

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 21-01-8 – Escalade Property Corporation

RECOMMENDATIONS

1. That Oxford County Council grant draft plan approval to a proposed condominium submitted by Escalade Property Corporation, (File No. CD 21-01-8), prepared by MTE Ontario Land Surveyors Ltd., and dated April 21, 2021, for lands described as Block 117, Plan 41M-98, 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 Escalade Property Corporation, (File No. CD 21-01-8), prepared by MTE Ontario Land Surveyors Ltd., and dated April 21, 2021, for lands described as Block 117, Plan 41M-98, in the City of Woodstock.

REPORT HIGHLIGHTS

- The purpose of the 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 recently constructed 6-storey apartment building with 46 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

Background

Owner:

Escalade Property Corporation
Box 37, Lambeth ON, N6P 1P9

Agent:

Barbara G. Rosser
4688 Elginfield Road, Box 96, Ailsa Craig ON, N0M 1A0

OLS:

MTE Land Surveyors
123 St. George Street, London ON, N6A 3A1

Location:

The subject lands are described as Block 117, 41M-98 in the City of Woodstock. The lands are located at the southwest corner of Lansdowne Avenue and Nellis Street, and are municipally known as 1180 Nellis 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	High Density Residential

City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: 'Special Residential Zone 4 (R4-5)'

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 a recently constructed 6-storey apartment dwelling house with 46 units on the subject property.

The subject site is approximately 0.37 ha (0.91 ac) in area. In April 2020, staff approved a Site Plan proposal for the subject apartment dwelling house. Each condominium unit identified in the plan will have exclusive use of a balcony or ground floor patio. 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 single detached dwellings, semi-detached dwellings and townhouses with industrial type uses to the east and a church to the immediate south.

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.

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 lands are designated 'High Density Residential'. 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 the High Density Residential districts shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, the net residential density will normally not exceed 150 units/ha (60 units/ac).

All proposals for high density residential development shall be subject to site plan approval. When considering any specific proposal for high density residential development, City Council will be satisfied that the criteria of Section 7.2.8 are adequately addressed.

In addition to the above-noted policies, the subject lands are also subject to site specific policies which indicate that the maximum height of an apartment building shall not exceed 6 storeys.

Zoning By-Law

The subject property is presently zoned 'Special Residential Zone 4 (R4-5)', which permits an apartment dwelling house with a maximum of 46 units and a height of 6 storeys.

Additional site specific zoning provisions include minimum front yard depth and interior side yard width, reduced landscaped open space and parking requirements, and the location of parking areas on the property.

The subject property meets the relevant R4-5 zone provisions.

Agency Comments

This application was circulated to a number of agencies considered to have an interest in the proposal. No concerns or objections were raised by any of the responding agencies.

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 June 17, 2021.

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 existing development received site plan approval from the City in April 2020, 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 and ownership to meet the long term social needs of current and future residents in a designated Settlement Area, and supports economic prosperity in nearby commercial nodes, Planning staff are of the opinion that the proposal is consistent with the policies of the PPS.

Further, staff are 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 High Density Residential area within the City of Woodstock. The development also meets the relevant provisions of the R4-5 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 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:

Andrea Hächler
Senior Planner

Departmental Approval:

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

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

ATTACHMENTS

Attachment 1:	Plate 1 – Existing Zoning & Location Map
Attachment 2:	Plate 2 – Aerial Map (2015)
Attachment 3:	Plate 3 – Proposed Draft Plan of Condominium