

REPORT TO COUNTY COUNCIL

Application for Draft Plan of Condominium and Exemption from Draft Approval CD 24-02-8 – 1000641111 Ontario Inc and Oxford Condominium Plan 109

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application CD 24-02-8, submitted by 1000641111 Ontario Inc and Oxford Standard Condominium Plan No. 109 for lands described as Oxford Condominium Plan 109, Part of Block B, Plan M-13, 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 1000641111 Ontario Inc and Oxford Standard Condominium Plan No. 109 (File No. CD 24-02-8), prepared by Callon Dietz Inc Ontario Land Surveyors for lands described as Oxford Condominium Plan 109, Part of Block B, Plan M-13, 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 an amendment to an existing condominium development consisting of 17 dwelling units.
- The proposed amendment would include re-aligning the boundaries of the existing condominium, and incorporating lands transferred from and to the City of Woodstock.
- 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 supports the following strategic goals.

Strategic Plan Pillars and Goals

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

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

DISCUSSION

Background

Owners: Oxford Standard Condominium Plan No. 109 and 1000641111 Ontario Inc.
820-852 Alice Street, Woodstock ON N4S 2J3

Agent: Vera Dokter, Brown Beattie O'Donovan LLP, 1600-380 Wellington Street,
London ON N6A 5B5

Location:

The subject property is described as Oxford Condominium Plan 109, Part of Block B, Plan M-13 in the City of Woodstock. The property is located on the south side of Alice Street, between Maud Street and Bee Street, and is municipally known as 820-852 Alice 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 Medium Density Residential

City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Residential Zone 3 (R3)

Proposal:

An application has been received for approval of a plan of condominium and exemption from the draft approval process. The application will facilitate an amendment to the existing approved condominium.

The subject lands comprise approximately 9,154 m² (2.26 ac) and contain 2 buildings, one containing 10 units and the other 7 units, consisting of row house dwelling units (circ. 1965) with associated parking areas. The row houses were converted to condominium ownership in 2013 through the approval of application CD 13-01-8.

The owner has recently completed a land swap with the City of Woodstock whereby the existing condominium corporation received adjacent lands to the south (Part 2 of 41R-9912) totalling 201 m² (2,164 ft²) and transferred lands to the west (Part 1 of 41R-9912) totalling 201 m² (2,164 ft²) to the City of Woodstock. The proposed property re-alignment will correct historical encroachment into the City-owned park lands, and will provide additional area on Alice Street for park purposes. The exemption from condominium approval will allow the condominium plan to be amended to include the lands that are owned by the condominium corporation resulting from the land swap.

Surrounding uses are predominantly low density residential development to the north, south, and east, with medium density development to the west and Homer Brown Park to the south.

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, Property Re-Alignment, shows the area and size of the parcels that were added and removed from the subject property.

Plate 4, Proposed Draft Plan of Condominium, shows the final lot fabric and proposed extent of the modified condominium.

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 'Medium Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Medium Density Residential Districts are those lands that are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses, converted dwellings, and apartment buildings. In these Districts it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density.

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 zoned 'Residential Zone 3 (R3)' according to the City's Zoning By-Law. The R3 zone permits a range of medium density type residential uses including street row dwelling houses as defined by the City's Zoning By-law. While certain aspects of the buildings may not conform to the R3 zone provisions, considering the long-standing use and location of the buildings on the subject property, Planning staff are satisfied that the buildings are considered to be legal non-complying according to the R3 zone provisions of the Zoning By-law.

It is also noted that the proposed amended boundaries of the property will not further reduce any existing setbacks.

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 June 20, 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, the original approval for the condominium was given in 2013 through the condominium conversion of the row house dwellings. Since the registration of the condominium plan, the condominium corporation and the City of Woodstock have completed two boundary adjustments to enlarge the condominium parcel to the south and to remove an area to the west and transfer it to the City of Woodstock to better reflect existing boundaries and operations of Homer Brown Park. Approval of the applicant's request will allow the condominium plan and corporation to be amended to reflect the revised property boundaries.

The proposed property re-alignment will not impact the compliance of the property with the R3 zone provisions, as the building locations and setback and parking is considered to be legal non-complying given the age of the row houses.

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 _____
Eric Gilbert, RPP, MCIP
Manager of Development Planning

Departmental approval

Original Signed By _____
Paul Michiels
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 Photo (2020)
- Attachment 3 - Plate 3, Property Re-Alignment
- Attachment 4 - Plate 4, Proposed Draft Plan of Condominium