

To: Mayor and Members of Woodstock Council
From: Justin Miller, Development Planner, Community Planning

Application for Zone Change **ZN 8-24-02 – Thames Developments VI Inc.**

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to amend the provisions of the ‘Special Residential Zone 3 (R3-51)’ & ‘Special Residential Zone 2 (R2-39)’ zones to reduce the rear yard depth from 7.5 m to 7 m for end unit townhouse dwellings and three single detached dwelling lots within the draft approved Thames Developments Phase 6.
- Circulated agencies did not express any concern with the proposed 7 m rear yard depth for proposed dwellings in the draft plan of subdivision.
- Planning staff are recommending that the application be supported and approved as the proposal is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan respecting residential development.

DISCUSSION

Background

OWNER: Thames Developments VI Inc.
105B Wings Road, Woodbridge ON, L4L 6C2

AGENT: Hill Design Studio Inc.
355-50 Ottawa Street, Kitchener ON, N2G 3S7

LOCATION:

The subject lands are described as Part Lot 5, Concession 15 (formerly East Zorra) in the City of Woodstock. The lands are bound by Oxford Road 17 to the north and the Pittcock Reservoir and the CP Railway to the south, and are municipally known as 745442 Oxford Road 17.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	Residential, Open Space and Environmental Protection
Schedule “W-3”	City of Woodstock Residential Density Plan	Low Density Residential Medium Density Residential

CITY OF WOODSTOCK ZONING BY-LAW NO. 8626-10:

Existing Zoning: Special Residential Zone 1 (R1-28)
Special Residential Zone 2 (R2-39)
Special Residential Zone 3 (R3-51)
Special Residential Zone 3 (R3-52)
Environmental Protection Zone 1 (EP1)
Active Use Open Space Zone (OS2)

Proposed Zoning: Special Residential Zone 1 (R1-28)
Special Residential Zone 2 (R2-42)
Amended Special Residential Zone 3 (R3-51)
Special Residential Zone 3 (R3-52)
Environmental Protection Zone 1 (EP1)
Active Use Open Space Zone (OS2)

PROPOSAL:

An application for zone change has been received to amend the provisions of the 'Special Residential Zone 3 (R3-51)' & rezone three single detached dwelling lots from 'Special Residential Zone 2 (R2-39)' to 'Special Residential Zone 2 (R2-42)' to facilitate a reduced rear yard depth for 3 single detached dwelling lots and end townhouse units within a draft approved plan of subdivision.

The subject lands comprise an approximate area of 24.1 ha (59.6 ac) and are currently vacant. The lands received draft plan of subdivision approval (SB 21-05-8) and consists of 125 lots for single detached dwellings, 256 townhouse units with park blocks and stormwater management blocks.

The proposed amendment would apply to lots 19-21 of the draft plan and for end units of townhouse blocks within the draft plan. The applicant has indicated the relief is necessary to facilitate dwelling designs that have been completed.

Surrounding land uses include agricultural lands to the north, planned residential development at the former Woodstock Meadows Golf Course to the west, and the Pittock Reservoir and UTRCA owned lands to the south, on the south side of the CP Railway.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, 2020 Aerial Map, provides an aerial view of the subject lands and surrounding area.

Plate 3, Applicant's Sketch, depicts the draft approved plan of subdivision.

Plate 4, Applicant's Sketch, provides the layout of the proposed townhouse unit.

Plate 5, Applicant's Sketch, provides the layout of the proposed single detached dwellings subject to the reduced rear yard depths.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.1 of the Provincial Policy Statement (PPS) directs that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.2 of the PPS directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

Section 1.4.1 sets out policies which are intended to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.

Section 1.7.1 directs that long-term economic prosperity should be supported by, among other measures, encouraging residential uses to respond to dynamic market-based needs and providing necessary housing supply and range of housing options for a diverse workforce, optimizing the long-term availability and use of land, resources, infrastructure and public service facilities.

