



City of North Bay Report to Council

Report No: CSBU-2023-015

Date: January 19, 2023

Originator: Peter Carello

Business Unit:

Community Services

Department:

Planning & Building Department

Subject: Final Approval of a Plan of Condominium – 537 Ann Street – Jeff Staples

Closed Session: yes ☐ no ☒

Recommendation

1. That Council grant final approval to a Plan of Condominium for a property located at 537 Ann Street; and
2. That the Mayor and City Clerk be authorized to sign the Condominium Agreement with Jeffrey James Staples consisting of four (4) residential units, upon receipt of all Condominium Agreement requirements.

Background

Miller and Urso Surveying Inc., on behalf of the property owner (Jeff Staples), has requested final approval of a Plan of Condominium for a fourplex located at 537 Ann Street.

A four (4) unit apartment building was recently constructed on the subject property and was granted occupancy in September 2021. The Owner received Draft Approval of the Plan of Condominium on July 13, 2021 while the building was under construction and prior to it being occupied. This request was summarized in Report to Council No. [2021-37](#) and approved by City Council by way of Resolution No. 2021-292.

Final Approval of the Condominium will allow the units to be individually transferred to separate property owners.

Financial/Legal Implications

There are no financial implications associated with the Condominium Agreement to the City.

The legal implication is that the City would enter into a Condominium Agreement with the property owner.

Corporate Strategic Plan

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

Specific Objectives

- Facilitate the development of housing options to service the needs of the community

Options Analysis

Option 1:

Approve the request to grant Final Approval and to enter into the Condominium Agreement with the property owner, Jeff Staples.

Option 2:

Deny the request to grant Final Approval and not enter into the Condominium Agreement with the property owner, Jeff Staples.

Recommended Option

Option 1 is the recommended option

1. That Council grant final approval to a Plan of Condominium for a property located at 537 Ann Street; and
2. That the Mayor and City Clerk be authorized to sign the Condominium Agreement with Jeffrey James Staples consisting of four (4) residential units, upon receipt of all Condominium Agreement requirements.

Respectfully submitted,

Name: Peter Carello, MCIP, RPP

Title: Senior Planner, Current Operations

We concur with this report and recommendation.

Name: Beverley Hillier, MCIP, RPP
Title: Manager, Planning & Building Services

Name: Ian Kilgour, MCIP, RPP
Title: Director, Community Services

Name: John Severino, P.Eng., MBA
Title: Interim Chief Administrative Officer

Personnel designated for continuance:

Name: Peter Carello, MCIP, RPP
Title: Senior Planner, Current Operations

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Condominium – 537 Ann Street

Schedule A



Schedule B

