



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: September 22, 2025

---

**FROM:** Planning and Development Department

**DATE:** September 9, 2025

**SUBJECT:** Recommendation Report, Draft Plan of Condominium 24CDM-24009/1312 – 3071-3079 Trafalgar Road

**LOCATION:** 3071-3079 Trafalgar Road

**WARD:** Ward 7

Page 1

---

#### RECOMMENDATION

That the Director of Planning and Development be authorized to grant draft plan approval of the Draft Plan of Condominium (24CDM-24009/1312) submitted by MC Oakvillage CP Inc. and prepared by R-PE Surveying Ltd. dated July 24, 2024, and revised July 27, 2025, subject to the conditions contained in Appendix 'A' of the Planning and Development report dated September 9, 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 two residential towers. Tower Phase 4A is 20 storeys and includes 212 residential units and tower Phase 4B is 16-storeys and accommodates 166 residential units. There will be a shared three-level underground parking garage containing 423 parking stalls (382 resident, 40 visitor) which are both currently under construction.
- Condominium plan registration will allow the transfer of individual units to the future owners.
- The development received final site plan approval (S.P.1312.012/02) on June 27, 2023.
- No circulated internal departments or external agencies have 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 two residential towers with a shared underground parking with a total of 378 residential units between the two towers. 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.1312.012/02) on June 27, 2023. The Draft Plan of Condominium application was submitted on September 27, 2024, by Minto Communities, and deemed complete October 23, 2024. The building is currently under construction.

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

## **Proposal**

The applicant is proposing a standard condominium for two residential towers including 378 residential units. Tower Phase 4A is 20 storeys and includes 212 units and tower Phase 4B is 16 storeys and includes 166 units. The towers are to be constructed over a shared three-level underground parking garage containing 423 parking stalls (382 resident, 40 visitor). as shown in Figures 1- 4 below.