Official Plan

The subject lands are designated 'Low Density Residential' and 'Medium Density Residential' according to the City of Woodstock Land Use Plan. Chapter 7 of the Official Plan contains policies specific to the City of Woodstock and provides guidance with respect to the designation of industrial and service commercial lands in the City.

The lands are within the North Woodstock Area Planning District (Section 7.2.4.4.9), which provides the following policies for low density residential development and medium density development in accordance with Section 7.2.5.2.3:

- Within the North Woodstock community, alternative development standards including reduced road widths and the use of rear lanes in condominium developments will be considered. The development of the area will minimize the use of cul-de-sacs in favour of a modified grid pattern for local streets. In order to create distinct neighbourhood identities within the wider community, distinctive features such as roundabouts or turning circles, landscaped boulevards and entrance features within the road allowance will be considered.
- A mix of lot sizes and housing forms will be encouraged throughout the North Woodstock community. Alternative approaches such as specialized lotting configurations and 'flexible'

zoning provisions will also be considered in order to encourage a variety of housing opportunities and a street-oriented built form.

Areas designated for Low Density Residential use are generally intended to provide a variety of low-rise, low-density housing forms. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The maximum net residential density for an individual development in the Low Density Residential District is 30 units per hectare (12 units per acre) and the minimum net residential density shall be 22 units per hectare (9 units per acre).

Areas designated for Medium Density Residential uses are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. These districts are intended to include townhouses, converted dwellings and apartment buildings. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a medium overall density of use.

Zoning By-law

An application for zone change has been received to amend the provisions of the 'Special Residential Zone 3 (R3-51)' & rezone three single detached dwelling lots from 'Special Residential Zone 2 (R2-39)' to 'Special Residential Zone 2 (R2-42)' to facilitate a reduced rear yard depth for 3 single detached dwelling lots and end townhouse units within a draft approved plan of subdivision.

The 'Special Residential Zone 3 (R3-51)' permits the dwellings contained in the R2 & R3 zones and provides for a reduced front yard depth and reduced lot frontage, lot area, interior side yard widths, exterior side yard widths, and increased lot coverage for street row dwelling houses.

Agency Comments

The City of Woodstock Engineering Department (Building Division) indicated that they have reviewed the application for zone change and have no concerns with the request.

The City of Woodstock Engineering Department (Development Division) indicated that they have no concerns with the request as it relates to a few lots relative to the entire subdivision. They ask that the specific zoning refer to the subject lots for the reduced rear yard depth.

Public Consultation

Notice of the zone change was provided to the public and surrounding property owners in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

Planning Analysis

The purpose of the application is to amend the provisions of the 'Special Residential Zone 3 (R3-51)' & 'Special Residential Zone 2 (R2-39)' zones to reduce the rear yard depth from 7.5 m to 7

m for end unit townhouse dwellings and three single detached dwelling lots within the draft approved Thames Developments Phase 6.

Planning staff are of the opinion that the proposal promotes growth within the City of Woodstock, in accordance with the PPS. Further, the proposal directs development to lands within a settlement area and promotes a mix of housing types in an area where suitable infrastructure and public service facilitates are available.

With regard to Official Plan policies for Low Density Residential areas and Medium Density Residential areas, the development has recently been reviewed through the plan of subdivision and previous zone change applications, and the application meets the criteria of the Low Density and Medium Density Residential designations and other relevant policies of the Official Plan. Staff are satisfied that the proposed reductions in rear yard depth for a limited number of dwelling units will be compatible with the proposed plan of subdivision and the County's Official Plan.

Minimum rear yard depth provisions are established to ensure that each lot can provide adequate drainage and amenity spaces, and to protect privacy and the normal enjoyment of adjacent properties. The reduction of 0.5 m in the required rear yard depth on a very limited number of lots is not anticipated to impact required drainage for the individual lots or the plan of subdivision. As shown on Plates 4 and 5, the intended use of the 0.5 m reduction is a very limited projection on the single-detached dwellings and is an architectural feature of the proposed townhouses; no impacts to amenity, privacy or normal enjoyment of the subject lands or adjacent properties is anticipated.

