

RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

July 21, 2020

County of Bruce
Planning & Economic Development Department
1243 MacKenzie Road
Port Elgin, ON
N0H 2C6

Attention: Dan Kingsbury, Senior Planner

Dear Dan :

**Re: Application for Draft Approval Exemption / Final Approval of Plan of
Condominium
560A, 560B, 560C and 560D Ivings Drive
Geographic Town of Port Elgin, Town of Saugeen Shores
Owner: 1691085 Ontario Inc. and 2260682 Ontario Inc. c/o Michael Slattery**

Further to numerous discussions over the last three years with Town staff and the County Planning Department regarding the conversion of the above-noted, existing apartment building complex from rental units to condominiums, enclosed please find a completed Plan of Condominium application package.

Accompanying the application are:

- the County application fee and Town review fee;
- two sets of Draft Part 1 (Sheets 1, 2, 3 and 4) and Draft Part 2 (Sheet) 1;
- two copies of the Draft Declaration;
- two copies of the latest Reserve Fund Study for Bruce Vacant Land Condominium No. 25;
- two copies of the final Draft Reserve Fund Study for the proposed condominium;

To assist your office in reviewing the proposed lot creation, I offer the following:

Subject Lands:

The subject property is located near the south end of Port Elgin, along the south side of Ivings Drive and approximately 60 metres west of the Ivings Drive / Goderich Street (Highway 21) intersection.

Located on the site are four apartment buildings which collectively contain 47 apartment units. These dwellings range in size, as follows:

- bachelor apartments: 3 units
- one-bedroom apartments: 28 units
- two-bedroom apartments: 16 units

One of the buildings also contains a utility / laundry room.

The site provides 59 parking spaces.

Background:

In 2010, the subject lands were rezoned by Town Council to permit the apartment building complex. A Site Plan Agreement was subsequently approved and registered on title. At that time, a Vacant Land Plan of Condominium was also approved by the County for this site, allowing for the four apartment buildings to be independently owned. The name of that condominium is Bruce Vacant Land Condominium No. 25;

Construction of the four apartment buildings was completed by about 2012, at which time the owners began filling the units with tenants.

The four buildings have been owned by two corporations, although both corporations are essentially the same group of owners. Those two companies are in the process of being amalgamated.

A Minor Variance and a new Site Plan Agreement were recently approved to acknowledge a minor discrepancy between the number of units that were approved ten years ago and the actual number of apartments that were constructed.

Proposal:

The owner now wishes to convert the existing 47 apartment units within the four buildings into condominium units. The submitted application is also proposing to turn the existing utility / laundry room into a 48th condo unit, with this unit continuing to be used for laundry purposes.

The submitted application is requesting Final Approval of a Plan of Condominium, along with an exemption from Draft Approval – which is standard in situations where the units have already been constructed.

Official Plan Conformity:

The Bruce County Official Plan and the Town of Saugeen Shores Official Plan both contain policies aimed at promoting affordable rental housing and affordable occupant-owned housing.

In this regard, the proposed condominium conversion will, over time, result in a loss of 47 rental units; however, the conversion will also result in the introduction of 47 affordable units into the housing market for persons interested in owning an apartment. Each of the 47 units will be sold at a price that is well within the “affordable” category, which in Saugeen Shores is approximately \$320,000 or less. The asking price of the bachelor units will begin at approximately \$159,000 and the larger dwellings will start at \$195,000. Having 47 apartments listed for sale within this price range represents a significant benefit to the housing market for lower and moderate income households. In the same regard, it should be noted that the condominium fee for the complex upkeep will be very affordable, with the monthly payment starting at approximately \$217.

With regard to the removal of the 47 units from the rental housing market, it should be noted that approximately 60% of the tenants within the four apartment buildings are employees of Bruce Power, which means that these tenants most likely have the financial means to find other accommodation within the area or possibly purchase their respective units. As well, three of the units are currently vacant and will remain as such until the units are available to purchase. Furthermore, any current tenant that chooses not to purchase their apartment will be allowed to stay for at least 12 months, which should give the tenant ample time to find a new place to live. In some cases, the tenant will be able to stay longer, as not all of the units can be renovated and sold at one time. The current owners believe, however, that the affordable price of the apartments will make it very attractive for at least some of the current tenants to purchase their unit.

Zoning By-law Compliance:

The site-specific ‘R4-10’ zoning of the subject property, as modified by a recent Minor Variance, permits 47 apartment units on the subject property. The existing development complies with all provisions of the Town’s Zoning By-law, as illustrated on the zoning table provided on the attached Site Plan.

Provincial Policy Statement:

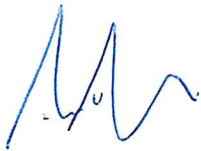
The Provincial Policy Statement (PPS) is very similar to the County and Town Official Plans in terms of promoting affordable rental housing and affordable housing for purchase.

The proposal will introduce 47 dwelling units that are extremely affordable – by Saugeen Shores standards – to the real estate market, which is significant; and, whereas the condominium conversion will also result in 47 units fewer dwellings available for leasing, the loss of these units won't occur for at least 12 months and will take place over time.

Closing:

I trust your office will deem the application complete. Should you require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, RPP, MCIP

c.c.

Jay Pausner, Town of Saugeen Shores
Greg Carpenter, Robson Carpenter LLP
Michael Slattery / Rich Viera (Skylark Mortgages)