

DATE: September 11, 2023

REPORT NO: PD-47-2023

SUBJECT: **Recommendation Report - 167 St. Catharine Street
Draft Plan of Condominium Extension Approval - 1 Year
File No. 2100-086-17**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- An application was made on behalf of the owner of 167 St. Catharine Street to extend the Draft Plan approval of plan of condominium, originally approved in 2018 to 2025.
- Since 2018 a site plan application has been made and has been finalized but not signed. In addition, the property has changed ownership since the original application.
- The current draft plan approval expired on May 25, 2023.
- Previously applicants proposed changes to the plan. Since late 2022 the plan has been final but not signed and no securities have been deposited.
- The 2021 changes were to eliminate a buffer block on the north end which was originally required to provide a buffer to a regionally significant forest, however, the Region has determined that the woodlot should no longer be regulated.
- The second change was to relocate one of the units that faced St. Catharine Street and move it to the back of the property where the buffer block was originally located.
- The changes were minor and the site plan was essentially finalized, but not signed. Planning staff recommend extending the draft plan approval by another year, but not two at this time.

RECOMMENDATION:

1. That, report PD-47-2023, regarding “Recommendation Report, 167 St. Catharine Street Draft Plan of Condominium Extension Approval, File No. 2100-086-17” dated September 11, 2023, be received; and,
2. That, the Draft Plan approval for 167 St. Catharine Street BE EXTENDED for a period of one year, to expire on May 25, 2024, subject to the conditions found at Attachment 2 to this report; and,
3. That, a notice of extension be circulated to relevant agencies and departments.

ALIGNMENT TO STRATEGIC PLAN:

Theme #2

- **CHAMPION** Strategic responsible growth

BACKGROUND:

The Draft Plan of Condominium Approval for 167 St. Catharine Street was originally given in June of 2018. The draft plan approved in 2018 included 20 townhouse units located on a private condominium street, west of Union Cemetery, north of Regional Road 20 and southeast of the former College Street School.

Under the *Planning Act*, Plans of Subdivisions and Condominiums can be draft approved, which ties a series of conditions to the approval that must be met prior to final approval and registration. Conditions can include road widening, parkland dedication and zoning approvals.

CURRENT SITUATION:

The subject property was sold in 2020 and the new owner, 2724524 Ontario Ltd., modified the plan and worked to obtain site plan approval. The site plan process was finalized in late 2022, but the final site plan has not been signed and security deposits have not been provided to the Township. The applicants have requested an extension to their draft plan approval to allow them more time to complete the required conditions.

The applicant's two changes to the draft plan in 2021, including removing a buffer block to a former regionally significant woodlot, and relocating one dwelling unit from St. Catharine Street to where the buffer block used to be.

This is now the second extension of draft plan approval for this development. Staff recommend that this extension be approved, but advise that future extensions may not carry the same recommendation, in order to keep the project moving towards development, staff support a one-year extension to expire on May 25, 2024.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

INTER-DEPARTMENTAL COMMENTS:

This extension has not been circulated as there are no major changes proposed. The Region previously commented on the removal of the buffer block and had no objections.

CONCLUSION:

An application for Draft Plan Approval extension has been made by 2724524 Ontario Ltd., owners of 167 St. Catharine Street. The current Draft Plan Approval expired on May 25, 2023. An emergency staff extension was granted to September 30th, 2023. The applicants have not submitted documentation to show that the conditions of approval are completed, and therefore an extension is required. Staff can recommend that a one-year extension be given and that the conditions of approval remain the same.

ATTACHMENTS:

1. Location Map
2. 167 St. Catharine Street Draft Approval Conditions

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:

Bev Hendry
CAO