

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP24-12-8; ZN8-24-22 – 747 Pavey Street Inc.

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate the subject property from Low Density Residential to High Density Residential to facilitate the development of a 52 dwelling unit two building multiple attached dwelling development with a maximum height of four-storeys.
- The Zone Change application proposes to rezone the subject lands from 'Residential Zone 1 (R1)' to 'Special Residential Zone 3 (R3-sp)' to permit the multiple attached development with special provisions to deem the front lot line as Pavey Street, to permit a reduced lot area per dwelling unit, permit a minimum parking standard of 1.25 spaces per dwelling unit (including visitor parking), permit a maximum height of four storeys and permit a reduced interior side yard setback.
- 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 high density residential development.

DISCUSSION

Background

APPLICANT/OWNER: Pavey Street Inc. c/o Zachary Janscar
825946 Township Road, Innerkip, ON N0J 1M0

AGENT: Baker Planning Group c/o Caroline Baker
PO Box 23002 Stratford, ON N5A 7V8

LOCATION:

The subject lands are described as Part of Park Lots 2 and 3, Plan 187 in the City of Woodstock. The lands are located on the north side of Pavey Street with some frontage on Fyfe Avenue between Fyfe Avenue and Norwich Avenue and are municipally known as 747 Pavey Street and 97 Fyfe Avenue.

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	High Density Residential
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing: 'Residential Zone 1 (R1)

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 52 unit multiple attached dwelling development consisting of two buildings. The subject lands contain a large house that has recently been used as a veterinarians office (747 Pavey) and a single detached dwelling (97 Fyfe). The Official Plan amendment proposes to redesignate the subject lands from 'Low Density Residential' to 'High 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 1 Zone (R1)' to 'Special Residential Type 3 Zone (R3-sp)'. The proposed zoning will facilitate the proposed multiple attached dwelling development and requested zone provisions regarding front lot line, lot area per dwelling unit, minimum parking standard of 1.25 spaces per dwelling unit (including visitor parking), maximum height and reduced interior side yard setback.

The subject lands comprise an approximate area of 6,075 m² (65,390.76 ft²) and contains a veterinarian's office and a single detached dwelling. The application proposes to remove the existing structures and replace them with two structures containing a maximum of 52 dwelling units and having a maximum height of four storeys.

Surrounding land uses include a variety of uses, including single-detached dwellings, a large two-storey apartment complex to the south, a large health care facility to the north (Care Partners/ Caressant Care) to the north, a secondary school to the west (College Avenue Secondary School), commercial uses to the east and a number of parks in close proximity.

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 was released on August 20, 2024, and replaces the 2020 Provincial Policy Statement which came into force and effect on October 20, 2024. 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.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1(6) of the PPS states that the achievement of complete communities accommodates an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.2.1- Housing provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in 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 high 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.

High Density Residential areas are primarily developed or planned for a limited range of large scale multiple unit forms of residential development. This designation is to be applied in a localized and site specific manner in locations where 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
- Result in the efficient use of land which may be difficult to develop at a lower residential density due to the presence of environmental constraints and the costs of mitigation such constraints; 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 limitation applicable to various forms of development in the High Density designation shall be determined on the basis of the nature, character and scale of adjacent land uses and are to 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 maximum net residential density in the High Density Residential designation is 150 units per hectare (60 units per acre). To reflect the site specific characteristics, the proposed development, at 52 units, would have a net residential density of approximately 85.6 units per hectare (34.6 units per acre).

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

- The site will generally have direct access to arterial and collector roads;
- On vacant or under utilized sites adjacent to development which is already built at medium or high densities;
- Close to community services and neighbourhood conveniences such as shopping plazas, institutional, recreational and open space facilities; sites which are adjacent to the Central Area, designated Shopping Centres or Community Facilities.

In addition to the requirement for compliance to the locational policies; when considering proposals to designate lands for high 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 residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;
- 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 Zone 1 (R1)', and the applicant proposes to rezone the lands to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the proposed 52 unit multiple attached dwelling development.