In light of the foregoing, Planning staff are of the opinion that the proposed zone change can be given favourable consideration.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for Zone Change for lands described as Part Lot 5, Concession 15 (formerly East Zorra) in the City of Woodstock, to amend the provisions of the 'Special Residential Zone 3 (R3-51)' & 'Special Residential Zone 2 (R2-39)' zones to reduce the rear yard depth from 7.5 m to 7 m for end unit townhouse dwellings and three single detached dwelling lots within the draft approved Thames Developments Phase 6.

SIGNATURES

Authored by:

Original Signed By

Justin Miller
Development Planner

Approved for submission:

Original Signed By

Gordon K. Hough, RPP
Director



Legend

- Draft Plans
- Open Space
- Right of Ways
- Properties
- Zoning Floodlines**
- Regulation Limit**
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 205 409 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 13, 2024



Legend

Notes



0 205 409 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

April 10, 2024

PLAN OF SUBDIVISION OF PART OF LOT 5, CONCESSION 15 (GEOGRAPHIC TOWNSHIP OF EAST ZORRA) CITY OF WOODSTOCK COUNTY OF OXFORD

SCALE 1:1000
R-PE SURVEYING LTD., O.L.S.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

- THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 125, BOTH INCLUSIVE, BLOCKS 126 TO 169, BOTH INCLUSIVE, 0.30 RESERVES, NAMELY BLOCKS 170 AND 171, STREET WIDENING, NAMELY BLOCK 172, AND STREETS NAMELY THORNTON WAY, THAMESIDE DRIVE, LAZENBY CRESCENT, RIVERVIEW CRESCENT, HOLSTEIN CRESCENT AND UPPER THAMES DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE CITY OF WOODSTOCK.
3. THE STREET WIDENING, NAMELY BLOCK 172, IS DEDICATED AS A PUBLIC HIGHWAY TO THE CORPORATION OF THE COUNTY OF OXFORD.

THAMES DEVELOPMENTS (XI) INC.

DATED THE ___ DAY OF ___, 2024.

MATTHEW CASTELLI I HAVE THE AUTHORITY TO BIND THE CORPORATION

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990

THIS ___ DAY OF ___, 2024.

DIRECTOR, COMMUNITY PLANNING COUNTY OF OXFORD

NOTES

- THIS IS TO CERTIFY THAT:
□ DENOTES MONUMENT SET
■ DENOTES STANDARD IRON FOUND
SIB DENOTES STANDARD IRON BAR
SIBB DENOTES SHORT STANDARD IRON BAR
PB DENOTES PLASTIC BAR
PL1 DENOTES PROPERTY IDENTIFIER NUMBER
PL2 DENOTES REGISTERED PLAN 1164
PL3 DENOTES PLAN 41R-385
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
ORP DENOTES OBSERVED REFERENCE POINT
(837) DENOTES WILLIAM ALBERT BAKER, O.L.S.
(1375) DENOTES BAKER & BENEDICT SURVEYING INC., O.L.S.
(AGM) DENOTES ARCHIBALD, GRAY & MACKAY LTD., O.L.S.
(BR) DENOTES BENEDICT RATHBY INC., O.L.S.
(RPE) DENOTES R-PE SURVEYING LTD., O.L.S.
(US) DENOTES URE & SMITH, O.L.S.
(WT) DENOTES WITNESS

DUE TO CONSTRUCTION ACTIVITIES, ALL SET MONUMENTS ARE PLASTIC BARS UNLESS OTHERWISE NOTED.

INTEGRATION NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) USING CANNET REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS;CBNV6;2010.0).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS;CBNV6;2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Table with 3 columns: POINT, NORTHING, EASTING. Rows include ORP (A), ORP (B), and 20120110008.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999565.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ___ DAY OF ___, 2024.

