

To: Warden and Members of County Council

From: Director of Community Planning

Application for Draft Plan of Condominium and Exemption from Draft Plan Approval CD 22-03-8 – Southside Construction Management Inc.

RECOMMENDATIONS

1. That Oxford County grant draft plan approval to a proposed condominium submitted by Southside Construction Management Limited (File No. CD 22-03-8), prepared by Archibald, Gray & McKay Limited, dated September 16, 2022, for lands described as Part of Park Lot 6, south side of Ingersoll Avenue, Plan 10, in the City of Woodstock;
2. And further, that Oxford County Council approve the application for exemption from the draft plan of condominium approval process submitted by Southside Construction Management Limited (File No. CD 22-03-8), prepared by Archibald, Gray & McKay Limited, dated September 16, 2022, for lands described as Part of Park Lot 6, south side of Ingersoll Avenue, Plan 10, in the City of Woodstock.

REPORT HIGHLIGHTS

- The purpose of this report is to consider the approval of a draft plan of condominium and exemption from the draft approval process to facilitate condominium ownership of an apartment development with 78 dwelling units.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the general intent of the Official Plan, and complies with the provisions of the City of Woodstock Zoning By-law.

Implementation Points

The application will be implemented in accordance with the relevant strategic initiatives, objectives and policies contained in the Official Plan.

Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year’s budget.

Communications

There are no public notice requirements for this application under the *Condominium Act*.

Strategic Plan (2020-2022)

					
<i>WORKS WELL TOGETHER</i>	<i>WELL CONNECTED</i>	<i>SHAPES THE FUTURE</i>	<i>INFORMS & ENGAGES</i>	<i>PERFORMS & DELIVERS</i>	<i>POSITIVE IMPACT</i>
		3.ii			

DISCUSSION

Background

Owner: Southside Construction Management Limited.
 75 Blackfriars Street, London ON N6H 1K8

Agent: Taylor Brydges / Zelinka Priamo Limited
 318 Wellington Road, London ON N6H 4P4

Proposal

An application has been received for approval of a plan of condominium and exemption from the draft approval process. The application will facilitate condominium ownership of a residential development consisting of 78 apartment units.

As indicated by the applicant, each apartment unit, will be for the exclusive use of individual owners. All areas outside of the individual units including the hallways, parking area, and communal open space will be held in common ownership. A condominium development differs from a plan of subdivision in that the roads, parks, water and sanitary sewers, as well as other ‘common’ features within the plan, are typically owned privately by the condominium corporation.

For Council's information, amendments to the Official Plan (OP 20-01-8) and the City's Zoning By-law (ZN 8-20-03) were approved by County and City Councils in January and February 2021, respectively, for the purpose of facilitating the proposed development. Subsequent to this, the owner obtained site plan approval from the City in November 2021 (SP 8-21-14).

The subject lands comprise approximately 0.3 ha (0.7 ac) and are located on the north side of Drew Street between Winniett Street and Oxford Street in Woodstock. Surrounding uses include low density residential development to the south and east, a school to the immediate north, and employment lands to the west and southwest.

Plate 1, Existing Zoning & Location Map, provides the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2, 2021 Aerial Map, provides an aerial view of the subject property and surrounding area.

Plate 3, Proposed Draft Plan of Condominium, shows the location of the dwelling units and the common elements.

Comments

2020 Provincial Policy Statement

Section 1.1.1 of the PPS directs that healthy, liveable, and safe communities are sustained, in part, by accommodating an appropriate range and mix of residential (including additional units, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, parks and open space, and other uses to meet long-term needs.

According to Section 1.1.3.1 (Settlement Areas), settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Further, land use patterns within settlement areas shall be based on densities and a mix of land uses, which efficiently use land and resources, and are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, as well as a range of uses and opportunities for intensification and redevelopment.