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 building appears to meet the R3 zone provisions, except for the minimum lot area per dwelling unit, minimum parking spaces per dwelling unit, maximum height and interior side yard width. The applicants have also requested that Pavey Street be deemed the frontage, where Fyfe Avenue may typically be considered the frontage. The applicant has requested a minimum lot area per dwelling unit of 116 m²/dwelling unit, a minimum parking standard of 1.25 spaces per unit (inclusive of visitor parking), a maximum height of four storeys (3 currently permitted) and a minimum interior side yard width for the proposed western building on the northern lot line of 3 m.

The City's Building Department has also requested that the site-specific zone provisions also include a minimum front yard depth of 6 m to clarify any potential established building line concerns.

AGENCY COMMENTS

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

1. The site is being reviewed with the front yard being adjacent to Pavey St and the rear yard as directly opposite the front yard.
2. A provision shall be included to establish a minimum 6 m front yard depth (to reduce any established building line provisions).
3. As noted a reduced lot area is required from 150 m² per unit to 116 m² per unit.
4. Provide a provision to permit a maximum height of 4 storeys.
5. Reduced parking is being requested – 1.25 spaces per unit inclusive of visitor parking. I have reviewed a few previous approved reduced parking requests; 749 Khalsa Dr- 206 units- 1.4 spaces per unit inclusive of visitor, R4-19 – 1.32 spaces per unit inclusive of visitor, R4-4 1.4 spaces per unit, 325 Lakeview- 1.245 spaces per unit inclusive of visitor, Drewlo at James – 306 units- 1.215 spaces per unit inclusive of visitor, R4-5 1.30 spaces per unit inclusive of visitor and Karn Road 1.25 spaces per unit plus 1 in 10 visitor.

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, site plan approval is required where servicing, grading, SWM, lighting, landscaping, etc. will be reviewed in further detail.

City of Woodstock Parks Department has provided the following comments to be addressed during the site plan control process:

- Arborist report detailed plan required
- Landscape plan completed by an LA is required
- Tree compensation plan required
- Landscape cost estimate required for calculation of landscape securities

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on October 15, 2024, and notice of public meeting was issued on December 30, 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 development consisting of 52 dwelling units. The proposal intends to develop two four-storey structures with an access to Pavey Street and an access to Fyfe Avenue. As part of a complete application, the applicants have provided a functional servicing report, an arborists report, a planning justification report, a traffic impact study and a parking justification.

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.

Although the subject lands do not have direct access to an arterial road as identified in the Official Plan's criteria for designating new High Density sites, the subject lands are in close proximity to Norwich Avenue and Parkinson Road which are arterial roads (approximately 100 m from Norwich Avenue). Further, the proposed density at 85.6 units per hectare (34.6 units per acre) and development type (stacked townhomes) are more similar to Medium Density developments (that permit a maximum of 70 units per hectare) than they are to High Density Developments (that permit a maximum of 150 units per hectare); Medium Density development policies identify that development will abut arterial or collector roads in a manner that prevents traffic movement from the site through an adjoining low density residential districts. In staff's opinion, the primary access to Pavey Street provides direct access to Norwich Avenue without impacting adjoining low density residential districts. Further, the neighbourhood is not a typical low density neighbourhood, and contains higher density residential development, large community facilities and institutional uses which already likely impact typical low density residential traffic.

The subject lands are immediately adjacent to institutional uses to the north and multi-unit residential uses to the south. Where the proposal is adjacent to lower density residential uses, larger setbacks have been incorporated into the design, and screenings (fences) are proposed throughout the design and will be implemented through the site plan control process. The subject lands are immediately adjacent to two large schools (College Avenue S.S. and Oliver Stephens P.S.), and are in close proximity to several City-owned parks; further, the subject lands are within walking distance to many commercial uses to the east on Norwich Avenue.