DATE ___, 2024.

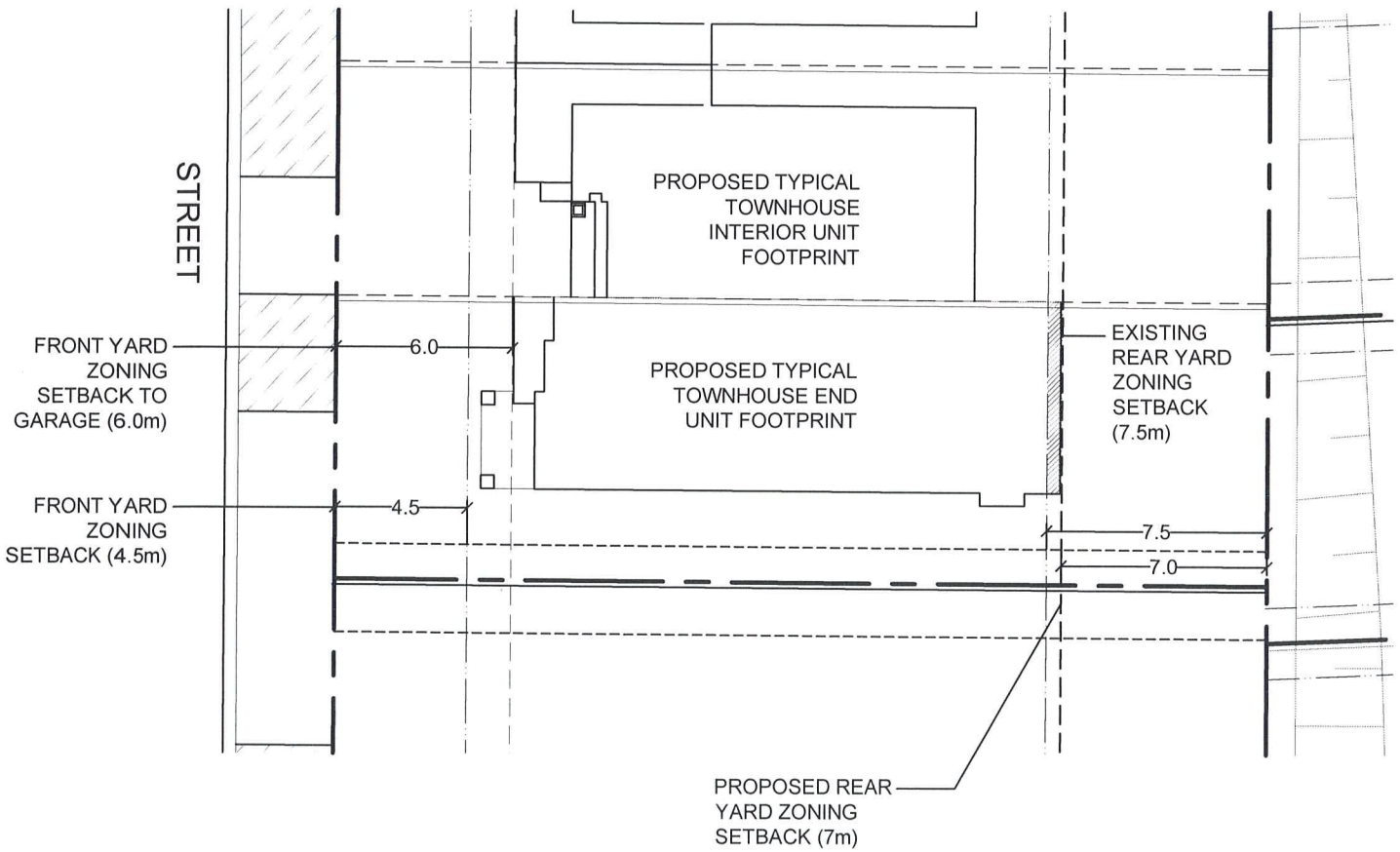
C. P. EDWARD ONTARIO LAND SURVEYOR

Plate 3: Applicant's Sketch
File No: ZN 8-24-02 - Thames Developments VI Inc.
Part Lot 5, Concession 15 (East Zorra)- 745422 Oxford Road 17, Woodstock

Plate 4: Applicant's Sketch

File No: ZN 8-24-02 - Thames Developments VI Inc.

