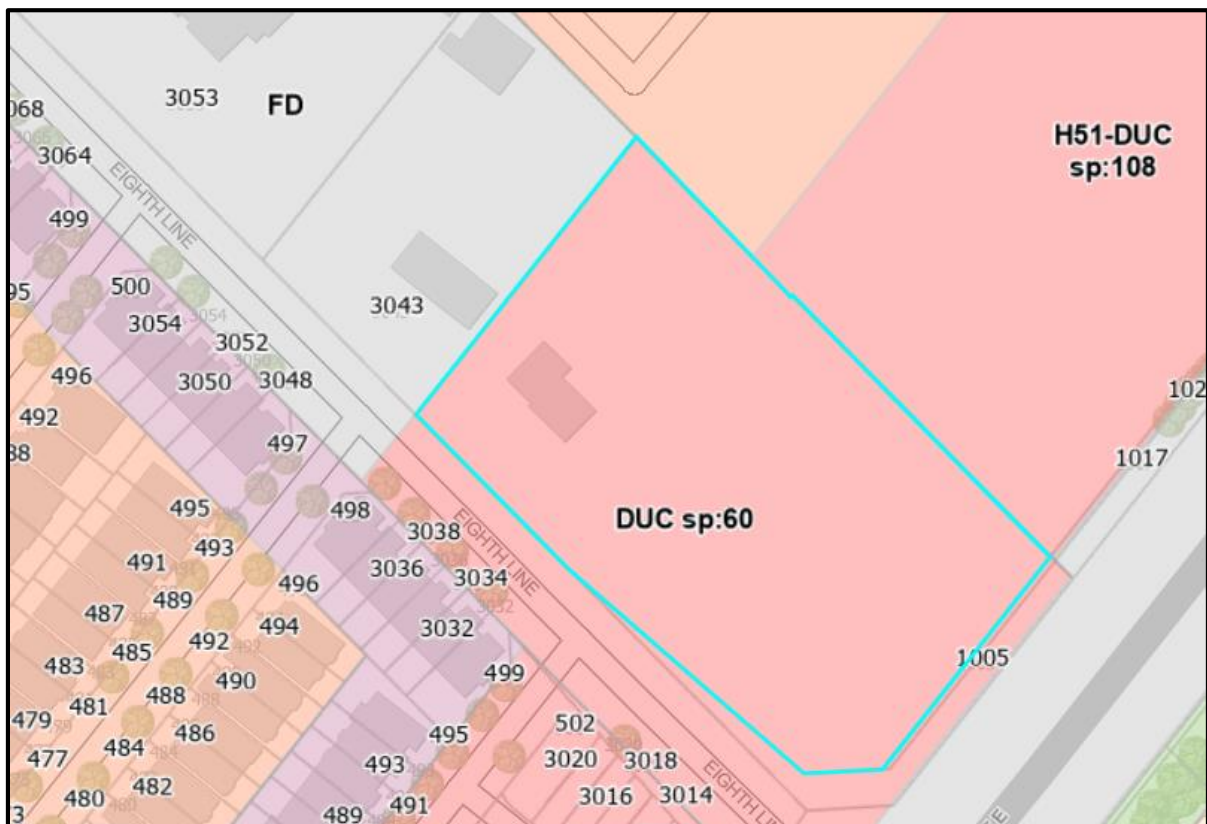
The subject lands are designated as 'Dundas Urban Core Area', as identified on NOE2, Land Use Plan in the North Oakville East Secondary Plan. Section 7.6.5.1 of the NOESP outlines the purpose of the Dundas Urban Core Area as follows:

*The Dundas Urban Core Area designation on Figure NOE2 is intended to allow the creation of a band of mixed use development at medium and high densities with a clustering of retail and service commercial development and/or high density buildings at the intersections with north/south streets.*

The proposed Draft Plan of Condominium application is for 380 residential units. On this basis, the development conforms to the applicable policies of the NOESP.

### Zoning By-law 2009-189

The subject property is zoned DUC – Dundas Urban Core subject to Special Provision 60 (Figure 2).



As a condition of approval, 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 October 12, 2022. Through the site plan application, the development was subject to detailed technical analysis including:

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

The financial obligations of the developer as it relates to the construction of the development have been addressed through the site plan approval process. Required works are secured by a Letter of Credit, which is collected through site plan approval.

As part of the draft plan conditions in Appendix ‘A’, the visitor and commercial parking will be required to be delineated on the condo 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**

No public comments were received with respect to this application.

**(B) FINANCIAL**

This development is currently under construction, and requirements such as the payment of Development Charges have been paid. The site plan agreement details the required on-site works and is secured by a Letter of Credit, held on file. A standard condition has been included to 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:**

Staff recommends approval of the application, subject to the conditions in Appendix 'A', as the application is consistent with the Provincial Planning Statement, does not conflict with Provincial plans, 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 *Planning Act*;
- 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';
- The development received final site plan approval, where site servicing, grading and stormwater management, landscaping, urban design, and financial obligations were addressed through conditions of site plan approval;
- Building permits have been issued in accordance with the approved site plan;
- 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; and
- The application for a standard condominium is related to tenure of the approved development, is necessary to provide shared ownership and

maintenance of the internal amenity elements and is appropriate for the orderly development of the lands.

**APPENDICES:**

Appendix 'A' – Draft Plan of Condominium Conditions

Appendix 'B'- Figures 1-10

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