

**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 15-08-8 – Riddell District Inc.**

### **RECOMMENDATIONS**

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1. That Oxford County Council grant draft plan approval to a proposed condominium submitted by Riddell District Inc., (File No. CD 15-08-8), prepared by Brooks & Muir Surveying, and dated November 6, 2020, for lands described as Lots 3-8, Plan 326 and Park Lot 1, 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 Riddell District Inc., (File No. CD 15-08-8), prepared by Brooks & Muir Surveying, and dated November 6, 2020, for lands described as Lots 3 – 8, Plan 326 and Park Lot 1, Pan 10, in the City of Woodstock.

### **REPORT HIGHLIGHTS**

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- 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 existing stacked townhouse development with 56 dwelling units.
- No concerns were raised as a result of agency circulation.
- 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

The application will be implemented in accordance with the relevant 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)

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

## DISCUSSION

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### Background

**Owner:**

Riddell District Inc. c/o Kyle Bittman  
3410 South Service Road, Suite 200,  
Burlington ON, L7N 3T2

**OLS:**

Brooks & Muir Surveying  
592 Adelaide Street, Woodstock ON, N4S 4B9

### **Location:**

The subject lands are described as Lots 3 - 8, Plan 326 and Part of Park Lot 1, Plan 10 in the City of Woodstock. The lands are located at the southwest corner of Riddell Street and Melbourne Avenue, and are municipally known as 225 Riddell 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: 'Special Residential Zone 3 (R3-20)'

### **Proposal:**

An application has been received for draft approval of a plan of condominium and exemption from the draft approval process. The purpose of this application is to establish condominium ownership of the existing 56 stacked townhouse units on the subject property.

The subject site is approximately 0.91 ha (2.3 ac) in area and contains 4 townhouse dwelling houses. In June 2014, staff approved a Site Plan application that included 56 stacked townhouse units in 4 buildings, with 3 road accesses to Melbourne Avenue, Graham Street and Riddell Street. Each condominium unit identified in the plan will have exclusive use of a balcony or garden walkout and a parking space. All other areas identified in the plan will be considered common elements, held in ownership by the condominium corporation.

The applicant has also requested an exemption from the standard draft plan process as all development matters have been addressed in the approved site plan and agreement.

Surrounding residential uses include a mix of low density residential development with two apartment buildings to the immediate 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 Map (2015), provides an aerial view of the subject property and surrounding area.

Plate 3, Proposed Draft Plan of Condominium (Level 1), shows the location of the proposed units that are located at grade.

Plate 4, Proposed Draft Plan of Condominium (Level 2), shows the location of the proposed units that are located on the second level.

Plate 5, Proposed Draft Plan of Condominium (Exclusive Use & Common Elements), shows the locations of the dwelling units, the exclusive use parking spaces 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, park 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.

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 as a 'Medium Density Residential' area 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 the densities of established for Low Density Residential districts. Residential uses with the 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 presently zoned 'Special Residential Zone 3 (R3-20)', which permits a range of medium density forms of housing, including multiple-attached dwellings (stacked townhouses).

The site specific zoning includes special provisions with respect to front yard and exterior side projections for covered porches, and uncovered steps in addition to provisions regarding a minimum number of parking spaces.

The subject property appears to meet the relevant R3-20 zone provisions.

### Agency Comments

A number of agencies were circulated the proposal to create the new condominium. None of the responding agencies indicated that they had any concerns regarding this application.

### City of Woodstock Council

City of Woodstock Council recommended support of the proposed draft approval for the plan of condominium and exemption from the draft plan of condominium approval process at their regular meeting of May 20, 2021.

### Planning Analysis

An application has been received for approval of a draft plan of condominium and exemption from the draft approval process.

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 existing development received site plan approval from the City in June 2014, 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. The development commenced construction in 2014 and the last building constructed received clearance from the City for occupancy in May 2018. In light of this, the requested exemption can be considered appropriate. As the proposal assists in facilitating the creation of a different form of housing/ownership to meet the long term needs of current and future residents in a designated settlement area, and supports economic prosperity in the City's central commercial area, Planning staff are of the opinion that the proposal is consistent with the policies of the PPS.

Further, staff is of the opinion that the proposal conforms to the relevant Official Plan policies regarding the establishment of a condominium development on lands designated as a Medium Density Residential area within the City of Woodstock. The development was approved through various applications to amend the Official Plan and Zoning By-law, together with the previously noted site plan approval in 2014. It was the applicant's intent that the development would be held in condominium ownership and the application for draft approval and exemption was submitted for this purpose in 2015.

The development also meets the relevant provisions of the R3-20 Zone as contained in the City's Zoning By-law.

## 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

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### Report Author:

*"Original Signed By"*

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Andrea Hächler  
Senior Planner

### Departmental Approval:

*"Original Signed By"*

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Gordon K. Hough, RPP  
Director of Community Planning

### Approved for submission:

*"Original Signed By"*

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Michael Duben, B.A., LL.B.  
Chief Administrative Officer

## ATTACHMENTS

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Attachment 1:	Plate 1 – Existing Zoning & Location Map
Attachment 2:	Plate 2 – Aerial Map (2015)
Attachment 3:	Plate 3 – Proposed Draft Plan of Condominium (Level 1)
Attachment 4:	Plate 4 – Proposed Draft Plan of Condominium (Level 2)
Attachment 5:	Plate 5 – Proposed Draft Plan of Condominium (Exclusive Use & Common Elements)