



Subject: Recommendation Report for a Temporary Draft Plan Extension to the Rosedale Estates Subdivision

To: Council

From: Development and Legislative Services Department

Report Number: 2022-176

Meeting Date: August 9, 2022

Recommendation:

That Development and Legislative Services Department- Planning Services Report 2022-176 be received; and

That Council approve, the temporary extension of the Rosedale Estates Draft Plan of Subdivision for a period of four (4) months; and

That Council approve the By-law authorizing the temporary extension of the Rosedale Estates Draft Plan of Subdivision for a period of four (4) months.

Purpose:

The purpose of this report is to respond to a request to extend the Rosedale Estates Draft Plan of Subdivision. The property is legally recognized as 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 development 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.

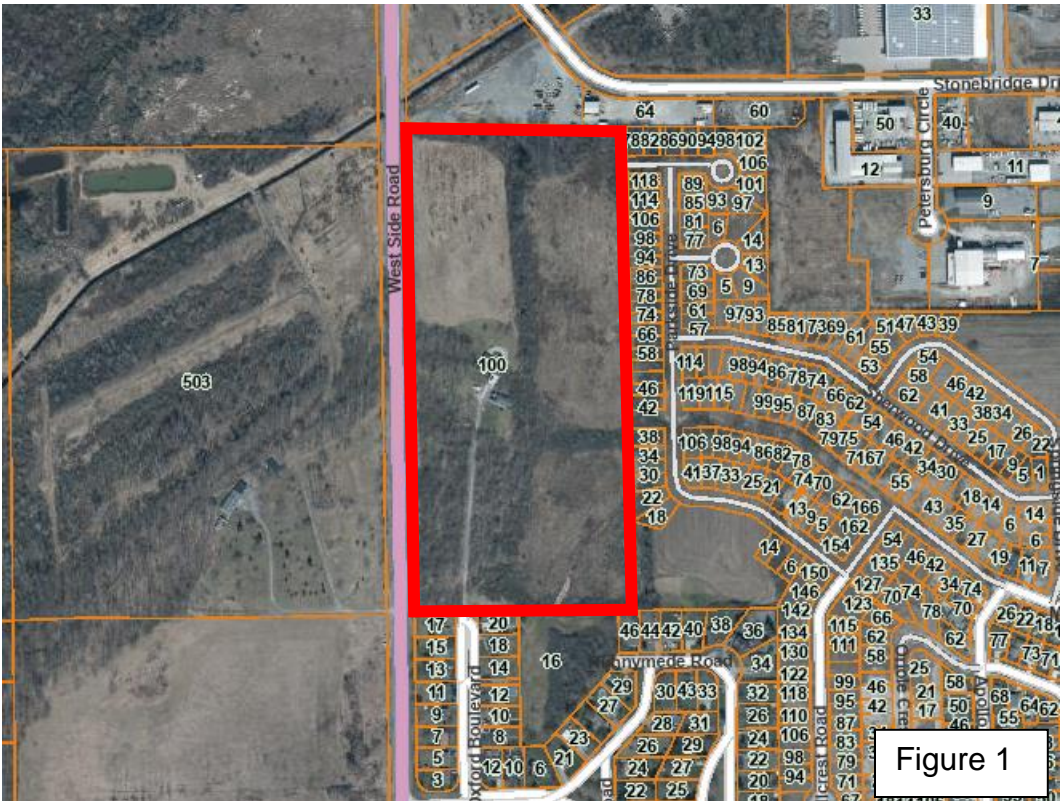


Figure 1

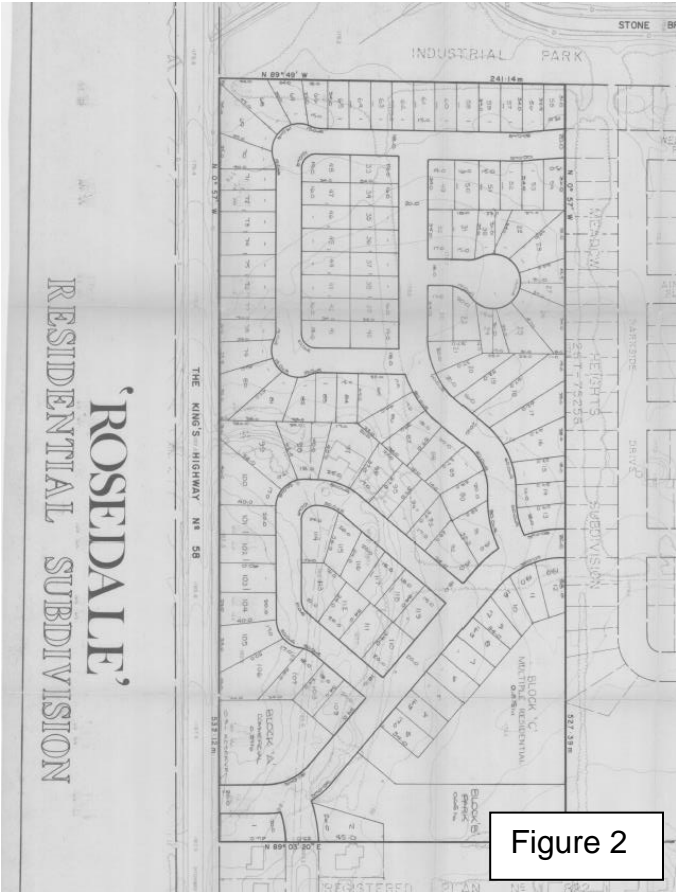


Figure 2

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) and 2020 (two years) by City Council.

On June 28, 2022, Planning staff received a letter from the owner's planning consultant requesting a further extension to the Draft Plan of Subdivision for a period of one year. The letter cites archaeological studies and transportation access to be the leading causes of the delay with the subdivision proceeding (Appendix A).

Discussion:

Staff brought forward a report in 2020 (Report 2020-94) recommending that the Rosedale Draft Plan of Subdivision be extended for two years. The Report also indicated that if another request was received, a thorough review of the subdivision and conditions would need to be undertaken to ensure that all relevant matters are addressed.

Due to staffing changes, it has not been possible for planning staff to sufficiently discuss the file with relevant internal and external stakeholders. A temporary four-month extension will allow staff to thoroughly review the draft plan and conditions with the applicant and other internal departments.

Internal Consultations:

As referenced above, staff have had brief discussions regarding this file with the relevant internal departments with respect to servicing, fire safety, and drainage. Some preliminary concerns with respect to the servicing of the site have been raised by Engineering and Water/Wastewater staff prior to staffing changes.

In order to provide a thorough response and recommendation respecting the concerns raised on the extension request, Planning staff are of the opinion that further discussions are required between the City, Region and the applicant. The proposed four-month extension will allow ample time for staff and agency review.

Financial Implications:

There are no financial implications.

Public Engagement:

Public Engagement is not required under the *Planning Act* for Draft Plan of Subdivision extension requests.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - City-Wide Investments in Infrastructure and Recreational/Cultural Spaces
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
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Conclusion:

Planning staff recommend that Council approve granting a temporary four-month extension to the Draft Plan of Subdivision approval. The extension will allow internal and external departments and agencies ample time to review and hold further discussions with the applicant/owner. If Council grants the extension, a report with further recommendations will be brought forward within the next four months.

Appendices:

- a. Letter from Upper Canada Consultants Requesting Extension
- b. By-law to amend by-law 6808/58/20 being a by-law to set a lapsing date of draft plan approval for Rosedale Subdivision

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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.