

COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2025-30
July 8, 2025

SUBJECT: Request for Redline Revision to Draft Plan of Common Element Condominium – Warbler Place – 205 Lancaster Drive

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RECOMMENDATION:

THAT Council approves the Redline Draft Plan of Common Element Condominium for the Warbler Place Common Element Condominium (File no. 26CD-14-23003)

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council’s strategic priority of ensuring “**Liveability**” by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

On May 25, 2025, the City received a request for Redline Revision to the Draft Plan of Common Element Condominium for 205 Lancaster Drive. No objections have been received from the Region of Niagara or the Niagara Peninsula Conservation Authority. The request is considered minor in nature and is supported by City staff.

BACKGROUND:

On February 27, 2024, the Warbler Place Common Element Condominium (File No. 26CD-14-23003) received Council approval, and has a lapsing date of February 27, 2027.

The Draft Plan of Common Element Condominium for Warbler Place consists of 14 Blocks, four private streets, four laneways, one greenway, and three woonerfs. The intention of the redline revision is to expand the common element to facilitate the inclusion of additional lands of the Owner.

DISCUSSION:

There has been one previous request for redline revision to the Draft Plan of Common Element Condominium. The previous redline request was made to permit a reduction in the buffer setback from 7.5 metres to 4.5 metres. This redline request has been reviewed and approved. The subject redline request is being made to continue the buffer setback down along the additional lands of the Owner. The 4.5 metre setback is to be maintained. These lands are part of the common element. The following document was submitted in support of the request:

- Revised Addendum to Slope Stability Assessment, dated, March 18, 2024
(Prepared by Niagara Testing and Inspection Ltd.)

In accordance with the Memorandum of Understanding amongst the local municipalities, Region of Niagara, all requests for redline revision to Draft Plans of Common Element Condominium to be circulated to the Region and NPCA for comments. This is to ensure that any conditions of Draft Plan Approval comply with current policies.

Both Agencies have been circulated and at the time of writing this report, no objections have been received.

FINANCIAL:

There are no financial impacts resulting from the recommendation in this report.

ATTACHMENT:

- Appendix I - Key Map
- Appendix II - Redline Draft Plan of Common Element Condominium
- Appendix III - Top of Stable Slope Drawing