

REPORT TO COUNTY COUNCIL

Application for Draft Plan of Condominium and Exemption from Draft Approval CD 23-01-8 – 2749815 Ontario Limited

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application CD 23-01-8, submitted by 2749815 Ontario Limited, for lands described as Part Lot 12, Plan 227, Part Lot 4, West side of Yeo Street, Plan 10, and Part 1 of 41R-10169, in the City of Woodstock for draft approval of a proposed condominium;
2. And further, that Council approve the application for exemption from the draft plan of condominium approval process submitted by 2749815 Ontario Limited (File No. CD 23-01-8), prepared by Brooks Lise Surveying Limited, for lands described as Part Lot 12, Plan 227, Part Lot 4, West side of Yeo Street, Plan 10, and Part 1 of 41R-10169, in the City of Woodstock, as all matters relating to the development have been addressed through the Site Plan Approval process and a registered site plan agreement with 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 a residential development consisting of 8 dwelling units.
- 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.

IMPLEMENTATION POINTS

This application will be implemented in accordance with the relevant objectives, strategic initiatives 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

The Planning Act has no public consultation requirements for this type of condominium application.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report support the following strategic goals:

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
<p>Goal 1.1 – 100% Housed</p> <p>Goal 1.2 – Sustainable infrastructure and development</p> <p>Goal 1.3 – Community health, safety and well-being</p>		

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

Owner: 2749815 Ontario Limited c/o Bill McLeod
1683 Valhalla Street, London ON N6G 0V3

Location:

The subject property is described as Part Lot 12, Plan 227, Part Lot 4, West side of Yeo Street, Plan 10, and Part 1 of 41R-10169 in the City of Woodstock. The property is located on the east side of Bain Street, between Hunter Street and Dundas Street, and is municipally known as 34 Bain Street.

County of Oxford Official Plan:

Existing:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Special Residential Type 3 Zone (R3-39)

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 eight dwelling units within two buildings.

The subject lands contain two buildings, both containing four multiple attached dwelling 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 parking area and landscaped 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 City's Zoning By-law (ZN 8-20-21) were approved by City Council in January 2021 for the purpose of facilitating the proposed development. The owner subsequently obtained site plan approval from the City in August 2021 (SP 8-21-10).

The subject lands comprise approximately 2412 m² (0.59 ac). Surrounding uses include low density residential development, with the CP Railway spur to the south and east.

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

Plate 2, Aerial Photo (2020), 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

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 located within the 'Low Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low-

rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development.

In these districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

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.

Agency Comments

A number of agencies were circulated the proposal to create condominium ownership of the development. No circulated agency expressed concerns with the proposed condominium approval.

City of Woodstock Council

City Council recommended support of the proposed condominium approval and exemption at the City's regular meeting of Council on February 15, 2024.

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 City's Zoning By-law (ZN 8-20-21) were approved by City Council in January 2021, for the purpose of facilitating the proposed development. In addition, the development received site plan approval from the City in August 2021 (SP 8-21-10), 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 'Low 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 'R3-39' 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 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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Manager of Development Planning

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, Aerial Map (2020)
Attachment 3 - Plate 3, Proposed Draft Plan of Condominium