Part Lot 5, Concession 15 (East Zorra)- 745422 Oxford Road 17, Woodstock



Phase 6 Typical Townhouse End Unit
HAVELOCK CORNERS,
COUNTY ROAD 17, WOODSTOCK
ZONING BY-LAW AMENDMENT SKETCH



PROJECT NO.: 2009-15

DRAWN BY: CMH

SCALE: 1:250

DESIGNED BY: CMH

SHEET:

APPROVED BY: AWH

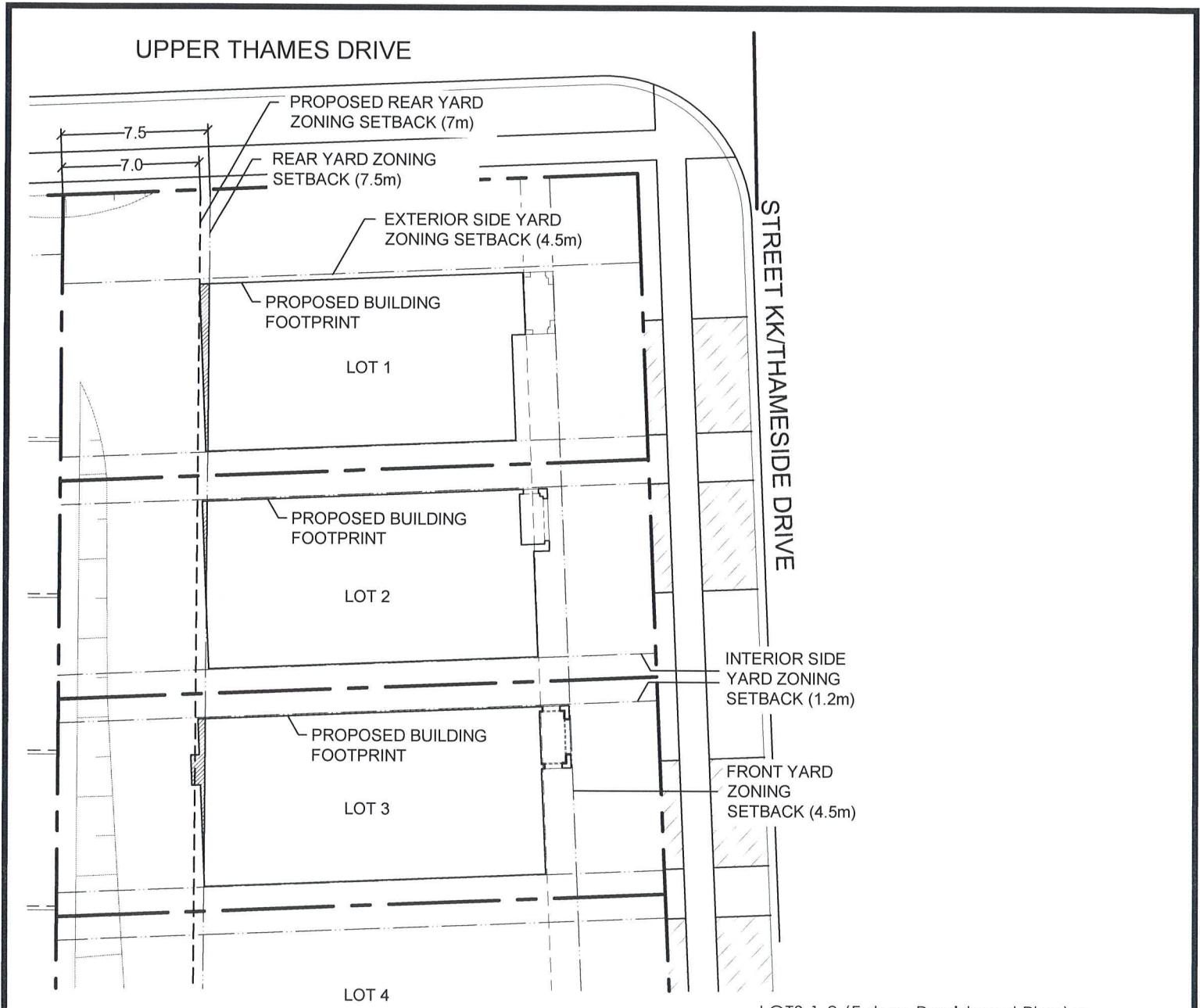
SKETCH 1

PLOT DATE: JAN 23, 2024

Plate 5: Applicant's Sketch

File No: ZN 8-24-02 - Thames Developments VI Inc.

Part Lot 5, Concession 15 (East Zorra)- 745422 Oxford Road 17, Woodstock



LOTS 1-3 (Future Registered Plan) or
Lots 19, 20, 21 Draft Plan SB 21-05-8
Street KK/Thameside Drive, Phase 6
HAVELOCK CORNERS,
COUNTY ROAD 17, WOODSTOCK
ZONING BY-LAW AMENDMENT SKETCH



PROJECT NO.: 2009-15	DRAWN BY: CMH
SCALE: 1:300	DESIGNED BY: CMH
SHEET:	APPROVED BY: AWH
SKETCH 2	
PLOT DATE: January 23, 2024	

7.3.42.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

3. That Section 8.3 to By-law Number 8626-10, as amended, is hereby further amended by deleting Section 8.3.51 and replacing it with the following:

“8.3.51 **R3-51 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**

8.3.51.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this By-law;
all *uses* permitted in Section 8.1 of this By-law.

8.3.51.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.51.2.1 *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.51.2.2 Residential Uses *Permitted* in Section 7.1:

All provisions of the R2 Zone in Section 7.2 of this By-law shall apply.

8.3.51.2.3 Residential Uses *Permitted* in Section 8.1:

i) all provisions of the R3 Zone in Section 8.2 of this By-law shall apply.

ii) notwithstanding subsection 8.3.51.2.3 i), the following provisions shall apply to a *street row dwelling house*:

a) *Lot Frontage*:

Minimum for a *dwelling* with only 1 wall attached to an adjoining wall 7.4 m

except in no case shall the lot frontage of a *corner lot* be less than 10.5 m

b) *Lot Area*:

Minimum *corner lot* 295 m²

- c) *Lot Coverage:*
Maximum for all *main buildings* and *accessory buildings* 60% of the *lot area* of which the *dwelling* shall not exceed 55%
- d) *Interior Side Yard Width:*
Minimum 1.5 m
- e) *Exterior Side Yard Width:*
Minimum 3.0 m
- f) *Rear Yard Depth* for End Unit:
Minimum 7 m
- g) Notwithstanding subsection 5.1.3.1, for the purpose of this section, a *sight triangle* shall be measured back from an intersection a distance of 7.5 m.

8.3.51.2.4 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-51, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

8.3.51.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.”

4. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 18th day of April, 2024.

READ a third time and finally passed this 18th day of April, 2024.

