



Subject: Rosedale Estates Draft Plan of Subdivision Extension Request

To: Council

From: Development and Government Relations Department

Report Number: 2024-226

Meeting Date: December 10, 2024

Recommendation:

That Development and Government Relations Department – Planning Division Report 2024-226 be received; and

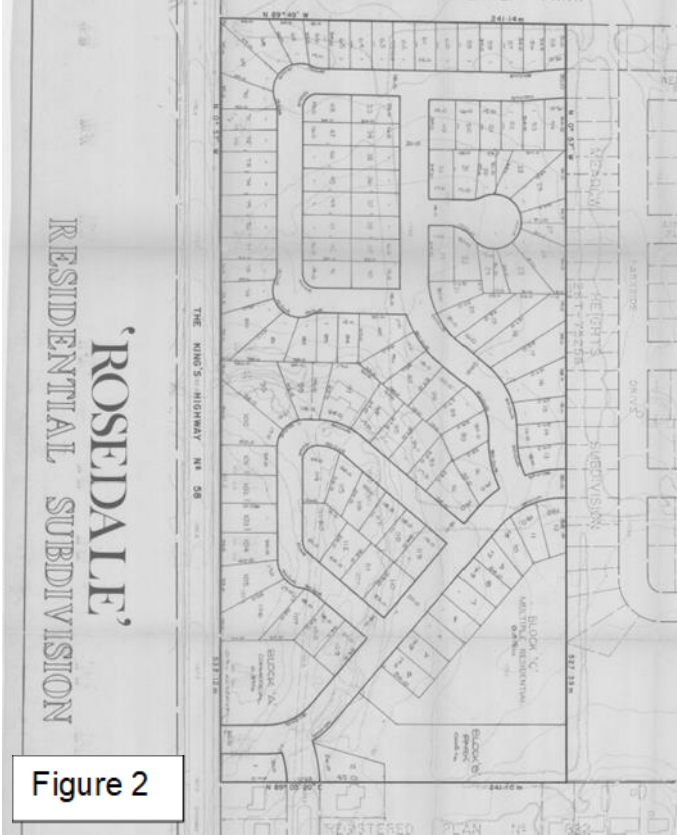
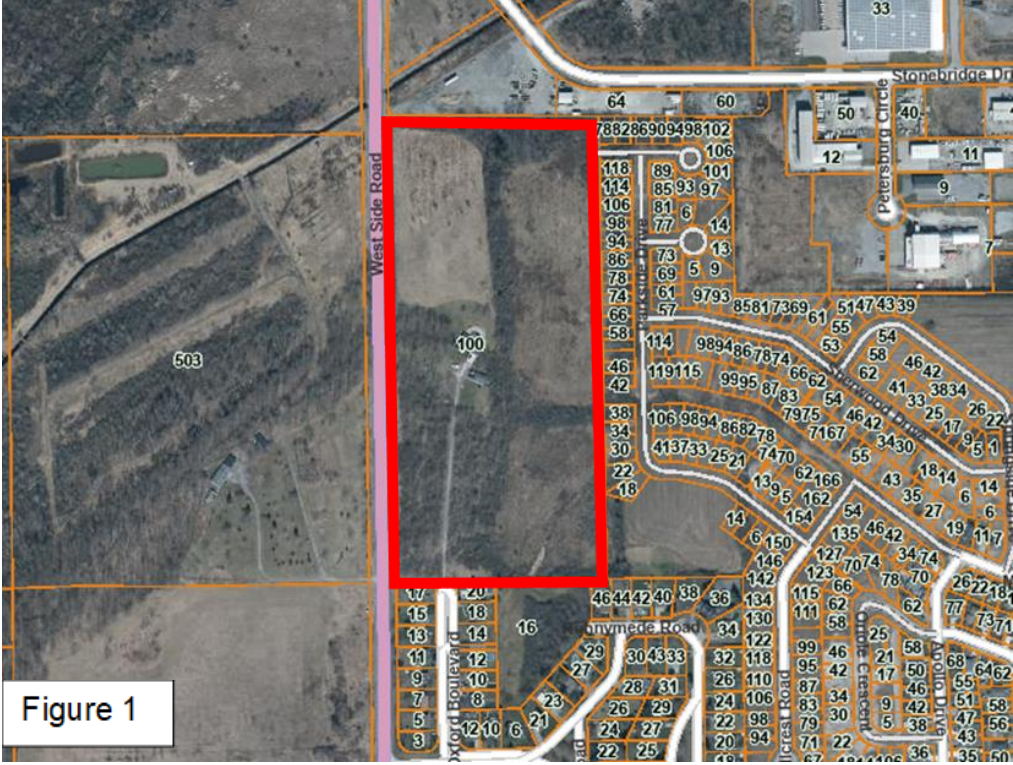
That Council approve a one-year extension to the Rosedale Estates Draft Plan of Subdivision.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a request for an extension of Draft Plan of Subdivision Approval for the Rosedale Plan of Subdivision. The property is legally recognized Part of Lot 30, Concession 3, being Part 1 on Plan 59R-2446, municipally known as 100 Oxford Boulevard.

