

City of North Bay Report to Council

Report No: CSBU-2022-016

Date: March 7, 2022

Originator: Peter Carello – Senior Planner, Current Operations

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Extension of Draft Approval of a Plan of Subdivision (File No. 48T-13101) and a Plan of Condominium (File No. 48CDM-13102) – 750 Scollard Street

Closed Session: yes ☐ no ☒

Recommendation

- 1) That Council approve the request by Arg Devco Inc. for an extension to the Expiry Date from May 30, 2022 to May 30, 2025 for a Draft Approved Plan of Subdivision and a Draft Plan of Condominium for a property on the block bounded by Scollard Street, Browning Street, Vimy Street and Beattie Street in the City of North Bay; and
- 2) That the conditions of approval to the Draft Plan of Subdivision and a Draft Plan of Condominium be updated to reflect this new expiration date.

Background

The subject property was previously developed as a local hospital (the Civic Hospital). Following the closure of the hospital, the property was sold to a private sector company with the intention of the redeveloping the lands into residential use. The new owner submitted concurrent Zoning By-law Amendment, Draft Approval of a Plan of Subdivision and Draft Approval of Plan of Condominium applications. City Council initially approved these applications. However, the applications were appealed by area residents to the Ontario Municipal Board (now known as the Ontario Land Tribunal). The Ontario Municipal Board ultimately approved the requests, with certain conditions. Most notably, the owner was required to complete a Record of Site Condition.

The agent for the property has stated that they are continuing to work through the approval process with the Ministry of Environment, Climate Change and Parks. They are of the opinion that they are making progress towards completing the Record of Site Condition, but it will not be completed prior to the expiry of the Draft Subdivision and Condominium approvals.

The Draft Approval of the Plan of Subdivision and the Draft Approval of the Plan of Condominium on the subject property were both initially scheduled to expire on May 30th,

2019. At that time, the property owner requested a three year extension, which was granted by City Council. The current date of expiration of the approval is May 30th, 2022.

The City of North Bay received a request from the property owner, Arg Devco Inc., to extend this date of expiration by three years until May 30th, 2025.

Section 51(33) of the Planning Act allows City Council to “*extend the approval for a time period specified by the approval authority and may further extend it, but no extension is permissible if the approval lapses before the extension is given.*”

The purpose of having a lapsing provision on draft approved plans of subdivision/condominium is to provide the municipality with a level of understanding where development shall occur in the near and medium future. This allows the municipal government to plan for the future population growth and direct resources in this area, if needed. It is staff’s opinion that an extension to the expiry date of a plan of subdivision/condominium should only be given where there is a reasonable possibility of development eventually occurring.

The property owner has worked diligently to complete the Record of Site Condition that was required by the Ontario Municipal Board at the time of the approval. It is staff’s opinion that the ongoing work on the Record of Site Condition is proof of the property owner’s continued intention of developing the subject lands as soon as possible. As such, staff does not have any objections to providing a second extension of the Draft Approvals.

Financial/Legal Implications

None to the City of North Bay

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community.
- Facilitate the development of housing options to service the needs of the community.

Options Analysis

Option 1:

- 1) That Council approve the request by Arg Devco Inc. for an extension to the Expiry Date from May 30, 2022 to May 30, 2025 for a Draft Approved Plan of Subdivision and a Draft Plan of Condominium for a property on the block bounded by Scollard Street, Browning Street, Vimy Street and Beattie Street in the City of North Bay; and
- 2) That the conditions of approval to the Draft Plan of Subdivision and a Draft Plan of Condominium be updated to reflect this new expiration date.

Option 2:

That Council deny the request for an extension. This option is not recommended.

Recommended Option

Option 1 is the recommended option.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

I concur with this report and recommendation

Name Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Peter Carello, MCIP, RPP

Senior Planner, Current Operations

Schedule A

