

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 21-04-8 – Uplift Property Developments

RECOMMENDATIONS

1. That Oxford County Council grant draft plan approval to a proposed condominium submitted by Uplift Property Development (File No. CD 21-04-8), prepared by N.A. Geomatics Inc., dated December 9, 2021, for lands described as Lots 6 & 7, Block 11, Plan 34, 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 Uplift Property Development (File No. CD 21-04-8), prepared by N.A. Geomatics Inc., dated December 9, 2021, for lands described as Lots 6 & 7, Block 11, Plan 34, 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 a recently constructed multiple-attached dwelling with 18 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

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: Uplift Property Developments Inc.
 825946 Township Road 8, RR 1, Innerkip, ON N0J 1M0

Applicant: N.A. Geomatics Ltd.
 871 Dundas Street, Woodstock, ON N4S 1G8

Location:

The subject property is described as Lots 6 & 7, Block 11, Plan 34 in the City of Woodstock. The property is located on the east side of Reeve Street, between King Street and Hatch Street, and is municipally known as 59 Reeve Street.

County of Oxford Official Plan:

Schedule “W-1”	City of Woodstock Land Use Plan	Central Area
Schedule “W-2”	City of Woodstock Central Area Development	Central Business District

City of Woodstock Zoning By-Law 8626-10:

'Special Central Commercial Zone (C5-19)'

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 multiple-attached dwelling with 18 units on the subject property.

The subject site is approximately 1,693 m² (18,223.3 ft²) in area. City Council approved Zone Change Application (ZN8-20-05) at their August 13, 2020 meeting, to rezone the subject lands to facilitate a multiple-attached dwelling and the development received Site Plan approval in May 2021 (SP8-20-16). 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 via the approved site plan and agreement.

Low density residential uses (single-detached and duplex dwellings) are currently located on the abutting properties to the north and south. Additionally, an existing four-storey apartment dwelling is located to the immediate west of the property.

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 'Central Business District' (CBD) according to the City of Woodstock Central Area Development Plan, as contained in the County Official Plan.

According to Section 7.3.2.3.1, the Central Business District is intended to be the most intensive functionally diverse and dominant business, cultural and administrative centre within the County. Therefore, within the Central Business District, the full range of commercial, office, administrative, cultural, entertainment, recreation, institutional and open space are permitted.

Medium and high density residential development in accordance with the policies of Sections 7.2.5 and 7.2.6, are also permitted in the Central Business District without the requirement to provide a commercial component.

Zoning By-Law

The subject property is presently zoned 'Special Central Commercial Zone (C5-19)', which permits a multiple-attached dwelling.

As previously noted, City Council approved ZN8-20-05 at their August 13, 2020 Council meeting, implementing the current C5-19 zoning. Site specific zoning provisions affect the minimum front yard depth and interior side yard width, lot coverage, landscaped open space, driveway width, and projection setbacks on the property.

The subject property meets the relevant C5-19 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 that they had 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 March 17, 2022.

Planning Analysis

Applications for condominium approval are generally 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 subject lands were rezoned by City Council in August, 2020 to facilitate a multiple-attached dwelling with 18 units. Since the approval of the Zone Change Application (ZN 8-20-05) the existing development has also received site plan approval (May 2021) 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 'Central Business District' (CBD) area within the City of Woodstock. The development also meets the relevant provisions of the C5-19 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:

Original Signed By _____

Dustin Robson, MCIP, RPP
Development Planner

Departmental Approval:

Original Signed By _____

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By _____

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

ATTACHMENTS

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