Background:

The Rosedale Draft Plan of Subdivision was approved by the Region of Niagara (being the approval authority at the time) in June 1988. The plan is located east of West Side Road (Hwy 58), south of Stonebridge Drive and north of Oxford Boulevard (Hawthorn Heights) (Figure 1). The subdivision is located on 32 acres of land and contains 119 single detached dwellings, a block for approximately 57 apartment units, a commercial block and a park block (Figure 2). The Draft Plan had a 4-year lapsing date in 1992 to meet all conditions of draft plan approval.



Over the years since the plan's draft approval, the Region, and now City, have received numerous requests to extend the lapsing date of the proposed subdivision. Most recently, extensions were granted in 2013 (two years), 2015 (two years), 2017 (two years), 2019 (one year), 2020 (two years) and 2022 (two years) by City Council and Planning staff.

Since the last extension, a complete application for redline revision has been submitted by the current owner of the property. The proposed redline revision proposes to amend the draft plan to allow for 131 single-detached dwelling lots and 118 street townhouses (total of 249 units), representing an increase from the currently approved 119 single-detached lots and 57 apartment units (176 units).

On November 13, 2024, Planning staff received a letter from the owner's planning consultant (Upper Canada Consultants) to request a one-year extension to the Draft Plan of Subdivision. The letter details the extent of the work that has been done to date in order to advance the development (Appendix A).

Discussion:

Planning staff recognize that this is a challenging development site, with the main outstanding issues being traffic/access and archaeology. Staff have met with the proponents on multiple occasions to discuss the ongoing redline revision and potential solutions. Given these back-and-forth discussions, a revised submission to the redline will likely be required. Additionally, the development is largely connected to the adjacent Meadow Heights subdivision (which is owned by the same developer). The final design of the Rosedale Draft Plan will be dependent on the full build-out of Meadow Heights.

Staff recommends that Council approve a one-year extension to the Draft Plan of Subdivision. Staff are confident that the redline revision application can be finalized within the one-year time frame.

Internal Consultations:

Planning staff have met with various internal departments regarding this file over the last two years. It is recognized that the redline revision is ongoing, and that any concerns regarding this subdivision would be best-handled through the redline revision/subdivision process.

Financial Implications:

There are no financial implications from providing a one-year extension.

The subdivision will result in additional taxpayer and water, wastewater and storm water users.

Public Engagement:

Public engagement is not a requirement for the consideration of a draft plan extension. Nearby property owners have been actively involved in the ongoing redline revision application.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Increased Housing Options
 - Sustainable and Resilient Infrastructure
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Conclusion:

Planning staff recommend that Council grant a one-year extension to draft plan. The additional year will provide the applicant the time required to finalize the final design of the redline revision and return to Council for consideration.

Appendices:

- a. Extension Request Letter, November 2024
- b. Proposed Extension By-law and Conditions

Respectfully submitted,

David Schulz, BURPI, MCIP, RPP
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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.