AIM:

To provide additional information regarding the above-noted condominium conversion application.

BACKGROUND:

Official Plan Policy 11.5.4.3 (c) (see Attachment 1) specifies that if the Central Mortgage and Housing Corporation (CMHC) vacancy rate is at or above 3 percent for the preceding two-year period, conversions may be allowed. This policy also indicates that consideration is to be given to the vacancy rate data as it applies to building characteristics including: structure type, location, age and size.

At the time of the writing of Report S 193/2016, the CMHC overall vacancy rate was 3.9 percent.

In November 2016, CMHC released the 2016 Rental Market Report for the City of Windsor. The overall vacancy rate for Windsor is now 2.9 percent.

COMMENTS:

The drop in the CMHC vacancy rate for Windsor below 3 percent has an impact on the rationale provided in this and other pending reports about condominium conversions.

The overall vacancy rate has been at or above 3 percent since Official Plan Policy 11.5.4.3 (c) came into force in 2007. Therefore, staff referred only to the first part of the policy in their reports dealing with condominium conversions. There was no need to review applications further with regard to consideration of the vacancy rate data as it applied to building structure type, location, age and size.
However, in re-examining this application with regard to the additional policy provisions previously mentioned, specifically with regard to location, the October 2016 CMHC report indicates that rental buildings located within Zone 1 – Centre (refer to attachment 2) have a vacancy rate of 4% for 2016. The subject property is located within this zone and therefore conforms with Official Plan Policy 11.5.4.3 (c).

Administration will provide a further report to Council about this change in vacancy rates and its implications for currently complete and future applications for condominium conversions.

RECOMMENDATION:

For information of the Planning, Heritage and Economic Development Standing Committee.

Thomas J. Cadman, MCIP, RPP
Planner III - Subdivisions

I concur with the above comments and opinion of the Professional Planner

Don Wilson, MCIP, RPP
Manager of Development Applications

Thom Hunt, MCIP, RPP
City Planner

I am not a registered planner and have initialed as team leader

SAH

OC

Attach.: Attachment 1 - Official Plan Policy 11.5.4.3 (c)
Attachment 2 – Excerpts from CMHC Rental Market Report Windsor CMA 2016

NOTIFICATIONS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>2057458 Ontario Incorporated</td>
<td>1000 Young Street, Suite 500</td>
<td><a href="mailto:jpmackay@timberceek.com">jpmackay@timberceek.com</a></td>
</tr>
<tr>
<td></td>
<td>Toronto ON, M4W 2K2</td>
<td></td>
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<tr>
<td>c/o Michael Lake, McKenzie Lake Lawyers LLP</td>
<td>140 Fullanon Street, Suite 1800</td>
<td><a href="mailto:lake@mckenzielake.com">lake@mckenzielake.com</a></td>
</tr>
<tr>
<td></td>
<td>London, ON N6A 5P2</td>
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</table>
Situated by the Windsor Police Service.

Crime Prevention Through Environmental Design (CPTED) as

the condition of the development. It relates to the safety and

security or residents and the public according to the principles of

security and safety

the condition of public and private infrastructure including

the condition of the development as related to the safety and

service or residents under the requirements of the Ontario

Code;

convenience access and servicing of adjacent land uses,

the condition of the development as related to the safety and

the physical environment and other attributes.

physical equipment, and other attributes.

a professional engineer,

a professional engineer, and environmental by-law. All as accepted by

the Ontario Building Code as interpreted by the Code of the City of Windsor

and the public under the requirements of the various Building

development as it relates to the health and safety of the residents

the structural integrity of the building and the condition of the

reduced to other rental house developments.

to the existing rental stock;

the proposed accommodation of existing tenants of the rental

the proposed accommodation of existing tenants of the rental

the proposed accommodation of existing tenants of the rental

characteristics including structure type, location, age and size;

the regional vacancy rates for private apartments in the City of

characteristics including structure type, location, age and size;

the proposed satisfies the intent of policy 11.5.4.4;

the proposed satisfies the intent of policy 11.5.3.4;

Council will evaluate the approval of a plan of condominium for

Council will evaluate the approval of a plan of condominium for

EVALUATION

11.5.4.4

Attachment
Date Released: 2016