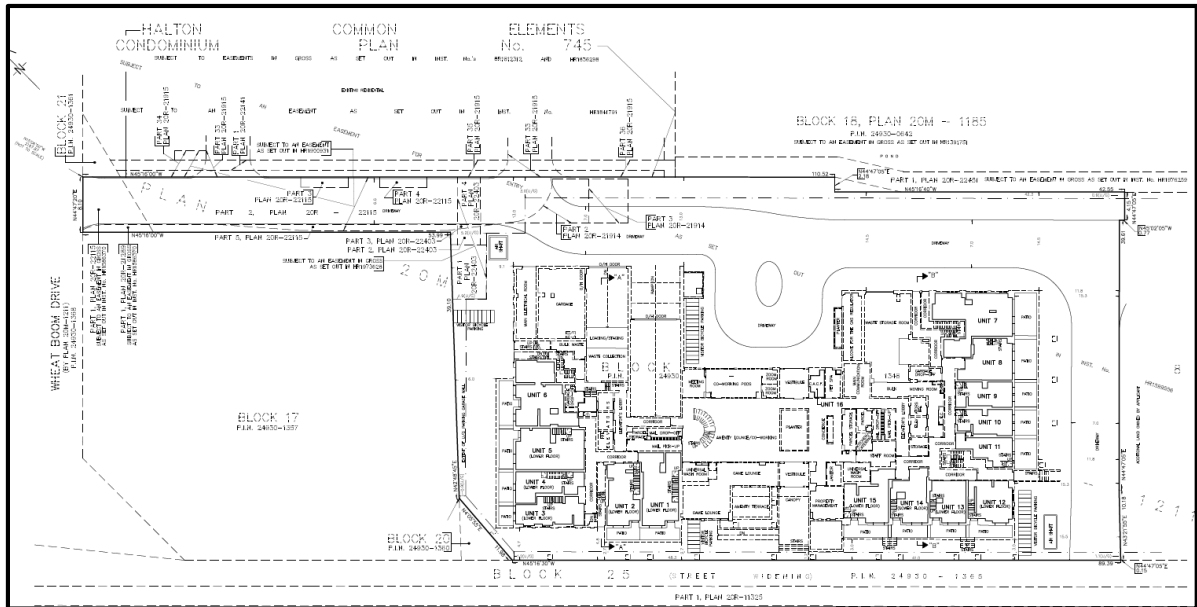


Figure 1: Draft Plan

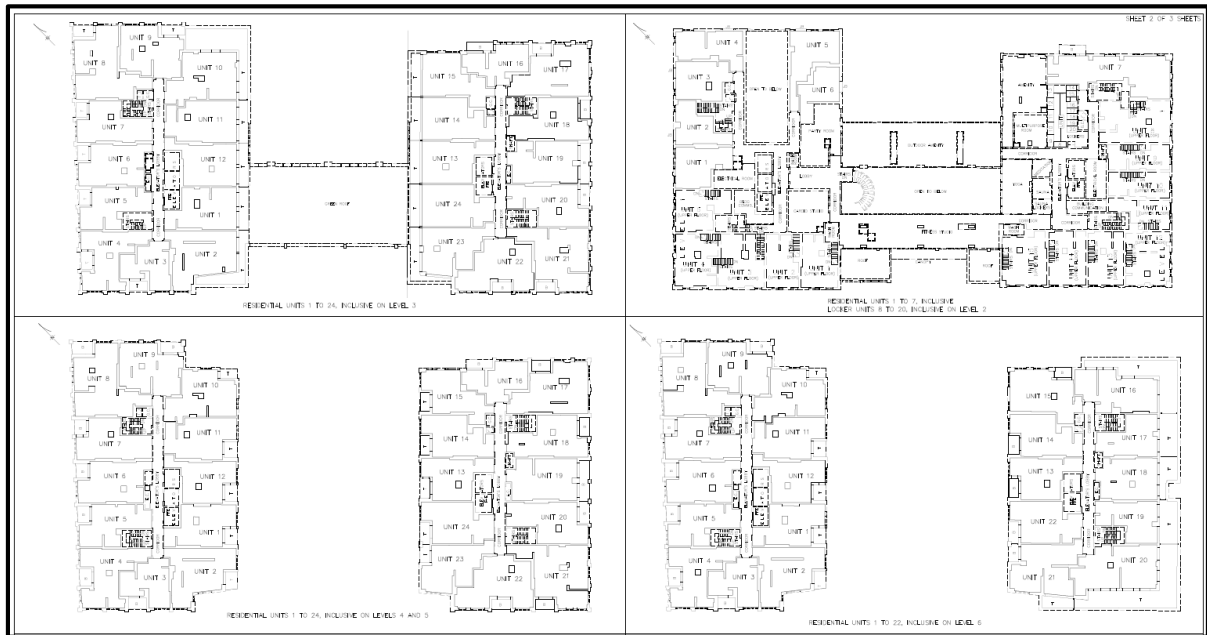


Figure 2: Level 2-6

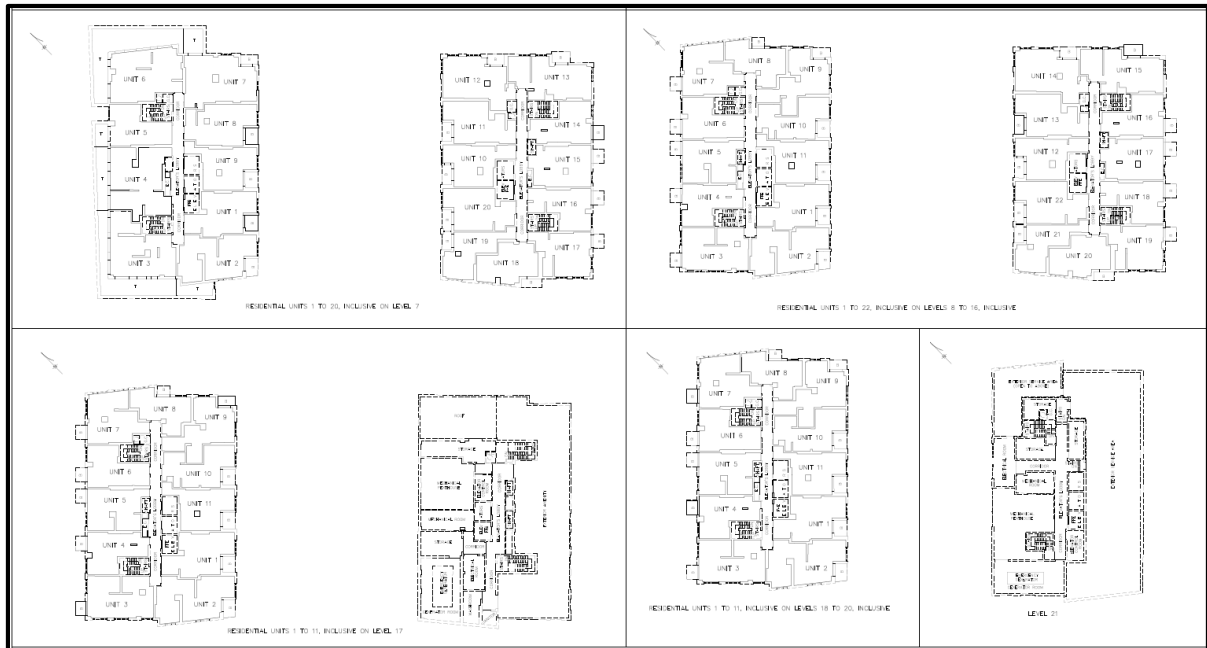


Figure 3: Level 7-21

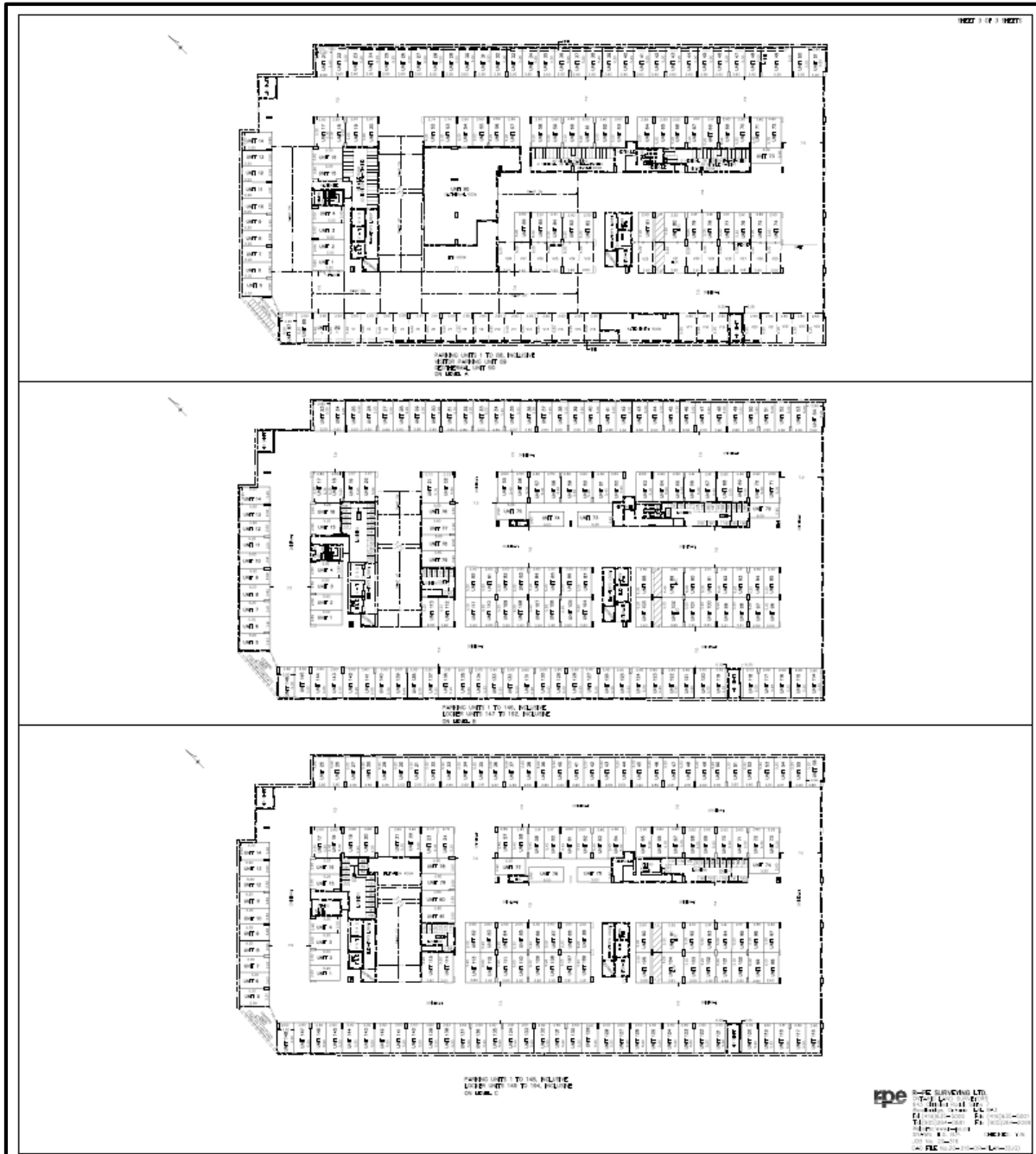


Figure 4: Parking level A, B, and C

### Location & Site Description

The subject property is approximately 0.56 hectares in size and is located on the east side of Trafalgar Road, south of Wheat Boom Drive and north of Dundas Street East and is municipally known as 3071 and 3079 Trafalgar Road.

## Surrounding Land Uses

The surrounding land uses are primarily residential, with an adjacent natural area (Athabasca Pond) to the south, as shown on Figure 5.



Figure 5: Aerial photo

## 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 Plan of Condominium 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 Regional Official Plan is now the responsibility of Halton's four local municipalities. As a result of this change, the Region now only has an interest in supporting the municipalities 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 Trafalgar 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 Trafalgar Urban Core Area as designated on Figures NOE1 and NOE2 is intended as the focal point for development in North Oakville East. The Trafalgar Urban Core Area is of particular significance because of the magnitude and mix of uses which it is planned to accommodate and the important roles it is designed to play as a service, employment, residential and community activity focus. It will ultimately be a pedestrian oriented mixed use area with a full range of uses at the highest densities in the Planning Area.”*

The proposed Draft Plan of Condominium conforms to the applicable policies of the NOESP.

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

The subject property is zoned TUC sp:65 – Trafalgar Urban Core Special Provision 65 as shown on Figure 4. 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.

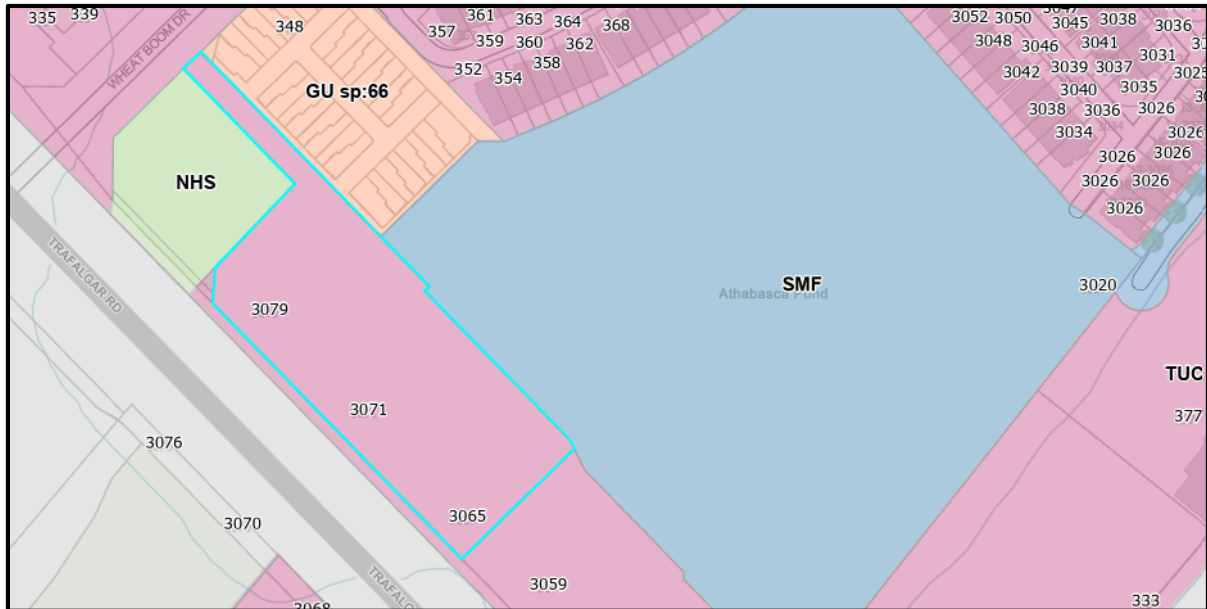


Figure 6 – Zoning By-law 2009-189 Excerpt

### Site Plan Application

The property was subject to site plan approval and was final approved on June 27, 2023. 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 collected through site plan approval.

The engineering works such as servicing, grading, drainage and stormwater management will be inspected prior to registration of the plan of 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.

### **Minor Variance Application**

During construction, it was found that elevated mechanical equipment and ductwork were built in a manner that created an obstruction to the function of some visitor and resident parking areas. To address this issue, the applicant submitted a minor variance application. The application was deferred by the applicant to allow further review of the as-built conditions and better address possible solutions.

Staff conducted a site visit to observe the requested variance. Following the site visit, it was determined that the obstructions are primarily vertical in nature and do not prevent a vehicle from parking in the parking space. However, due to the obstructions being below the ceiling height, some limitations such as difficulty with accessing a trunk area were observed. Staff are waiting for additional information to be provided by the applicant to finalize the minor variance request. In the interim, conditions of draft plan approval have been included to ensure that purchasers are notified of the parking conditions through warning clauses such as in Condition 7 of Appendix 'A' which states:

“The purchaser acknowledges that some parking spaces may include structural or mechanical components such as bulkheads, electrical wiring, piping, ventilation systems, fans, utility services, and/or structural columns which may impede on the usability and function of the parking space compared to those spaces without such encumbrances. The obstruction may limit spatial movement and may not be suitable for all vehicle types or sizes. Affected parking spaces will be identified at the time of purchase.”

Additionally, as part of the draft plan conditions in Appendix 'A', the visitor and residential parking will be required to be delineated on the final condominium plan and included in the condominium declaration prior to registration.

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 conforms to 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

Prepared by:  
Sara Hajsaleh  
Planner, Current Planning

Recommended by:  
Kate Cockburn, MCIP, RPP  
Manager, Current Planning – East District

Submitted by:  
Gabe Charles, MCIP, RPP  
Director, Planning & Development