

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change

ZN8-24-20 – 10999709 Canada Inc.

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from R2-25 to C3-11 to permit an additional four dwelling units to a converted dwelling containing three dwelling units, to permit a total of seven dwelling units.
- The applicants are requesting a special provision to permit alternative zone provisions, including a new minimum lot area per dwelling unit, minimum lot frontage, minimum interior side yard width, minimum landscaped open space, minimum landscaped open space and amenity space and minimum setback from parking areas.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan respecting development and residential intensification within the Central Area of the City of Woodstock.

DISCUSSION

Background

APPLICANT/OWNER: 10999709 Canada Inc. c/o Romit Malhotra
17 Gardiner Road, Toronto ON M5P 3B4

AGENT: VS Design Studio c/o Kelsey Geerlinks
5 Graham Street, Woodstock ON N4S 6J5

LOCATION:

The subject property is described as Part Lot 2 E/S Delatre Street Plan 10 as in 397795 in the City of Woodstock. The lands are located on the east side of Delatre Street, lying between Hunter Street and Dundas Street and are municipally known as 18 and 20 Delatre Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1”	City of Woodstock Land Use Plan	Central Area
Schedule “W-2”	City of Woodstock Central Area Development Plan	Entrepreneurial District

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Special Residential Zone 2 (R2-25)

Requested Zoning: Special Entrepreneurial District Zone (C3-11)

PROPOSAL:

The application for zone changes proposes to rezone the subject lands from Special Residential Zone 2 (R2-25) to Special Entrepreneurial District Zone (C3-11) to facilitate the addition of four dwelling units to an existing three dwelling unit converted dwelling. The special provision is requested to reduce the minimum lot area per dwelling unit from 150 m² (1,614.6 ft²) per dwelling unit to 141 m² (1,517.7 ft²), to reduce the minimum required lot frontage from 20 m (65.6 ft) to 16.8 m (55.1 ft), to reduce the minimum required interior side yard width from 3 m (9.8 ft) to 1 m (3.3 ft), to reduce the minimum required landscaped open space from 35% to 32%, to reduced the minimum required amenity space from 30 m² (332.9 ft²) per dwelling unit to 15 m² (161.5 ft²), and to reduce the minimum setback of a parking area from an interior side lot line from 1.5 m (4.9 ft) to nil.

The subject lands are approximately 990 m² (10,656.3 ft²) in area and currently contain a three dwelling unit converted dwelling and large accessory structure. The applicant is proposing an addition to accommodate four additional dwelling units and the relocation of the existing accessory structure.

Surrounding land uses consist low density residential uses with higher-density residential uses to the north, Central Commercial uses associated with Dundas Street in close proximity to the south, and two churches in close proximity to the east and west.

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

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

Plate 3, Applicant's Sketch, provides an overview of the subject lands and future parking areas, as provided by the applicant.

Plate 4, Neighbour Letter, provides a letter of concern from a neighbour.

Plate 5, Response to Neighbour Letter, provides a response to the neighbour's concerns.

Application Review

2020 PROVINCIAL POLICY STATEMENT:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

Section 1.1.1 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, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The policies of Section 1.1.3.1 direct that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, infrastructure and public service facilities.

Section 1.1.3.3 further directs that planning authorities shall identify appropriate locations and promote opportunities transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated 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.

Furthermore, Section 1.4.3 directs that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing options required to meet the social, health, economic and well-being requirements of current and future residents
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- 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 to be developed; 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 designated 'Entrepreneurial District' according to the City of Woodstock Central Area Development Plan, as contained in the County Official Plan. Permitted uses in the Entrepreneurial District designation include residential uses (including single-detached dwellings, semi-detached dwellings, townhouses, low-rise apartments), commercial uses including office conversions, personal services, business supply and services, repair and service shops for small appliances, as well as business uses including cottage industries, fabrication and assembly uses, and indoor storage within wholly enclosed buildings.