The limited height of the proposed four-storey structures (relative to a typical high density development) will provide a gentler transition from the surrounding single-detached dwellings and is in character with surrounding institutional uses and multiple-unit residential uses. A parking justification has further provided information identifying that the requested parking is adequate. The site also contains two common amenity areas to provide adequate outdoor amenity space for residents of the development.

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, maximum height, interior side yard width and location of the front lot line.

The requested lot area per dwelling unit of 116 m²/dwelling unit where the R3 Zone requires 150 m²/dwelling unit is considered adequate because the many City-owned parks and public schools in close proximity that may provide additional spaces for amenity and recreation. Additionally, the requested reduced lot area per dwelling unit has become more commonly accepted in multiple proposals in Woodstock in recent years. The reduced lot area is not expected to negatively impact

the functioning of the site, and the site plan control process will be implemented to ensure the functionality of additional items like drainage and grading.

The maximum height for apartments and multiple attached dwelling houses in the R3 Zone is three storeys, and the applicants are requesting a maximum height of four storeys. The maximum height provisions in the R3 Zone are generally intended to reflect low and medium density residential developments; in this case, the applicants are requesting an additional storey to accommodate their proposal which is on the very low-end of a high density residential development at 85.6 units per hectare (34.6 units per acre). Although taller, the proposed structures will not be out of character with the surrounding multi-unit residential and institutional uses and will be buffered from surrounding lower density residential uses.

Site-specific zone provisions are requested to identify the minimum interior side yard width and front lot line. Additionally, the City's Building Department has asked that we establish a site-specific provision for the front yard setback to avoid potential concerns over established building line setbacks.

The General Provisions of the Zoning By-law sets out Established Building Line Provisions establishing a front yard setback based on the average of adjacent lots. Although the City has not identified an established building line for this proposal, they requested that we identify a minimum front yard depth of 6 m (19.7 ft) to avoid confusion at the Building Permit stage.

The applicants have also requested that, through zoning, the front lot line and minimum interior side yard widths are clarified. The R3 Zone establishes slightly different minimum interior side yard widths based on development types. The minimum interior side yard width for multiple-attached dwellings and apartment walls without habitable rooms or windows is 3 m (9.8 ft), and the minimum width for apartments is generally 6 m (19.7 ft). This provision is intended to provide privacy to adjacent properties where taller apartments may overlook neighbours; in this case, the 3 m (9.8 ft) minimum requested setback will apply to the easterly lot line adjacent to a community facility. Further, the applicants have requested that site-specific zoning deem the front lot line the frontage on Pavey Street when it comes to identifying yard setbacks. Typically, because there are two frontages on public streets (Pavey Street and Fyfe Avenue), the front lot line would be determined by the shorter lot line abutting a street (Fyfe Avenue); however, due to the configuration of the subject lands, it is appropriate to deem Pavey Street the front lot line.

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 respecting infill, intensification and high density residential development and the proposed zoning by-law amendment is considered appropriate for the proposed development and can be given favourable consideration.