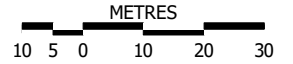
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

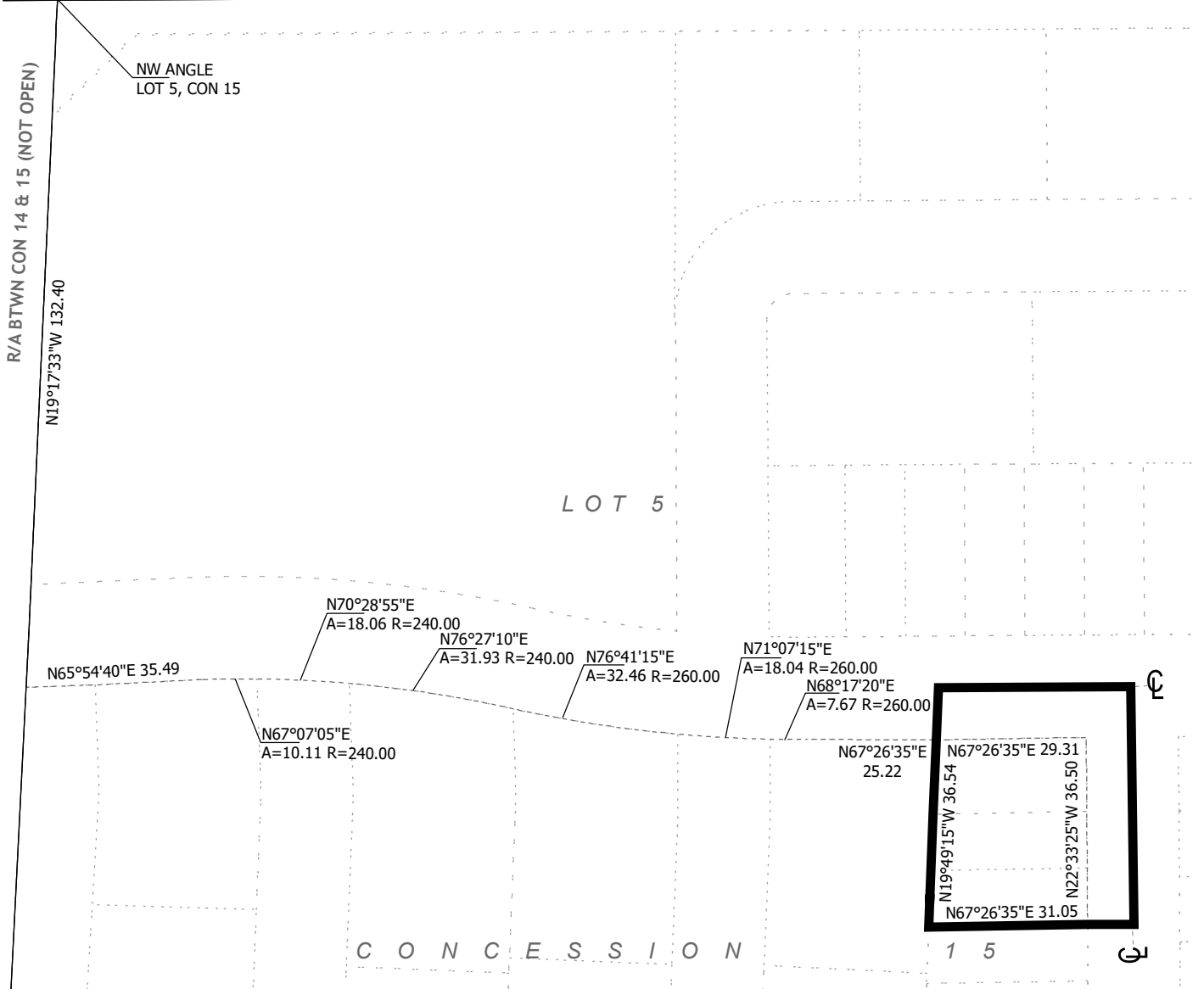
TO BY-LAW No. _____

PART LOT 5, CONCESSION 15 (EAST ZORRA)
CITY OF WOODSTOCK



LOT 6

OXFORD ROAD 17



THIS IS SCHEDULE "A"