The Entrepreneurial District is further located within the City's Central Area and generally forms the 'outer ring' of the City's downtown. The Central Area permits residential intensification where it complies with the policies pertaining to the density, form and scale of the residential development being proposed. The Central Area is the most intensive and functionally diverse area of the City and serves as the primary business, cultural and administrative center in the County as well as a key residential intensification area.

ZONING BY-LAW:

The subject lands are currently zoned 'Special Residential Zone 2 (R2-25)' according to the City's Zoning By-law. In addition to the R2 uses, the R2-25 Zone permits a three unit converted dwelling house and recognize the setbacks of the existing structures and size of the existing accessory structure. Similarly, the applicant in this application is looking to recognize the existing structures, add four more dwelling units, and establish alternative requirements for lot area per dwelling unit, landscaped open space, amenity space and parking setbacks.

The application seeks to rezone from R2-25 to Special Entrepreneurial District Zone (C3-11) to permit four additional dwelling units for a total of seven units. The C3 Zone permits nearly two dozen non-residential uses in addition to a dwelling unit in a portion of a non-residential building, a home occupation, any residential use permitted in the R2 Zone and any residential use permitted in the R3 Zone. In this instance, the R3 Zone provisions apply to the proposed use; the R3 Zone permits an apartment dwelling house, a bed and breakfast, a boarding or lodging house, a converted dwelling house, a group home type 1, a home occupation, a horizontally-attached dwelling house, a multiple-attached dwelling house, a retirement home and a street row dwelling house. The additional dwelling units would create a development that is considered a multiple-attached dwelling house as defined within the City's Zoning By-law.

AGENCY REVIEW:

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

1. The application makes reference to a converted dwelling house and means a dwelling house which has been altered or converted to provide two or more dwelling units. Where a dwelling house is altered to include three or more dwelling units in accordance with the relevant provisions of this By-law, the maximum increase in gross floor area of the said dwelling house shall not exceed 25% of the gross floor area of the dwelling house as it existed on the date of passage of this By-law.
2. The proposed development should be called a multiple attached dwelling house.
3. The proposed zoning shall be a C3 or R3 special as relief is required.
4. We reviewed the developed under the R3 zone provisions for a multiple attached dwelling house.
5. Our comments are subject to any information revealed through an actual survey.
6. Relief is required for lot area (7 units x 150 m² per unit). 989 m² of lot area is being proposed.
7. Relief is required for a reduced lot frontage from 20m to 16.8m.
8. Relief is required for a reduced interior side yard width from 3 m to a distance unknown. The applicant should confirm.
9. Relief is required for reduced landscaping from 35% to approximately 32%.
10. Amenity area is required at 30 m² per unit. Please confirm. We are satisfied with nil amenity area.

11. Please note the detached garage is relocated on site requires a minimum 1.2m setback from the lot lines in the rear yard.
12. The parking area is not dimensioned. The layout shall comply to schedules C-1 and C-2.
13. Relief should be included for nil parking area setbacks.

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

1. Municipal sanitary sewer and water is available on Delatre St.
2. If approved, proposed servicing, grading, stormwater management, etc. will be reviewed in further detail at time of building permit application.
3. Please be advised that the City will likely revise the municipal address of the property. We will provide additional information as soon as possible.

Canada Post has indicated that there will be no more than one mail delivery point to each unique address assigned by the Municipality.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on August 20, 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 writing this report two emails were received from the public; the first email is attached as plate 4, and the second email requested to reiterate the concerns of the first email. In response to the letter of concern, the applicant has responded to address the neighbours' concerns. The letter of concern identified issues relating to the existing maintenance of the property, uncollected garbage, poor behaviour of existing residents, and a potential encampment of unhoused people. In response, the applicant has provided a letter to staff that recognized the poor maintenance under previous management and has indicated that a new manager has been hired, the applicant recognized issues with tenants that the owner has been working through, the applicant recognized the existence of an encampment and has contacted Woodstock Police Service regarding the encampment.

