

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP23-10-8 and ZN8-23-16 – Tiffany Development Corporation

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment is to amend the 'High Density Residential' designation that currently applies to the subject lands to include a site-specific policy that will facilitate a 13-storey apartment building containing up to 213 dwelling units. The number of units proposed requires a specific policy to allow for an increase in the maximum density within the 'High Density Residential' designation.
- The application for Zone Change proposes to amend the Special Residential 4 Zone (R4-4) to increase the number of dwelling units permitted from 142 to 213 and to reduce the parking space requirement from 1.5 spaces per unit to 1.4. A previous zone change corrected the minimum lot area of the lands and permitted a reduced interior side yard width to accommodate the location of an above-ground parking structure.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

DISCUSSION

Background

APPLICANT/OWNER:

Tiffany Development Corporation c/o Walter Broos
836 Normandy Drive, Woodstock, ON N4T 0E6

LOCATION:

The subject lands are described as Part Block 137, Plan 41M234, Part 3, 41R8712 in the City of Woodstock. The lands are bound by Juliana Drive and Alberta Avenue, and are municipally known as 335 Juliana Drive.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

| | | |
|----------------|--|----------------------------------|
| Schedule 'W-1' | City of Woodstock Land Use Plan | Residential |
| Schedule 'W-3' | City of Woodstock Residential Density Plan | Special High Density Residential |

Proposed:

| | | |
|----------------|--|--|
| Schedule 'W-3' | City of Woodstock Residential Density Plan | Amended Special High Density Residential |
|----------------|--|--|

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

| | |
|------------------|---|
| Existing Zoning: | Special Residential 4 Zone (R4-4) |
| Proposed Zoning: | Amended Special Residential 4 Zone (R4-4) |

PROPOSAL:

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official Plan and Zoning By-law to amend the current 'High Density Residential' designation that applies to the lands, and the current zoning to facilitate the development of a 13-storey residential apartment dwelling house with a maximum of 213 dwelling units. Parking is being proposed on a surface lot as well as within two floors of the proposed building. Access to the proposed development will be from Juliana Drive and Alberta Ave.

For Council's information, a previous application respecting these lands was approved in 2022, which permitted a 12-storey structure with up to 142 dwelling units. The current proposal will add one storey and make modest changes to the configuration of the building, however, the overall mass of the structure will essentially remain the same. The added 13th storey will primarily include amenity space for the residents of the building including activity rooms, a party room, a lounge, a media room, bathrooms and terraces.

The application for zone change proposes to amend the provisions of the Special Residential 4 Zone (R4-4) to increase the maximum number of apartment units from 142 to 213. Further, the applicant proposes to reduce the required parking from 1.5 spaces per unit to 1.4 spaces. The interior side yard width (being that yard adjacent to the existing retirement home to the south) was previously reduced from 15 m (49.2 ft) to 3.5 m (11.5 ft), primarily to accommodate the proposed parking facilities serving the development.

A traffic impact study, servicing report, stormwater management details and shadow analysis details in support of the development of the lands was submitted by the applicant for consideration during the previous review of the proposal.

The subject lands are approximately 0.79 ha (1.95 ac) in area, are currently vacant. The designation and site-specific zoning were previously amended in 2006 and 2022 to permit a 12-storey apartment building.

Surrounding land uses include institutional (church and long-term care home) and recreational (Southwood Sports Field) uses. In close proximity, there are a variety of residential uses of various densities (single detached dwellings, townhouses, and apartment structures), institutional and health care uses, and some industrial uses further east.

Plate 1, Existing Zoning and Location Map, indicates the location of the subject site and the existing zoning in the immediate vicinity.

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

Plate 3, Proposed Site Plan, provides the layout of the site, including the proposed building, parking and access.

Plate 4, Building Elevations, provides a conceptual view of the proposed building.

Application Review

2020 Provincial Policy Statement

The policies of Section 1.1 of the Provincial Policy Statement directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated by taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by, among other matters, permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is planned; and establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Official Plan

The subject lands are currently designated 'High Density Residential'. Lands designated for High Density Residential use are those lands that are primarily developed or planned for a limited range of large scale, multiple-unit forms of residential development. This designation shall be applied in a localized and site specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low-rise development, or constitute community land marks or reference points; or

- support the functionality of the municipal transit system; or
- support the viability and functionality of the Central Area.

The height and density limits applicable to the various forms of development allowed in the High Density Residential districts shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, the net residential density will normally not exceed 150 units/ha (60 units/ac).

The subject lands are also subject to a site-specific policy approved by City and County Councils in July 2006 which permits a range of uses such as medical clinics and labs, small-scale pharmacies and other similar types of related office and commercial space, provided that such uses are of a limited scale and clearly secondary to the residential development of the site. The current proposal does not include any of the noted uses. The proposal was updated and approved by Councils in September 2022 to permit a maximum of 142 dwelling units. The applicant is proposing to amend the current site-specific policies that apply to the lands to increase the maximum number of dwelling units to 213.

All proposals for high density residential development shall be subject to site plan control. When considering any specific proposal for high density residential development, City Council will be satisfied that the criteria of Section 7.2.8 are adequately addressed.

Zoning By-law

The subject lands are zoned Special Residential Zone 4 (R4-4), which permits an apartment building comprising up to 142 dwelling units. The current zoning of the lands was originally approved in 2006 and amended in 2022 and includes special provisions limiting the height of the building to 12 storeys and reduces the minimum front and exterior side yards (abutting Alberta Ave and Juliana Drive) to 7.5 m (24.6 ft) and the minimum interior side yard width to 3.5 m (11.5 ft).

The applicant is proposing a text amendment to the existing special zoning to permit a change in the maximum number of units permitted (from 142 to 213), to permit a 13th storey and to allow a reduction in the required parking rate from 1.5 spaces per dwelling unit to 1.4 spaces.

Agency Comments

The City of Woodstock Parks Department indicated that they do not have any concerns with the proposal. The City will require a landscape plan as part of the site plan submission.

The City of Woodstock Engineering Department (Building Division) has provided the following comments:

Based on the current zoning provisions for the R4-4 zone passed Dec 15, 2022, the building complies to the yard setbacks and a minimum area of 0.79 Ha.

Relief is required for parking (we do support the request).

210 units x 1.5 spaces = 315 spaces plus 10% visitor 32 spaces = 347 spaces.

Application shows 349 total spaces however we will work with 347.

49 units have 2 spaces each as tandem parking, total spaces = 98
161 units have 1.34 spaces each, total spaces 216 spaces.
32 visitor spaces,
Total parking spaces in calculation = 346.

All other comments have been addressed.

The City of Woodstock Engineering Department (Development Division) provided the following comments.

1. Municipal address for the property to be 335 Juliana Drive.
2. The owner is advised that the following fees are payable to the City upon development, prior to the issuance of a building permit:
 - a. \$73,750 for half the cost of the local street and release of 1-foot reserve (Part of Block 140, 41M-234) on Juliana Drive along the frontage of the subject property. The owner is further advised that a Reference Plan will be required to split up Block 140, 41M-234 into two separate reserves to the satisfaction of the City.
 - b. \$42,832 for half the cost of the local street and release of 1-foot reserve on Alberta Drive (Part 3, 41R-7963) along the frontage of the subject property.
 - c. \$13,382 in local area charges for the subject properties share of the existing SWMF located at Sales and Pembers Pass.
 - d. \$14,227 & \$10,816 for existing street lighting on Juliana Dr. & Alberta Ave., respectively, along the frontage of the subject property.
 - e. Please note, the owner will be responsible to extend municipal sidewalk on Alberta Ave. from the west property line of the subject property to Juliana Dr. Details to be provided during site plan approval.
 - f. DCs, permit fees, etc. are not included above and will be determined at time of building permit application.
3. TIS:
 - a. The intersection of Finkle and Alberta was not analyzed as previously requested. Please confirm that all turning movements at this intersection will operate at acceptable LOS; delay; v/c; etc. under total traffic 2030 conditions.
 - b. Report to be signed and sealed by the engineer.
4. If approved, site plan approval is required where servicing, grading, SWM, lighting, landscaping, etc. will be reviewed in further detail.
5. The shadow study should be revised through site plan.

Public Consultation

Notice of complete application and notice of public meeting was provided in accordance with the requirements of the Planning Act. At the time of writing this report, no comments have been received from the public.

Planning Analysis

The applicant proposes to amend the current site-specific High Density Residential designation that applies to the subject lands to increase the density permitted on the site from 179 units/ha (72 units/ac) to 260 units/ha (109 units/ac). The applicant also proposes to amend the R4-4 Zone provisions to increase the number of dwelling units permitted on the lands from 142 to 213, and reduce the required parking from 1.5 spaces per dwelling unit to 1.4 spaces per dwelling unit to accommodate the design of the proposed development, including two levels of underground parking.

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS as the proposed development is a form of housing that promotes intensification and enhances the mix of housing types available to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Planning staff are also of the opinion that the subject lands are generally suitable for high density residential development as the site is in an area that is characterized by a mix of institutional, recreational and higher density residential uses. Surrounding lands consist of a mix of various forms of high and medium density uses, and the subject lands are buffered from low density development in the area by institutional-type land uses. The designation of the lands for high density residential use, and the implementing zoning by-law amendment which permits a building height of 12 storeys and up to 131 residential units, was established by decisions made by Woodstock Council in 2006, and amended in 2022 to permit up to 142 units. The applicant is now proposing a similar sized structure with up to 213 units and 13 storeys – the 13th storey being utilized primarily for the provision of amenities for the residents of the building.

The proposed amendment to the Official Plan to increase the permitted density of the development to exceed the current maximum of 142 dwelling units considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Plan it pertains to high density residential development. The proposed structure is very similar to what was previously proposed and approved; however, this proposal modifies the interior of the structure, and has been reconfigured to increase the number of dwelling units and to provide an additional 13th storey dedicated to amenity space and uses for residents of the building.

The subject lands comprise approximately 0.79 ha (1.95 ac) and the applicant is proposing a maximum of 213 units, which constitutes a residential density of approximately 260 units/ha (109 units/ac). For Council's information, the current number of units permitted on the lands by the Zoning By-law is the equivalent to 179 units/ha (72 units/ac), which exceeds the maximum density provisions of the Plan.

The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

Based on the information provided by the applicant, the increased number of units proposed for the site will not compromise the ability of the lands to accommodate landscaped open space or private amenity space in accordance with the requirements of the City's Zoning By-law. The majority of the parking required for this site will be accommodated in a two level, underground facility and surface parking will be limited largely to visitor parking.

By accommodating parking in this manner, the increased density of the development will not compromise other physical aspects of the development, including landscaped open space. As such, staff are of the opinion that the increased density required to accommodate the development is appropriate and that the lands of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

Staff are also satisfied that the requested relief from the Zoning By-law to reduce the required parking is appropriate. The applicant is requesting a reduced parking rate of 1.4 spaces per

dwelling unit where 1.5 spaces is typically required. In light of the proposed unit types, which includes more 1 and 2 bedroom units, staff are satisfied that the requested reduction in parking is appropriate. The previously approved building design included:

City Engineering has reviewed the traffic impact study provided by the applicant have indicated that additional details related to turning movements at the intersection of Finkle Street and Alberta Ave will need to be provided via the site plan approval stage. City Engineering has also identified the need for an updated shadow analysis and has indicated that this can also be reviewed at site plan stage. Further, the required site plan approval will address matters such as lighting, accessibility, grading, stormwater management, landscaping, privacy screening and garbage collection to the satisfaction of the City.

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and is supports the strategic initiatives and objectives of the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

RECOMMENDATIONS

1. That the Council of the City of Woodstock support the application to amend the Official Plan (File No. OP 23-10-8), submitted by Tiffany Development Corporation, for lands legally described as Part Block 137, Plan 41M234, Part 3, 41R-8712 in the City of Woodstock, to amend the current High Density Residential designation that applies to the lands to increase the density of development and facilitate the establishment of a 13-storey residential apartment building with up to 213 units; and
2. That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-23-16) submitted by Tiffany Development Corporation, for lands legally described as Part Block 137, Plan 41M234, Part 3, 41R-8712 in the City of Woodstock, to amend the text of Special Residential 4 Zone (R4-4) to facilitate the development of a 13 storey residential apartment building with up to 213 dwelling units.

SIGNATURES

Authored by:

Justin Miller
Development Planner

Approved for submission:

Gordon K. Hough, RPP
Director, Community Planning

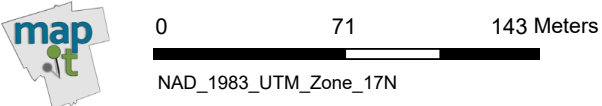


Legend

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



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



Legend

- Parcel Lines
- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



0 36 71 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

June 20, 2022

| SITE DESIGN DATA | | REQUIRED/ALLOWED | PROVIDED |
|---------------------------|------------|------------------|---------------------|
| ZONING - R44 | | | |
| NET SITE AREA | 79 IN MIN. | | 79786m ² |
| BUILDING AREA ABOVE GRADE | | | 1408m ² |
| COVERAGE | 30% MAX. | | 17.66 % |
| LANDSCAPE (MINIMUM) | 30% MIN. | | 53.8% |
| LANDSCAPE (MAXIMUM) | 28.8% | | 28.8% |
| PAVING | | | 210 |
| NO. OF UNITS | 142 | | 13 STOREYS |
| BUILDING HEIGHT | 12 STOREYS | | 13 STOREYS |
| FRONT YARD DEPTH | 7.9m | | 10.80m |
| CONCRETE SIDE YARD DEPTH | 7.9m | | 12.60m |
| INTERIOR SIDE YARD DEPTH | 3.9m | | 3.9 |

| LEVEL | BUILDING AREA & UNIT COUNT | | | TOTALS |
|---------------|----------------------------|-----------|-----------|-----------|
| | AREA (m ²) | 1 BED | 2 BED | |
| P1 PLAN | 4.932 | | | |
| P2 PLAN | 4.932 | | | |
| P1 PLAN | 3.656 | 2 | 1 | 4 |
| 1ST FLOOR | 1.400 | 3 | 13 | 16 |
| 2ND FLOOR | 1.400 | 3 | 13 | 16 |
| 3RD FLOOR | 1.400 | 3 | 13 | 16 |
| 4TH FLOOR | 1.400 | 3 | 13 | 16 |
| 5TH FLOOR | 1.400 | 3 | 13 | 16 |
| 6TH FLOOR | 1.400 | 3 | 13 | 16 |
| 7TH FLOOR | 1.400 | 3 | 13 | 16 |
| 8TH FLOOR | 1.400 | 3 | 13 | 16 |
| 9TH FLOOR | 1.400 | 3 | 13 | 16 |
| 10TH FLOOR | 1.400 | 3 | 13 | 16 |
| 11TH FLOOR | 1.400 | 3 | 13 | 16 |
| 12TH FLOOR | 1.346 | 5 | 5 | 10 |
| 13TH FLOOR | 0.98 | | | |
| TOTALS | 31,217 | 18 | 72 | 90 |

| AMENITY AREA | | REQUIRED/ALLOWED | PROVIDED |
|-----------------------------|--------------------------|------------------|---------------------------|
| AREA OF AMENITY | 20% (NO. OF UNITS) (213) | | 6,887m ² |
| LANDSCAPE OPEN AREA | | | 4,009m ² |
| COM. ROOM | | | 159m ² |
| ENTRY ROOM | | | 159m ² |
| LOBBY LOUNGE (P1 & 1ST) | | | 71m ² |
| MEZZANINE | | | 165m ² |
| BALCONIES AND PATIOS | | | 27m ² |
| TOTAL AMENITY SPACES | | | 6,887m² |

| PARKING COUNT | | REQUIRED/ALLOWED | PROVIDED |
|----------------------|------------------------------------|------------------|------------------------------------|
| NO. OF UNITS | | | 913 |
| RESIDENT PARKING | 1.50 UNIT (213) = 320 | | 320 SPACES (INCLUDING 2 P1 & 1 P2) |
| VISITOR PARKING | 10 RESIDENT SPACE = 32 | | 32 SPACES |
| ACCESSIBLE PARKING | 2% OF TOTAL REQUIRED (849.02) = 17 | | 17 SPACES |
| TOTAL PARKING | 300 + 32 = 332 MIN. | | 357 |
| 1ST FLOOR (SURFACE) | | | 6 STANDARD |
| P1 PARKING | | | 10 TANDEN |
| P2 PARKING | | | 2 VISITOR |
| P3 PARKING | | | 33 VISITOR |
| | | | 10 STANDARD |
| | | | 4 VISITOR |
| | | | 72 STALLS |
| | | | 27 TANDEN |
| | | | 138 STALLS |
| | | | 105 STANDARD |
| | | | 122 STALLS |
| TOTAL PARKING | | | 307 SPACES |
| REGULAR PARKING | | | 264 |
| TANDEN PARKING | | | 54 |
| ACCESSIBLE PARKING | | | 9 |
| BIKE PARKING | | | TBD |