RECOMMENDATIONS

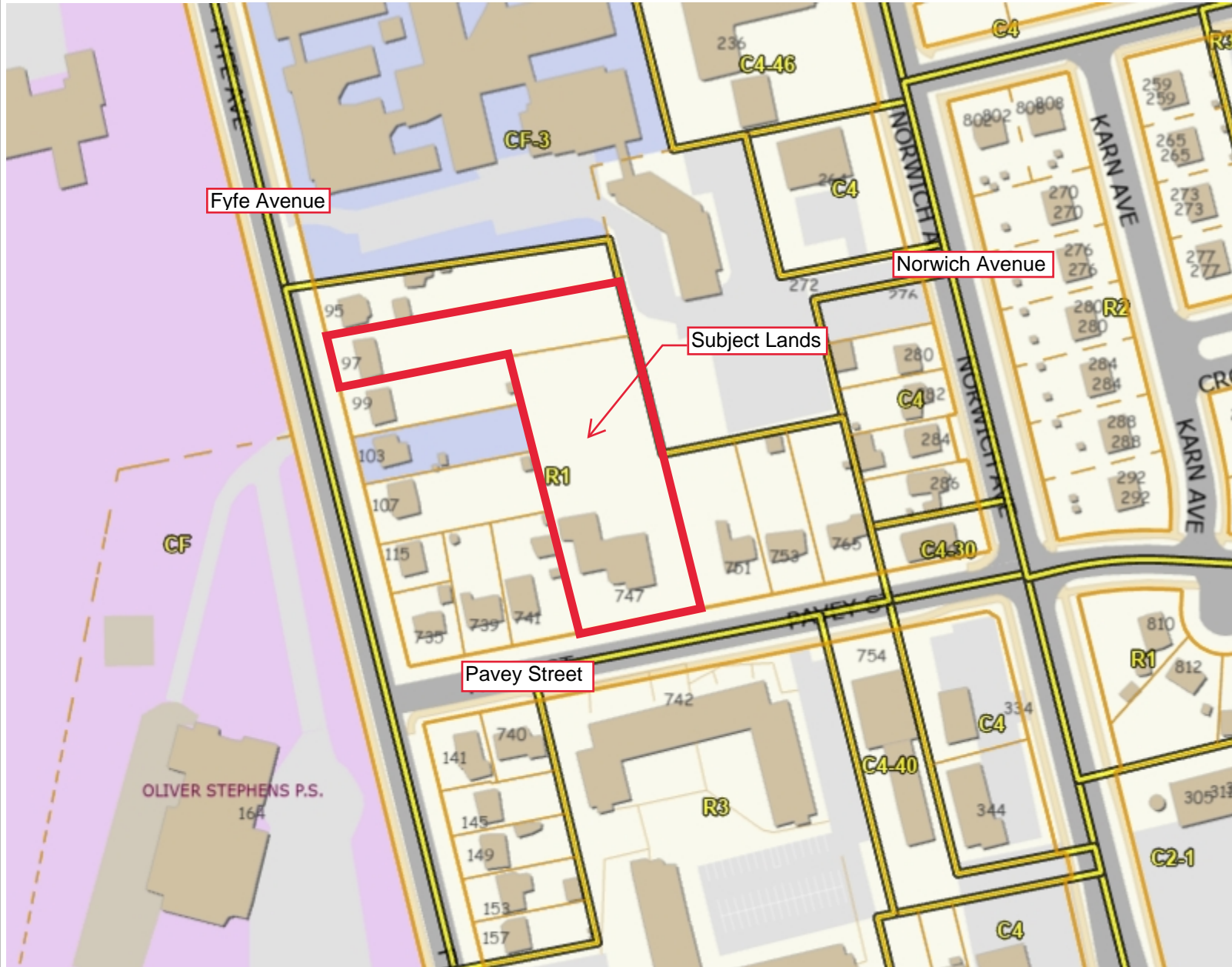
That the Council of the City of Woodstock advise County Council that the City supports the application to amend the Official Plan (File No. OP 24-12-8), submitted by Pavey Street Inc., for lands legally described as Part of Park Lots 2 and 3, Plan 187, City of Woodstock, to re-designate the subject lands to High Density Residential to facilitate the development of a 52 unit multiple attached dwelling development on the subject lands;

That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-24-22) submitted by Pavey Street Inc. for lands legally described as Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock, to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to facilitate a 52 unit multiple attached dwelling development with site specific provisions for lot area, height, frontage, side yard width and front lot line.