Planning Analysis

The application for zone changes proposes to rezone the subject lands from Special Residential Zone 2 (R2-25) to Special Entrepreneurial District Zone (C3-11) to facilitate the addition of four dwelling units to an existing three dwelling unit converted dwelling; this change will result in a development that is consistent with the definition of a multiple attached dwelling and is permitted in the C3 Zone. The applicant proposes an addition to the rear of the existing residential building to accommodate the four extra dwelling units, and proposes to relocate the existing accessory structure on the property to accommodate the additional required parking. The applicants intend to retain the accessory structure for storage space for the residents and for storage of maintenance equipment.

As the proposal will promote an efficient use of existing infrastructure, a mix and range of residential uses, Planning staff are satisfied that the proposed development is consistent with the policies of Section 1.4.3 of the PPS with respect to housing needs within a designated Settlement Area by providing rental housing in Woodstock.

With regard to the zone provisions requested to reduce the lot frontage, side yard width and parking area setback, these features currently exist on-site with the existing structures, and with

the exception of the parking area setback, have previously been recognized in the current R2-25 Zoning. The proposed addition or relocation of the accessory structure will not further reduce the zone provisions associated with the existing structure. Lot frontage provisions are intended to ensure that sufficient space is provided for a building envelope, access and off-street parking. Side yard width provisions are intended to ensure that adequate space is provided for access and normal maintenance of structures. Parking area setbacks are intended to ensure that adequate space is provided for parking and that vehicles do not trespass onto adjacent properties when parking. Provided the long-term existence of these uses, staff do not anticipate a negative impact from the alternative provisions requested.

Resulting from the proposed addition and increase in dwelling units, the applicants have also requested alternate zone provisions with respect to lot area per dwelling unit, landscaped open space and amenity space. These provisions are intended to ensure that sufficient space is provided for amenities, outdoor space and space for drainage. The applicants have requested a minimum lot area per dwelling unit from 150 m² (1,614.6 ft²) per dwelling unit to 141 m² (1,517.7 ft²), a minimum required landscaped open space from 35% to 32%, and to reduced the minimum required amenity space from 30 m² (332.9 ft²) per dwelling unit to 15 m² (161.5 ft²). For the most part, these are minor departures from the existing zone standard and are not anticipated to have a negative impact on the proposed development. Further, the subject lands are approximately 17 m (56 ft) from the City's Central Area where these provisions are significantly reduced and where the City anticipates significantly more dense development.

Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan respecting permitted uses and residential intensification within the Entrepreneurial District designation and can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for lands described as Part Lot 2 E/S Delatre Street Plan 10 as in 397795, in the City of Woodstock, to rezone the subject property from 'Special Residential Zone 2 (R2-25)' to 'Entrepreneurial Zone (C3-11)' to facilitate the seven-unit multiple attached dwelling.

SIGNATURES

Authored by:

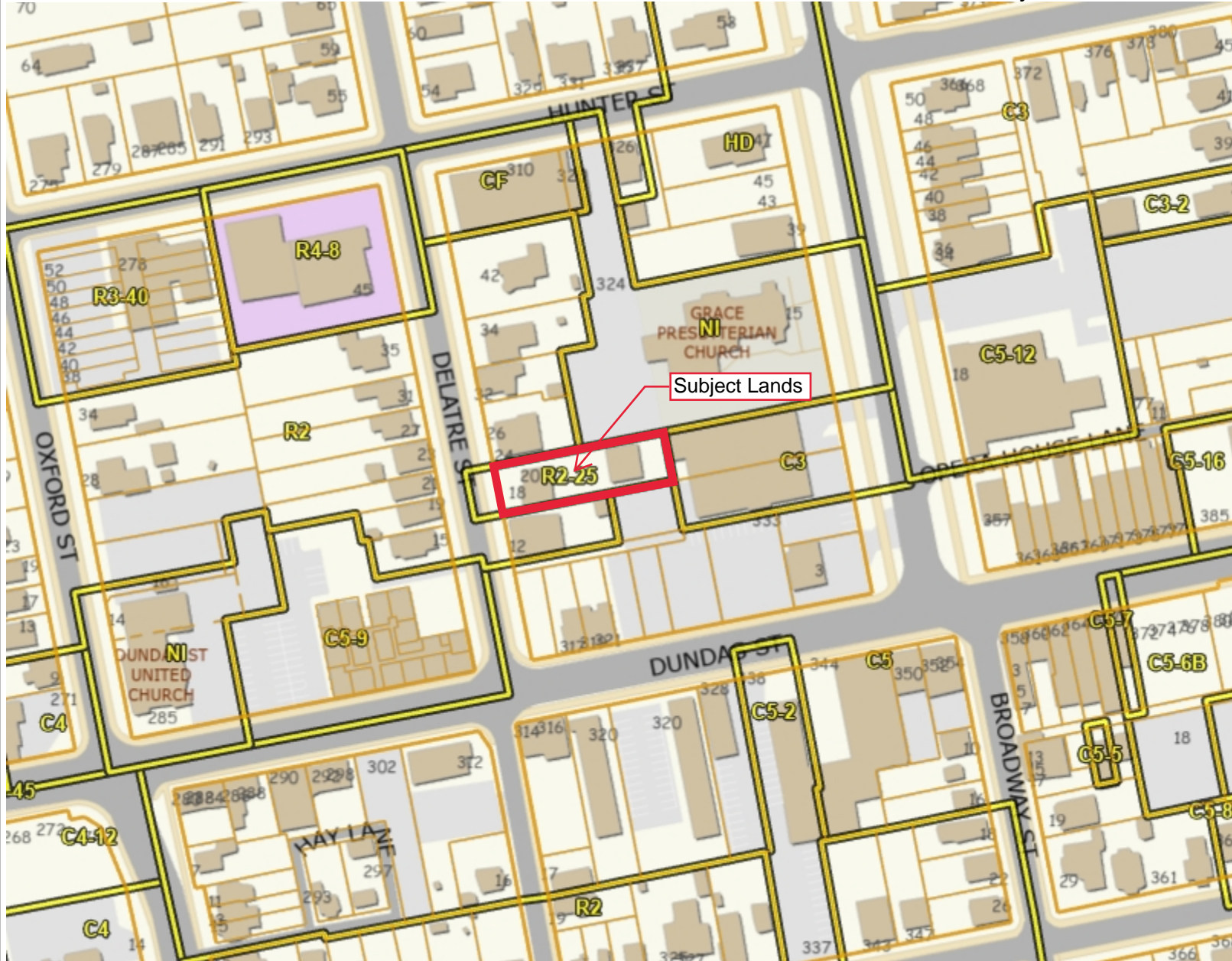
Original signed by

Justin Miller
Development Planner

Approved for submission:

Original signed by

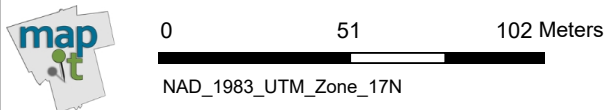
Eric Gilbert, MCIP, RPP
Manager of Development Planning



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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NAD_1983_UTM_Zone_17N