 AREA OF ZONE CHANGE TO R2-42

NOTE: ALL DIMENSIONS IN METRES

TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024



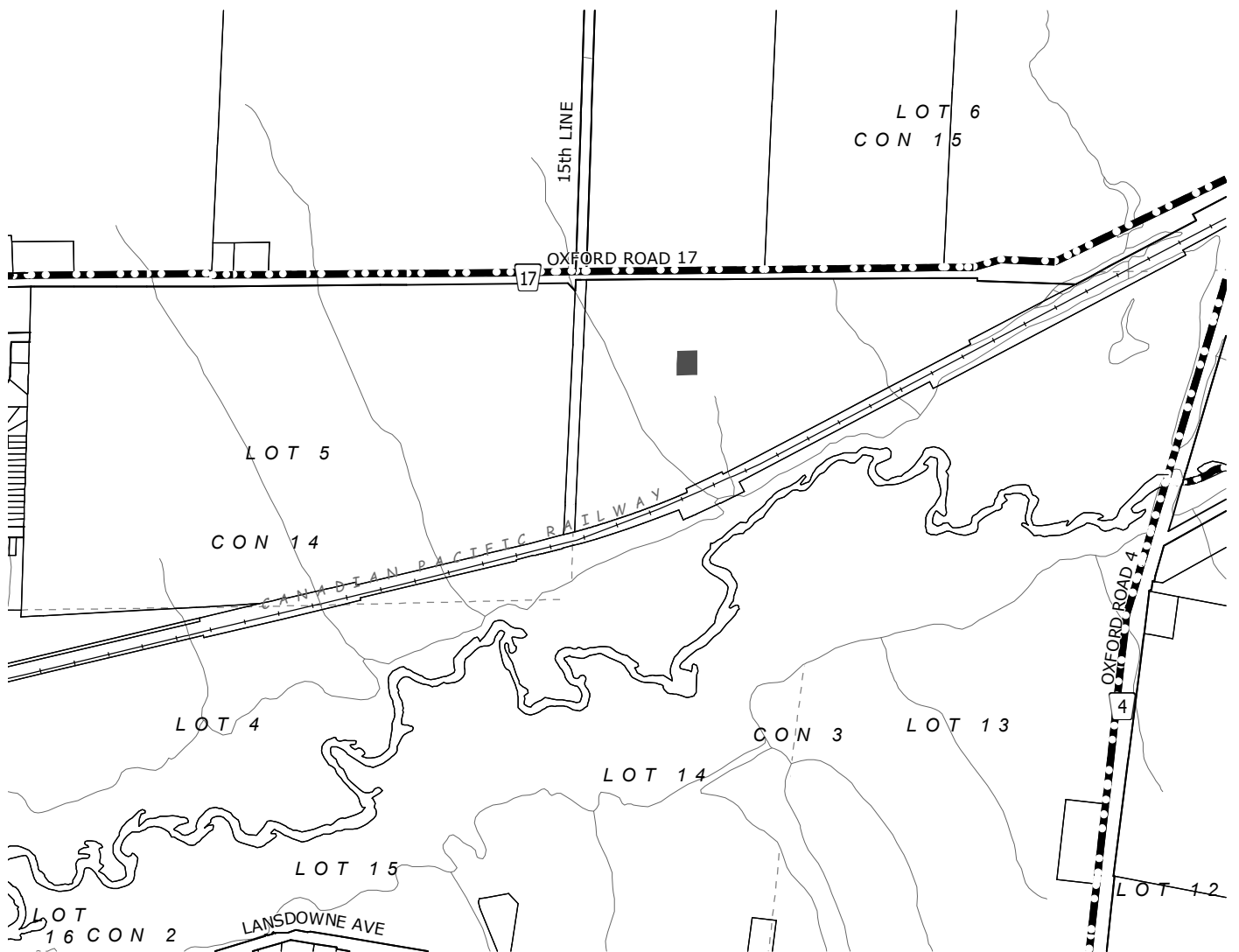
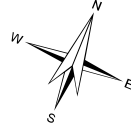
Growing stronger together

Produced By The Department of Corporate Services
Information Services ©2024

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES