

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP24-09-8 and ZN8-24-17 – Cengic

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate the subject property from Low Density Residential to Medium Density Residential to facilitate the development of a five unit multiple-attached dwelling.
- The Zone Change application proposes to rezone the subject lands from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-sp)' to permit the multiple-attached dwelling with special provisions to address the lot area per unit, lot frontage, rear yard depth, minimum required parking, corner lot sight triangle, location of parking areas and setbacks for parking areas.
- Planning staff are recommending approval of the subject applications as they are consistent with the Provincial Policy Statement and support the strategic initiatives and objectives of the Official Plan respecting medium density residential development.

DISCUSSION

Background

APPLICANT/OWNER:

Amer Cengic
35 Harwood Street, Innerkip ON N0V 1M0

AGENT:

Denis Brolese
709-505 Finkle Street, Woodstock ON N4V 0B4

LOCATION:

The subject lands are described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, in the City of Woodstock. The lands are located on the south side of Walter Street between South Street and Victoria Street South and are municipally known as 570 Walter Street.

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 Low Density Residential

Proposed:

Schedule 'W-3' City of Woodstock
Residential Density Plan Medium Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing: 'Residential Type 2 Zone (R2)'

Proposed: 'Special Residential Type 3 Zone (R3-sp)'

PROPOSAL:

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit the development of a five unit multiple-attached dwelling. The subject lands currently contain an existing duplex. The Official Plan amendment proposes to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the proposed increase in residential density on the site.

The zone change application proposes to rezone the subject lands from 'Residential Type 2 Zone (R2)' to 'Special Residential Type 3 Zone (R3-sp)'. The proposed zoning will facilitate the proposed 5 unit dwelling building and requested zone provisions regarding lot area per unit, lot frontage, rear yard depth, minimum required parking, corner lot sight triangle, location of parking areas and setbacks for parking areas.

The subject lands comprise an approximate area of 730 m² (7,858 ft²) and contains an existing duplex. The existing building is proposed to be added onto to the west to facilitate the renovation of the existing building to become a five unit multiple attached dwelling.

Surrounding land uses include existing low density residential development, a Public Works building to the south, and Southside Park to the west.

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

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

Plate 3, Applicant's Sketch, provides a site plan illustrating the layout of the proposed development, as provided by the applicant.

Application Review

2020 PROVINCIAL POLICY STATEMENT

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', according to the City of Woodstock Residential Density Plan. The application for Official Plan amendment proposes to redesignate the lands to facilitate medium density residential development.

Areas designated for Low Density Residential use are generally intended to provide a variety of low-rise, low-density housing forms including executive and smaller single detached dwellings, semi-detached and duplex dwellings, additional residential units and converted dwellings, street fronting townhouses and low rise apartments. 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 no building shall exceed three storeys in height at street elevation.

Medium Density Residential areas are primarily developed or planned for low profile multiple 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.

The maximum net residential density in the Medium Density Residential Districts is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed development, at 8 units, would have a net residential density of approximately 60 units per hectare (24 units per acre).

Any further Medium Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;
- sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

In addition to the requirement for compliance to the locational policies; when considering proposals to designate lands for medium density residential development, City Council and County Council will be guided by the following:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on the public road system and surrounding properties relative to pedestrian and vehicular safety is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is available or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of, and proximity to, existing or proposed services and amenities such as day care, schools, leisure facilities, shopping and parks to serve the new development;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

ZONING BY-LAW

The subject lands are currently zoned 'Residential Type 2 Zone (R2)'. The applicant proposes to rezone the lands to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the proposed 5 unit multiple-attached dwelling building.

The R3 zone requires a minimum lot area of 150 m² (1,614.6 ft²) per dwelling unit, lot frontage of 20 m (65.6 ft), maximum lot coverage of 40%, front yard depth of 6 m (19.7 ft), rear yard depth of 7.5 m (24.6 ft), interior side yard width of 3 m (9.8 ft), exterior side yard width of 6 m (19.7 ft), minimum 35% landscaped open space, and minimum amenity area of 30 m² (322.9 ft²) per dwelling unit.

The proposed multiple-attached dwelling building appears to meet these zoning provisions, except for the minimum lot area per dwelling unit, lot frontage, rear yard depth, minimum required parking, corner lot sight triangle, location of parking areas and setbacks for parking areas. The applicant has requested a minimum lot area per dwelling of 144 m² (1,550 ft²), a minimum lot frontage of 18 m (59 ft), and a minimum rear yard depth of 4.2 m (13.8 ft). Associated with the proposed parking configuration, the applicant has requested one parking space within a required sight triangle, a reduction in required parking from 1.5 spaces per dwelling unit to 1 space per dwelling unit, a setback of parking from an interior lot line from 1.5 m (4.9 ft) to 1.2 m (3.9 ft) and a setback of parking from the street line from 1.5 m (4.9 ft) to 0.5 m (1.6 ft). Further, City Building staff have identified that a proposed deck and step potentially encroaches into the right-of-way on the exterior side yard; a reduction in Permitted Projections into Required Yards is required to reduce the minimum setback from 2 m (6.6 ft) to nil.

AGENCY COMMENTS

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

1. Our review is based on a corner lot, the front yard is adjacent to South St. A multiple attached dwelling house is being considered.
2. Relief is required from Section 5.1.9, Table 2 – Permitted Projections into Required Yards – to reduce the minimum setback from the projection (deck and steps) from 2m to nil in the exterior side yard. Please note the survey shows the existing porch encroaches onto the City right of way. Any new construction must be located on the subject property.
3. A survey is not included and our comments are subject to the actual yard size, setbacks and area that a real survey would produce.
4. Lot area requires relief from 150 m² per unit to approximately 144 m² per unit.
5. Lot frontage requires relief from 20m to a value determined by the applicant. 18m.
6. Relief is required for the rear yard depth from 7.5m to approximately 4.2m.
7. Relief is required for parking spaces from 8 spaces to 5 (1.5 spaces to 1 space per unit).
8. The drawing does show a parking space in the 7.5m site triangle. We have no concerns as the front yard boulevard is extra wide (approx. 6.5m) however relief should be added. Relief is required for Section 5.1.3 – Corner Lot Sight Triangles to reduce the minimum 7.5m to permit one parking space in the sight triangle.
9. Relief is also required from Section 5.4.4 – Location of Parking Areas – other residential uses; to permit parking spaces for residential uses in the front yard.
10. Further relief is required from Section 5.4.4.2 Setbacks (for parking areas) – other residential uses; to reduce the minimum setback from street line from 1.5m to 0.5m and from interior side lot line from 1.5m to 1.2m.

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

We have reviewed the items submitted for the above noted application and the City of Woodstock Engineering Department has the following comments.

1. If approved, grading will be reviewed in further detail at time of building permit application.
2. The City is currently re-constructing Walter St. and staff have been coordinating with the owner regarding any revisions to sanitary/water servicing and driveway details that may be required.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on July 17, 2024, and notice of public meeting was issued on October 1, 2024, in accordance with the requirements of the Planning Act. At the time of the writing of this report no comments were received from the public.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit a multiple-attached dwelling consisting of five dwelling units.

Planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of land and municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

The proposal is generally consistent with the Official Plan policies respecting the designation of additional medium density sites. The subject lands are located between Wellington Street and Parkinson Road which are arterial roads and the addition of three units are not anticipated to impact traffic in any adjoining low-density residential areas. The subject lands are directly adjacent to Southside Park, including an entrance to Southside Park, and are approximately 400 m (1,300 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area is punctuated by several pockets of lands that have already been designated and built for medium-density residential uses.

With respect to the proposed zoning amendment Planning staff are supportive of the applicant's request to establish alternative zone provisions for lot area per dwelling unit, lot frontage, rear yard depth, minimum required parking, corner lot sight triangle, location of parking areas and setback for parking areas.

The minimum lot frontage requirement of 20 m (65.6 ft) in the R3 Zone is established to ensure that adequate space is provided for a building envelope and off-street parking. The lot exists at 18 m (59 ft) and is a minor departure from the current zone provision with no negative impacts anticipated from the addition of three dwelling units.

The minimum lot area per dwelling unit for a multiple attached dwelling unit is 150 m² (1,614.6 ft²) in the R3 Zone and is established to ensure that sufficient space is provided for the dwelling unit, amenity/landscape space and parking. The applicant is proposing a minimum lot area per dwelling unit of 144 m² (1,550 ft²) and is a minor departure from the current zone provision. The subject lands are in very close proximity to Southside Park and those amenities can also be utilized by the residents of the subject lands.

The minimum rear yard depth is 7.5 m (24.6 ft) in the R3 Zone for a multiple attached dwelling. This provision is intended to ensure that sufficient space is provided for drainage and amenity spaces. The applicants are proposing a rear yard depth of 4.2 m (13.8 ft) and the proposed addition is located in this space. Due to the orientation of the lot, the subject lands primarily utilize the interior side yard as they would a rear yard, and approximately 6 m (19.7 ft) of depth is provided in this location. Due to the increased interior side yard width and proximity to Southside Park, no negative impacts are anticipated from the requested 4.2 m rear yard depth.

New entrances are proposed with the conversion of the dwelling structure. The City's Building Department has indicated that a decks/stairs associated with an entrance will project into the required exterior side yard and may project to the property line. This entrance is not associated with the proposed addition, but with the existing structure to be renovated, and the Building Department has indicated that they are satisfied with the projection to the property line.

Site-specific zone provisions are requested related to parking, including a reduction in the minimum required parking spaces, parking in a corner lot sight triangle, location of parking areas and setback for parking areas. Provisions regarding parking are established to ensure that adequate parking spaces are provided, to ensure that cars do not trespass on adjacent properties when attempting to park, to ensure that vehicles can safely enter and exit the property, and to ensure that parking does not create sight line issues on abutting streets. The applicant is proposing 1 parking space per dwelling unit where 1.5 spaces are required in the R3 Zone; however, the applicant has shown that each of the 5 dwelling units will be 1 bedroom units, and based on the number of bedrooms, staff are satisfied with the requested reduction in required parking spaces. Section 5.1.3 of the zoning by-law requires that no object higher than 0.6 m (2 ft), including parking of vehicles, shall be permitted within the required 7.5 m (24.6 ft) sight triangle. The applicant has shown a small portion of one parking space to be located in the sight triangle; due to the wider than conventional right of way in this area, staff have no concerns with the parking space being partially located within the sight triangle. Further, Section 5.4.4 of the zoning by-law does not permit parking within a required front yard; as previously stated, the orientation of the lot means that the required front yard functions more like a side yard and represents the current location of the parking area with no other meaningfully feasible locations available, therefore, staff do not object to the proposed location of the parking area. Finally, the applicant has requested a setback for parking areas from an interior lot line from 1.5 m (4.9 ft) to 1.2 m (3.9 ft) and a setback of parking from the street line from 1.5 m (4.9 ft) to 0.5 m (1.6 ft); these setbacks appear to be fairly consistent with the existing parking situation and staff have no objection to the proposed location.

This office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally complies with the relevant policies of the Official Plan, and the proposed zoning by-law amendment is appropriate and can be given favourable consideration.

RECOMMENDATIONS

That the Council of the City of Woodstock advise County Council that the City supports the application to amend the Official Plan (File No. OP 24-09-8), submitted by Cengic, for lands legally described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, City of Woodstock, to re-designate the subject lands to Medium Density Residential to facilitate the development of a five unit multiple-attached dwelling building on the subject lands;

That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-24-17) submitted by Cengic for lands legally described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, in the City of Woodstock, to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to facilitate a five unit multiple-attached dwelling building with reduced lot area, lot frontage, rear yard depth, minimum required parking spaces, corner lot sight triangle, location of parking areas and setbacks for parking areas.

SIGNATURES

Authored by: *Original Signed By* Justin Miller
Development Planner

Approved for submission: *Original Signed By* Eric Gilbert, MCIP, RPP
Manager of Development Planning

AMENDMENT NUMBER 327
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes
Amendment Number 327 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of a 5 unit multiple-attached dwelling.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, in the City of Woodstock. The lands are located on the south side of Walter Street between South Street and Victoria Street South and are municipally known as 570 Walter Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 5 unit multiple-attached dwelling on the subject lands. Specifically, the amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential.

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 City and broader 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 medium density residential development as the lands are located between Wellington Street and Parkinson Road which are arterial roads, and the addition of three units are not anticipated to impact traffic in any adjoining low-density residential areas. Further, the subject lands are directly adjacent to Southside Park, including an entrance to Southside Park, and are approximately 400 m (1,300 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area is punctuated by several pockets of lands that have already been designated and built for medium-density residential uses. The proposed increase in residential density is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Official Plan it pertains to medium density residential development.

The subject lands comprise approximately 730 m² (7,858 ft²) and the applicant is proposing a maximum of 5 dwelling units, which constitutes a residential density of approximately 68.5 units/ha (27.8 units/ac), which is within the maximum permitted density of the medium density residential designation of 70 units/ha (28.3 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.

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 Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by changing the designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Low Density Residential” to “Medium Density Residential”.

5.0 IMPLEMENTATION

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

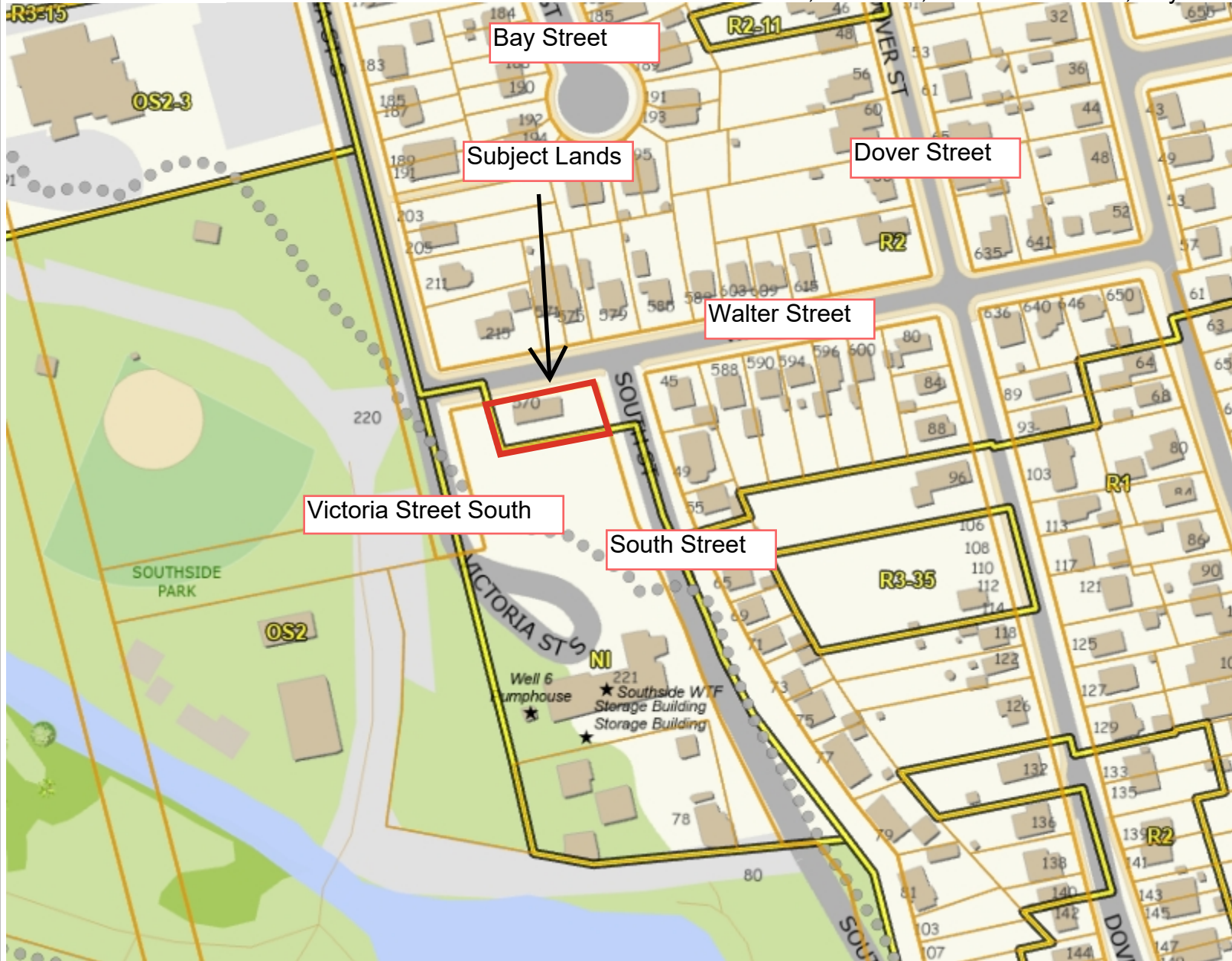
6.0 INTERPRETATION

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

Plate 1: Location Map and Existing Zoning

File No.: ZN 8-24-17 and OP 24-09-8: Cengic

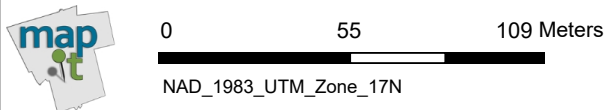
Part Lot 30 E/S Victoria Street Plan 212 Part 1, 41R3014; 570 Walter Street, City of Woodstock



Legend

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



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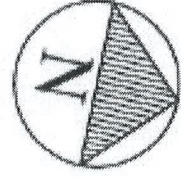
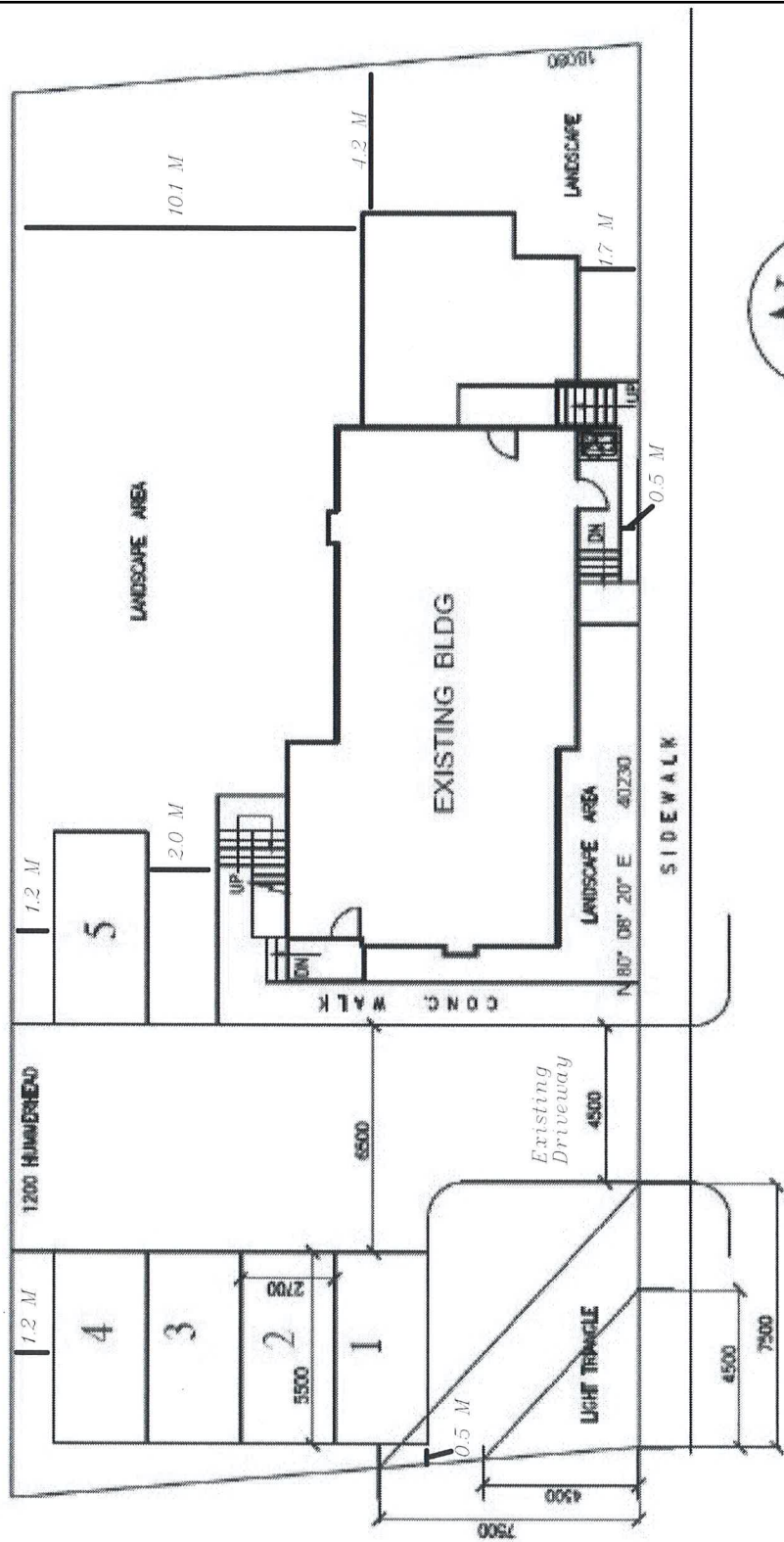


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July 15, 2024

DB Planning
 June, 25, 2021

Proposed Official Plan Amendment and Zone Change



SOUTH STREET

570 Walter Street

CONCEPT
 SITE PLAN
 SCALE 1:200