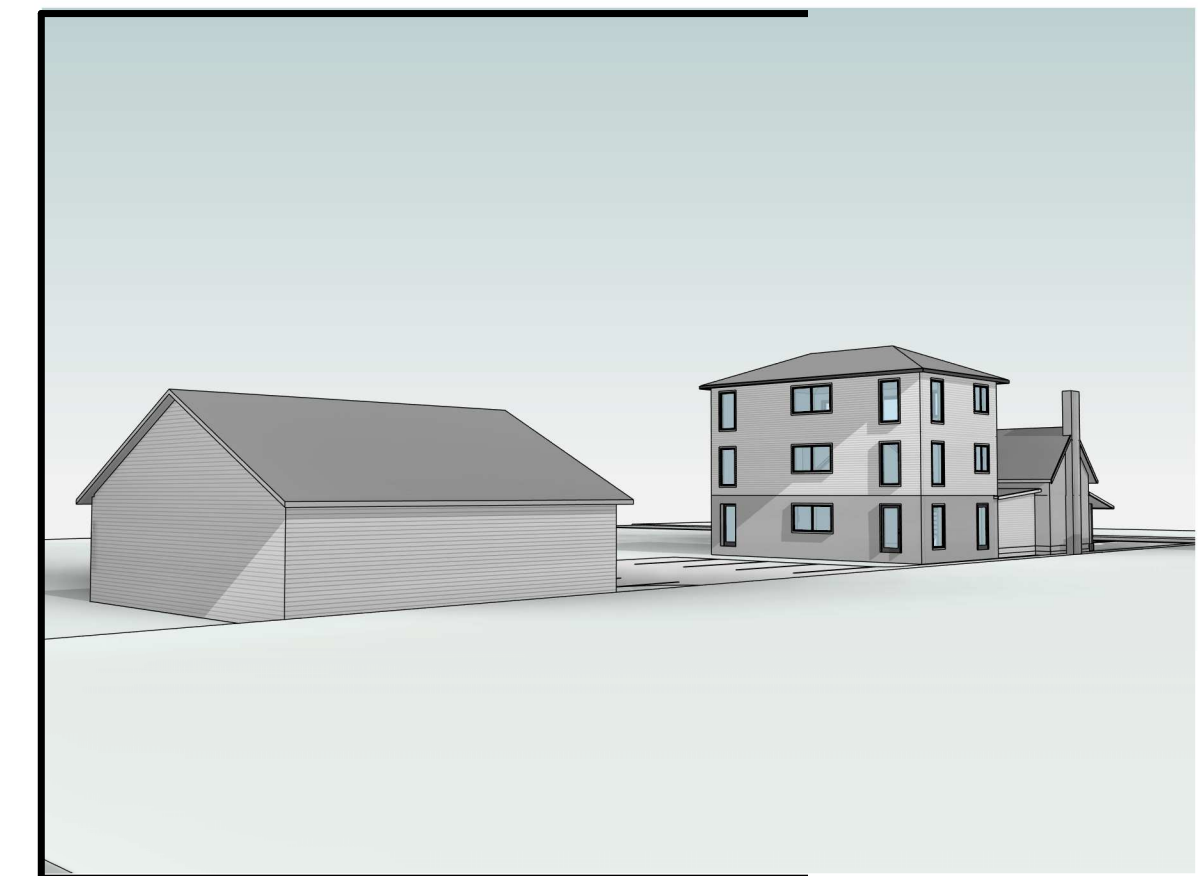
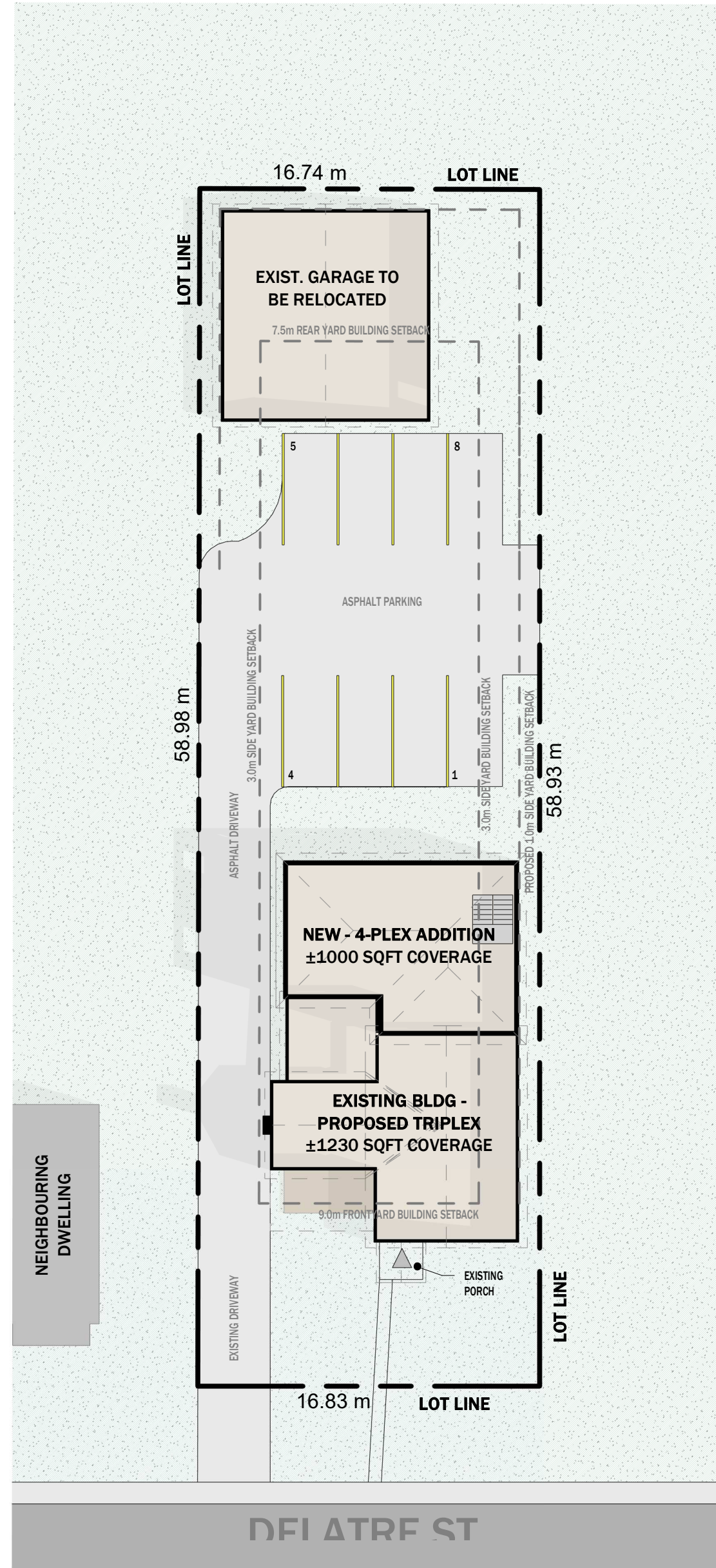


