

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP22-05-8 and ZN8-22-05 – 1000049811 Ontario Inc.

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 nine unit multiple-attached dwelling.
- The Zone Change application proposes to rezone the subject lands from ‘Special Neighbourhood Institutional Zone (NI-1)’ to ‘Special Residential Zone 3 (R3-sp)’ to permit the multiple-attached dwelling with a special provision to reduce the minimum lot frontage from 20 m (98.4 ft) to 19.2 m (63 ft) and to permit parking in the exterior side yard.
- Planning staff are recommending approval of the subject applications as they are consistent with the Provincial Planning Statement and support the strategic initiatives and objectives of the Official Plan respecting medium density residential development.

DISCUSSION

Background

APPLICANT/OWNER: 1000049811 Ontario Inc.
545867 Pattullo Ave., Woodstock ON N4S 7W3

AGENT: Nesbitt Coulter c/o Derek Truelove
35 Perry Street, Woodstock ON

LOCATION:

The subject lands are described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, in the City of Woodstock. The lands are north of Frances Street between Wilson Street and Cedar Street and are municipally known as 117 Wilson 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: ‘Special Neighbourhood Institutional Zone (NI-1)’

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 nine unit multiple-attached dwelling. The subject lands currently contain an existing structure that was recently used as a cluster living home. The Official Plan amendment proposes to redesignate the subject lands from ‘Low Density Residential’ to ‘Medium Density Residential’ to facilitate the proposed change in use on the site.

The zone change application proposes to rezone the subject lands from ‘Special Neighbourhood Institutional Zone (NI-1)’ to ‘Special Residential Type 3 Zone (R3-sp)’. The proposed zoning will facilitate the proposed 9-unit dwelling building and requested zone provisions regarding lot frontage and parking in the exterior side yard.

The subject lands have an approximate area of 2,052 m² (22,088.3 ft²) and contains a structure that was recently used as a cluster living home and detached garage. The existing building is proposed to be renovated and an existing detached garage is to be removed.

Surrounding land uses are predominantly low-density residential uses with a rail line and some industrial uses in close proximity to the north.

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

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning 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.

The policies of Section 2.3 direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses (including residential and commercial uses) to meet projected needs for the planning period. Within settlement areas, planning authorities shall generally support intensification and redevelopment within settlement areas.

Section 2.3.1 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should be supported where it can be accommodated in settlement areas.

Section 2.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. 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, redevelopment and if necessary, lands which are designated and available for residential development.

The PPS also states in Section 3.6 that municipal sewage and water systems are the preferred form of servicing for settlement areas and that intensification and redevelopment within settlement areas on existing municipal services should be promoted, wherever feasible.

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 9 units, would have a net residential density of approximately 44 units per hectare (17 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 'Special Neighbourhood Institutional Zone (NI-1)'. The applicant proposes to rezone the lands to 'Special Residential Type 4 Zone (R4-sp)' to facilitate the proposed 9-unit multiple-attached dwelling building.

The special provisions of the NI-1 Zone permits a cluster living home. A cluster living home is further defined as a home for individuals with chronic psychiatric disabilities operated as a single housekeeping unit in which a maximum of 12 residents live with support as required by said residents.

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 frontage. The applicant has requested a minimum lot

frontage of 19.2 m (63 ft). Further, the applicant requires a special provision to permit parking in the exterior side yards due to the unique configuration of the lot.

AGENCY COMMENTS

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

We provide the following comments in support of the application.

1. The application proposes 9 dwelling units.
2. Relief is required for reduced lot frontage from 20m to 19m. The lot has street frontage on three sides and is considered unique. We have no concerns.
3. The applicant proposes to renovate the existing dwelling house with a small addition.
4. Relief is required from Section 5.4.4.1. Location of Parking Areas, Table 7, to permit a parking area in the exterior side yards.
5. The required number of parking spaces are being provided.

The City of Woodstock Engineering Department (Development Division) indicated that municipal sanitary sewer, storm sewer and watermain are available to the property. If approved, site plan approval is required where servicing, grading, storm water management, landscaping, site lighting, etc. will be reviewed in further detail.

Oxford County Public Works Department indicated that they had no comments respecting the application.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on September 6, 2022, and notice of public meeting was issued on November 4, 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 nine 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 an appropriate variety of 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 have frontage on Cedar Street which is an arterial road. The subject lands are approximately 180 m (590.5 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area contains a variety of land uses, including commercial, industrial and some nearby 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 frontage and location of 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 has frontage on Wilson Street, Henry Street and Cedar Street, but the front lot line and lot frontage is considered to be existing 19.2 m frontage on Henry Street. Planning staff are satisfied that this existing frontage is a minor departure from the current zone provision with no negative impacts anticipated as there is significant frontage remaining on Cedar Street and Wilson Street.

Location of Parking Area provisions are intended 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. Section 5.4.4 of the zoning by-law does not permit parking within a required exterior side yard; however, the configuration of the lot, which is bound by streets on three sides, means that there are no other feasible locations available for parking, and, based on the adequate setbacks, staff do not object to the proposed location of the parking area.

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

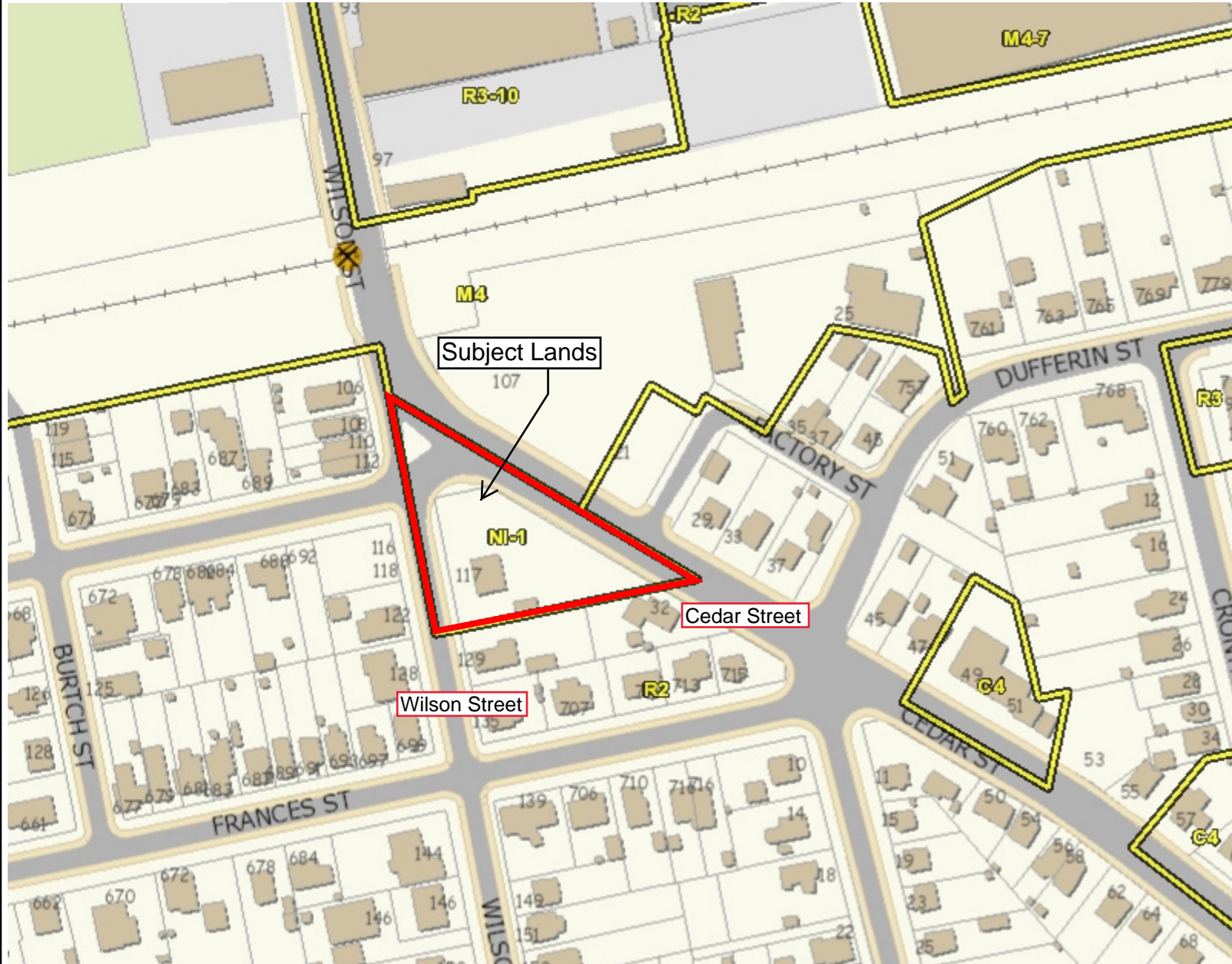
That the Council of the City of Woodstock advise County Council that the City supports the application to amend the Official Plan (File No. OP 22-05-8), submitted by 1000049811 Ontario Inc. for lands legally described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, City of Woodstock, to re-designate the subject lands to Medium Density Residential to facilitate the development of a nine 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 8-22-05) submitted by 1000049811 Ontario Inc. for lands legally described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, in the City of Woodstock, to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to facilitate a nine unit multiple-attached dwelling building with reduced lot frontage and alternative location of parking areas.

SIGNATURES

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

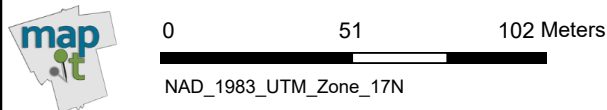
Approved for submission: *Original Signed By* Eric Gilbert, MCIP, RPP
Manager of Development Planning



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

August 9, 2022



Legend

Notes



0 26 51 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

November 14, 2024

GENERAL NOTES

1. CONTRACTOR TO CHECK VARIETY AND QUANTITY OF MATERIALS TO BE COVERED TO ENSURE ALL ARE AVAILABLE AT THE TIME OF CONSTRUCTION. NO CRACKS, SPALLS OR DISINTEGRATION TO BE ALLOWED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE LOCAL BY-LAWS. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER.

STRUCTURAL NOTES

1. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE LOCAL BY-LAWS. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ENGINEER.

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PROPOSED ADDITION FOR
117 WILSON AVE WOODSTOCK
PROJECT NUMBER
C195-24-01

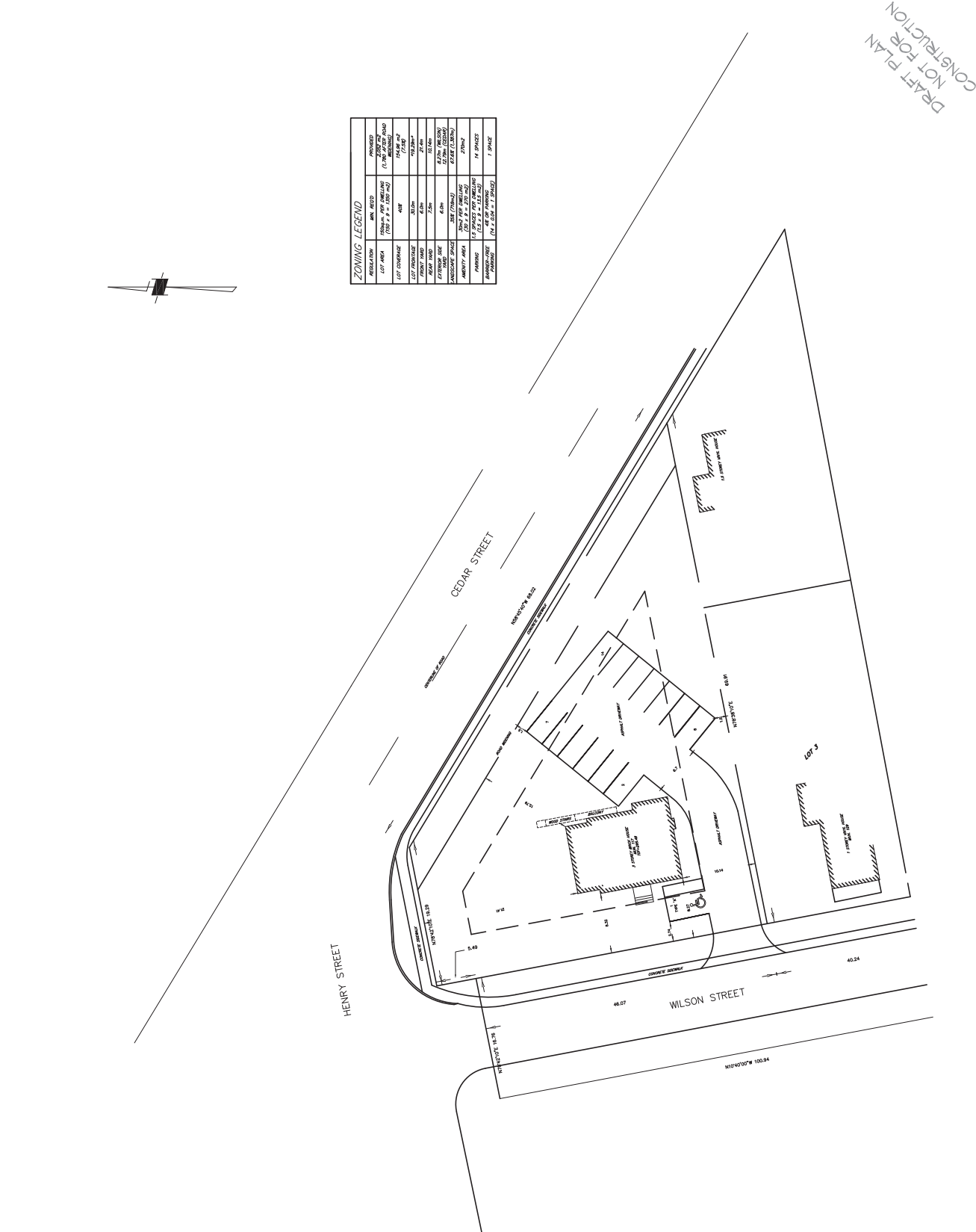
djdesign
 Architectural • Energy • HVAC
 2300 WILSON AVE WOODSTOCK ONT
 L7N 1G7
 TEL: 519-335-2401
 WWW.DJDESIGN.COM

QUALIFICATION INFORMATION
 DEREK JIKEMA
 21TB99

SITE PLAN

DATE: 08/20/2024
 DRAWN BY: DJ
 CHECKED BY: DJ
 PROJECT NO: C195-24-01
 SHEET NO: S-1

S-1



DRAFT PLAN
 NOT FOR
 CONSTRUCTION

Plate 3: Applicant's Sketch
 OP 22-05-8 & ZN 8-22-05 - 100049811 Ontario Inc. - 117 Wilson Street, Woodstock

AMENDMENT NUMBER 328
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

the following text and schedule attached hereto constitutes
Amendment Number 328 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 9 unit multiple-attached dwelling.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, in the City of Woodstock. The lands are located north of Frances Street between Wilson Street and Cedar Street and are municipally known as 117 Wilson Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 9 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 have frontage on Cedar Street which is an arterial road, the subject lands are approximately 180 m (590.5 ft) from two large schools. Additionally, although the site is generally surrounded by lands that are designated for low-density residential uses, the area contains a variety of land uses, including commercial, industrial and some nearby 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 have an approximate area of 2,052 m² (22,088.3 ft²) and the applicant is proposing a maximum of 9 dwelling units, which constitutes a residential density of approximately 44 units per hectare (17 units per acre) 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 City, 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.

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.

DRAFT