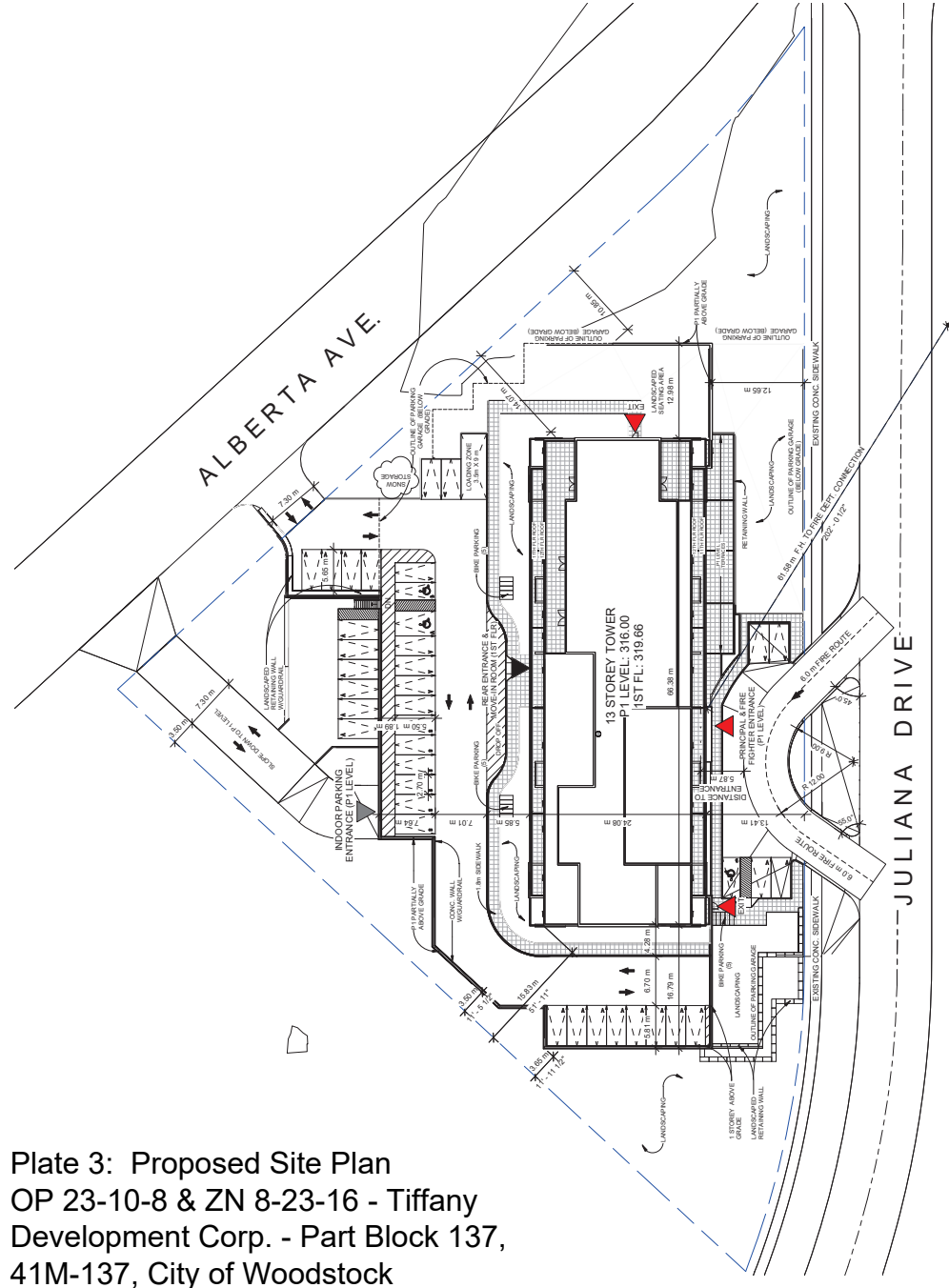
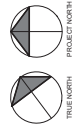


Plate 3: Proposed Site Plan
 OP 23-10-8 & ZN 8-23-16 - Tiffany
 Development Corp. - Part Block 137,
 41M-137, City of Woodstock



1 ARCHITECTURAL SITE PLAN
 1:300

project no.: 21-0061

project: JULIANA APARTMENTS

address: JULIANA DR, WOODSTOCK, ONT

sheet name: ARCHITECTURAL SITE PLAN

sheet no.: A001

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ALL OPERATIONS OF THIS PROJECT ARE TO BE CONDUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF WOODSTOCK ACT. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE CITY OF WOODSTOCK ACT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS ACCOMPANIED BY THE CITY ENGINEER'S REVIEW AND THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DESIGNED: ANDREW W. BAY
 DRAWN: ANDREW W. BAY