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

August 15, 2024

PRELI

- KEY**
-  ENTRANCE
 -  SOLAR PATH
 -  CAMERA VIEW REFERENCE
 -  PRIMARY SITE VIEWS



SITE INFORMATION

ITEM	REQ'D	EXISTING
ZONE	-	R2-25
USE		
SITE AREA	0.0 SF (0.00 m ²)	10652SF (989.6r
COVERAGE <small>(MAX. INCLUDING GARAGES & SHEDS)</small>	47% 5006.4SF (465.1m ²)	22% 2330.0SF (216.5
LANDSCAPED OPEN SPACE <small>(MIN.)</small>	30% 3195.6SF (296.88m ²)	50% 5287.00 SF (491.18 m ²)
ACCESSORY COVERAGE <small>(MAX.)</small>	0% 0.0SF (0.0m ²)	10% 1100.0SF (102.1
HEIGHT <small>(MAX.)</small>	11.0 m	1.5 STOREYS 5.5 m
SETBACKS <small>(MIN.)</small>		REQUIR
FRONT YARD		6
INT. SIDE YARD		3
REAR YARD		7.5
EXT. SIDE YARD		n/a

Maximum 7

13.3.11.2.5 *Lot Area per Dwelling Unit*

Minimum 141 m²

13.2.11.2.6 *Landscaped Open Space*

Minimum 32%

13.2.11.2.7 Amenity Area

Minimum 15 m² per *dwelling unit*

13.2.11.2.8 Setback of Parking Area from Interior Side Lot Line

Minimum nil

13.2.11.3 That all the provisions of the C3 Zone in Section 13.2 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 Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 17th day of October, 2024.

READ a third time and finally passed this 17th day of October, 2024.