The policies of Section 1.1.3.6 state that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Further, Section 1.4 (Housing) directs that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health, and well-being requirements of current and future residents;

- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,
- Establishing development standards for residential intensification, redevelopment, and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

Official Plan

The subject property is designated 'High Density Residential' according to the City of Woodstock Residential Density Plan, as contained in the Official Plan.

Lands designated for High Density Residential use are those lands that are primarily developed or planned for a range of large scale, multiple-unit forms of residential development. This designation shall be applied in a localized and site specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low-rise development, or constitute community land marks or reference points; or
- support the functionality of the municipal transit system; or
- support the viability and functionality of the Central Area.

The height and density limits applicable to the various forms of development allowed in High Density Residential districts shall be determined on the basis of the nature, character and scale of adjacent land uses.

Section 7.2.2.2 of the Official Plan also contains policies where City Council can encourage the creation of housing opportunities within the City that may result in a mix of tenure forms, such as ownership, rental and cooperative units.

Zoning By-law

The subject property is presently zoned 'Special Residential Type 4 Zone (R4-13)', which permits an apartment dwelling house.

As previously noted, City Council approved File ZN 8-20-03 in January, 2021, implementing the current R4-13 zoning. Site specific zoning provisions affect the maximum number of units, maximum height, maximum lot coverage, minimum front yard depth, minimum rear yard depth, minimum exterior side yard width, minimum landscaped open space, minimum amenity area requirement, and minimum number of parking spaces. The existing development appears to meet the relevant R4-13 zone provisions.

Agency Comments

A number of agencies were circulated the proposal to create condominium ownership of the development. None of the responding agencies indicated any concerns regarding this application.

City of Woodstock Council

City of Woodstock Council recommended support of the proposed draft approval of the plan of condominium and exemption from the draft plan of condominium approval process at their regular meeting of April 20, 2023.

Planning Analysis

Applications for condominium approval can be dealt with in one of two ways, in accordance with the Condominium Act. The first method generally involves a process similar to an application for draft plan of subdivision where, after appropriate circulation, a proposal receives 'draft' approval which is contingent on the applicant satisfying a number of conditions prior to final approval and registration.

The second process is where the approval of the condominium is exempt from the draft or 'conditional' approval stage and proceeds directly to final approval. The exemption process is intended to apply to proposals that have previously undergone a complete evaluation (i.e. site plan approval) and no further conditions of approval are required by the municipality for the development.

As noted, amendments to the Official Plan (OP 20-01-8) and the City's Zoning By-law (ZN 8-20-03) were approved by County and City Councils in January and February 2021, respectively, for the purpose of facilitating the proposed development. In addition, the development received site plan approval from the City in November 2021 (SP 8-21-14), and is subject to the conditions of the development agreement that was entered into with the City of Woodstock as part of the site plan approval process. In light of this, the requested exemption can be considered appropriate.

As the proposal facilitates the creation of a different form of housing to meet the long term social needs of current and future residents in a designated Settlement Area, Planning staff are of the opinion that the proposal is consistent with the policies of the PPS.

The proposal is also in keeping with the 'High Density Residential' policies of the Official Plan, and the proposed development creates a housing opportunity that will contribute to providing a mix of tenure forms in the City, which is in keeping with the policies of Section 7.2.2.2. Further, no concerns were raised with respect to compliance with residential development standards or relevant codes, and the design of the proposed development was approved by the City during the site plan process.

Based on a review of the draft plan of condominium, it would appear that the proposed development meets the relevant provisions of the 'R4-13' Zone.

Conclusions

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the general intent of the County Official Plan, and complies with the provisions of the City's Zoning By-law. As such, the application for draft plan of condominium and exemption from the draft approval process can be supported from a planning perspective.

SIGNATURES

Report Author:

Original Signed By _____

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Senior Planner

Departmental Approval:

Original Signed By _____

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By _____

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment 1 - Plate 1, Existing Zoning & Location Map
- Attachment 2 - Plate 2, 2021 Aerial Map
- Attachment 3 - Plate 3, Proposed Draft Plan of Condominium