PROGRESSIVE ARCHITECTS, LTD.
 5255 COUNTY RD. 42, UNIT C, WINDSOR, ON, N8W2M1 TEL: 519-256-1807

PROJECT NORTH



SOUTHEAST CORNER



NORTHWEST AERIAL



NORTHEAST CORNER



SOUTHEAST AERIAL

ALL CONCEPTS, RENDERINGS AND PHOTOGRAPHS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE CLIENT HAS REVIEWED AND APPROVED THESE CONCEPTS, RENDERINGS AND PHOTOGRAPHS FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT HAS REVIEWED AND APPROVED THESE CONCEPTS, RENDERINGS AND PHOTOGRAPHS FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT HAS REVIEWED AND APPROVED THESE CONCEPTS, RENDERINGS AND PHOTOGRAPHS FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT HAS REVIEWED AND APPROVED THESE CONCEPTS, RENDERINGS AND PHOTOGRAPHS FOR INFORMATIONAL PURPOSES ONLY.

PROGRESSIVE ARCHITECTS, LTD.
 5255 COUNTY RD. 42, UNIT C, WINDSOR, ON, N8W2M1 TEL: 519-256-1607

project no.: 21-001
 project: JULIANA APARTMENTS
 address: JULIANA DR, WOODSTOCK, ONT
 sheet no.: A405
 sheet name: PERSPECTIVES

| REV. | DATE | ISSUED FOR |
|------|----------------|------------|
| 1 | APRIL 20, 2024 | ZONING |
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AMENDMENT NUMBER 319
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 319 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify the site-specific 'High Density Residential' designation of the subject lands to facilitate the development of a 13 storey apartment dwelling house with a maximum of 213 dwelling units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Block 137, Plan 41M-234, Part 3, 41R-8712 in the City of Woodstock. The lands are located on the south side of Alberta Avenue, at the intersection of Alberta Avenue and Juliana Drive and are municipally known as 335 Juliana Drive.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 13 storey apartment dwelling house comprising up to 213 dwelling units on the subject lands. Specifically, the amendment proposes to increase the maximum density permitted on the site from 179 units/ha (72 units/ac) to 260 units/ha (109 units/ac).

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and assists in facilitating a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are generally suitable for high density residential development as the lands are in an area that is characterized by a mix of institutional, recreational and higher density residential uses. Surrounding lands consist of a mix of various forms of high and medium density development, and the subject lands are buffered from low density development in the area by institutional-type land uses. The designation of the lands for high density residential use, and the implementing zoning by-law amendment which permits a building height of 12 storeys and up to 142 residential units, was established by recommendations and decisions made by Woodstock and County Councils in 2006 and amended in 2022.

The increase in the permitted density of the development above the current maximum of 179 units/ha (72 units/ac) is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Plan it pertains to high density residential development.

The subject lands comprise approximately 0.79 ha (1.95 ac) and the applicant is proposing a maximum of 213 units, which constitutes a residential density of approximately 260 units/ha (109 units/ac). The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

Council is satisfied that the increased number of units proposed for the site will not compromise the ability of the lands to accommodate landscaped open space or private amenity space in accordance with the requirements of the City's Zoning By-law. The majority of the parking required for this site will be accommodated in a two level, underground facility and surface parking will be limited largely to visitor parking. By accommodating parking in this manner, the increased density of the development will not compromise other physical aspects of the development, including landscaped open space.

As such, Council is of the opinion that the increased density required to accommodate the development is appropriate and that the lands are of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Section 7.2.6.2 – *Specific Development Policies*, as amended, is hereby further amended by deleting Section 7.2.6.2.4 and replacing it with the following:

“7.2.6.2.4 Corner of Juliana Drive and Alberta Avenue

In addition to the uses permitted in High Density Residential Districts, lands located at the intersection of Juliana Drive and Alberta Avenue comprising approximately 0.79 ha (1.95 ac) may include a range of uses such as medical clinics and labs, small-scale pharmacies and other similar types of related office space and commercial space. Such development must be of a limited scale and clearly a secondary element relative to the residential component of the site.

Further, and notwithstanding any other policies of this plan, the total number of residential units shall not exceed 213.”

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.