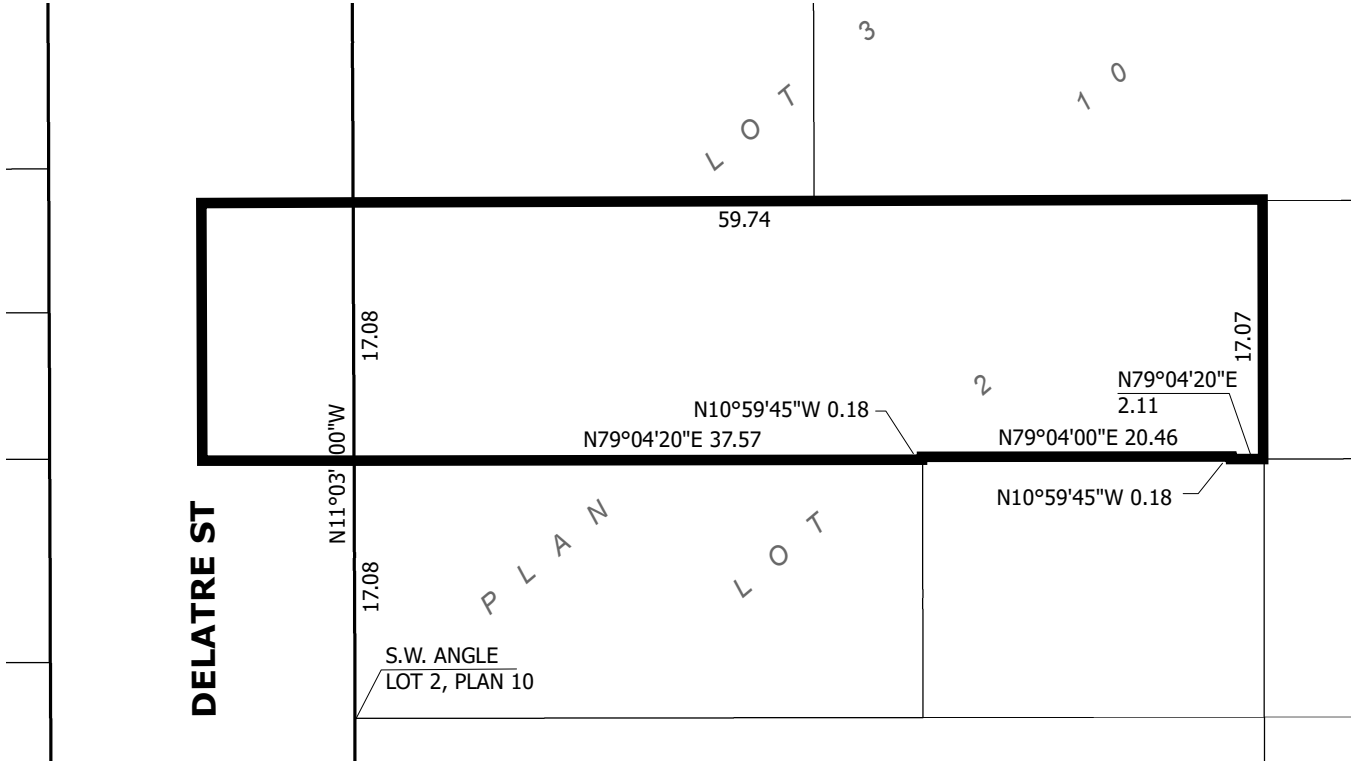
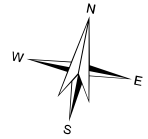
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

PT LOT 2 (EAST OF DELATRE ST), PLAN 10
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C3-11

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

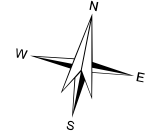
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES



Growing stronger together

Produced By The Department of Corporate Services
Information Services ©2024

Plate 4: Neighbour Letter

File No.: ZN 8-24-20: 10999709 Canada Inc.

Pt Lot 2 e/s Delatre Street, Plan 10 - 18 and 20 Delatre Street, City of Woodstock

Hi Justin,

Thanks very much for your reply. I appreciate the opportunity to share the concerns my husband and I have regarding the proposed addition of four units at this address, which appear to be shared with neighbours based on conversations spurred by the letter we received. Key concerns include the following:

- The property does not appear to be well maintained, and often has uncollected garbage out front that spills onto the sidewalk.
- Police have been called to this location numerous times since we moved into our home in June 2022. Main reasons for the calls were disruptive or aggressive behaviour by residents towards other residents or neighbouring properties.
- Disruptive activities regularly occur, including loud arguments, automotive work, and music being played at high volumes.
- Many of the current residents appear to be living with addiction and/or mental health challenges, with a constant flow of people into and out of the property.
- It appears that a number of unhoused individuals may be sheltering behind the main building.

We recognize that everyone deserves to have a safe place to live and call home, yet what we have seen at this property so far (without actually walking around the back) has raised concerns about how those residing at this property are faring. There seems to be minimal, if any, concern by the landlord/property owner for the current residents and anyone else on the property, with those there appearing to need to fend for themselves

in questionable circumstances.

We feel strongly that the approval of four additional units at this property will negatively impact those already living there, and also has a strong potential of impacting the neighborhood around it. It would be beneficial for County staff along with City of Woodstock staff to visit the property to be able to make informed recommendations about this request. We feel there are a number of improvements that should be made prior to any consideration of adding units to this property to ensure the safety of residents and the neighbourhood.

If a further discussion is appropriate, I would be happy to do so. I am currently unavailable on October 15th due to a prior engagement, but if absolutely necessary I will see if I can make any adjustments. In addition, any recommendations or feedback you might have regarding the process would be much appreciated.

Cheers,

Kirsten and Matt Frankish

Woodstock, ON, N4S 6B5

Plate 5: Response to Neighbour Letter

File No.: ZN 8-24-20: 10999709 Canada Inc.

Pt Lot 2 e/s Delatre Street, Plan 10 - 18 and 20 Delatre Street, City of Woodstock

September 27, 2024

Mr. Justin Miller
Development Planner
Community Planning
County of Oxford
21 Reeve St
Woodstock, ON N4S 7Y3

Subject: Property at 18-20 Delatre Street, Woodstock ON

Dear Mr. Miller,

I want to address the concerns raised by the neighbors regarding the property at 18-20 Delatre Street, Woodstock ON.

First, I fully agree that the property was not well maintained under the previous management. As a result, I terminated the prior property manager recently and have appointed Radar Property Management, led by Christine Blanco. Christine manages other properties for me, and they are extremely well-maintained. I expect this property to be much better managed moving forward, and you're welcome to reach out to Christine directly if you need further assurance.

I am also aware that some of the tenants have been problematic. Tenant 1 has been involved in drug use within the unit and has kept it in poor condition. With the help of Christine and Radar, I will initiate their eviction process. Tenant 2, who has been a long-term tenant, someone I inherited when I purchased the property, with mental health challenges, had their matter heard at the Landlord and Tenant Board. During the hearing, Tenant 2 provided a covenant to not cause any nuisance or damage to the pro...

I am also aware of the encampment event in the backyard of the property. This is something I noticed a month ago and reported to Woodstock Police. The back fence of the property had been cut open illegally by someone, which led to a group of homeless individuals trespassing and setting up camp. The police have assured me that they will visit multiple times to ensure the encampments are removed. You are welcome to contact Woodstock Police directly to inquire further about this matter.

As the property undergoes its transformation into a seven-unit complex, all existing tenants will vacate. We plan to fully renovate all the current units to significantly enhance the

property's appeal and bring in higher-quality tenants. This should improve the overall environment for the neighborhood.

Lastly, I want to emphasize that this project addresses a real need for more rental housing in Woodstock. I am committing a substantial amount of personal capital to upgrading the building and providing seven high-quality units to meet the city's demand for better rental accommodations.

Please let me know if you have any further questions, and I am happy to provide updates as we make progress.

Best regards,

A handwritten signature in black ink, appearing to read "Ronald", with a horizontal line underneath.

10999709 Canada Inc.