SIGNATURES

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

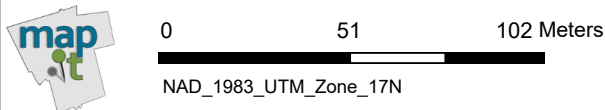
Approved for submission: *Original Signed By* Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

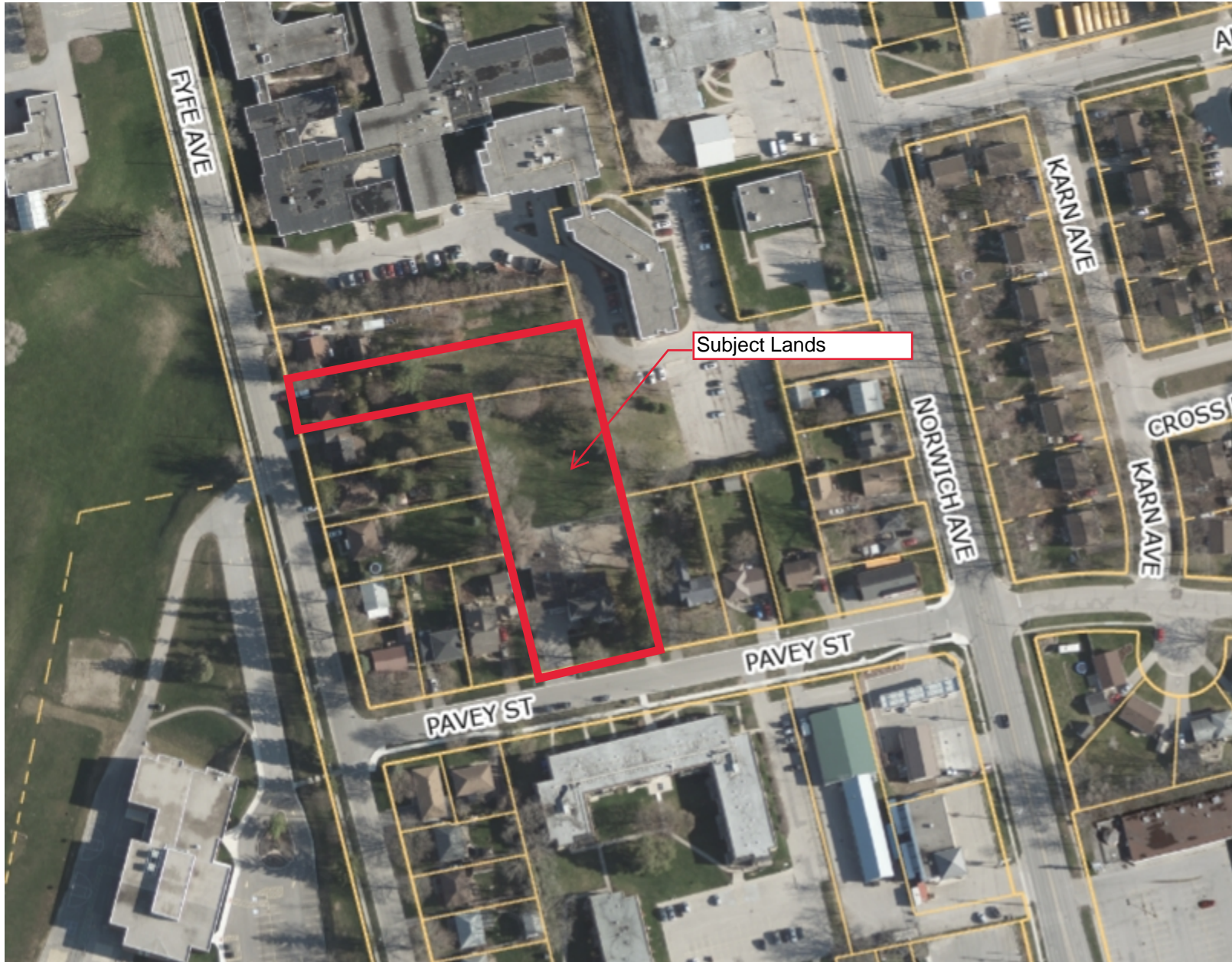
- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit
 - ◆ 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

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

October 11, 2024



Legend

Notes



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NAD_1983_UTM_Zone_17N



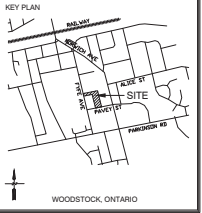
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January 8, 2025

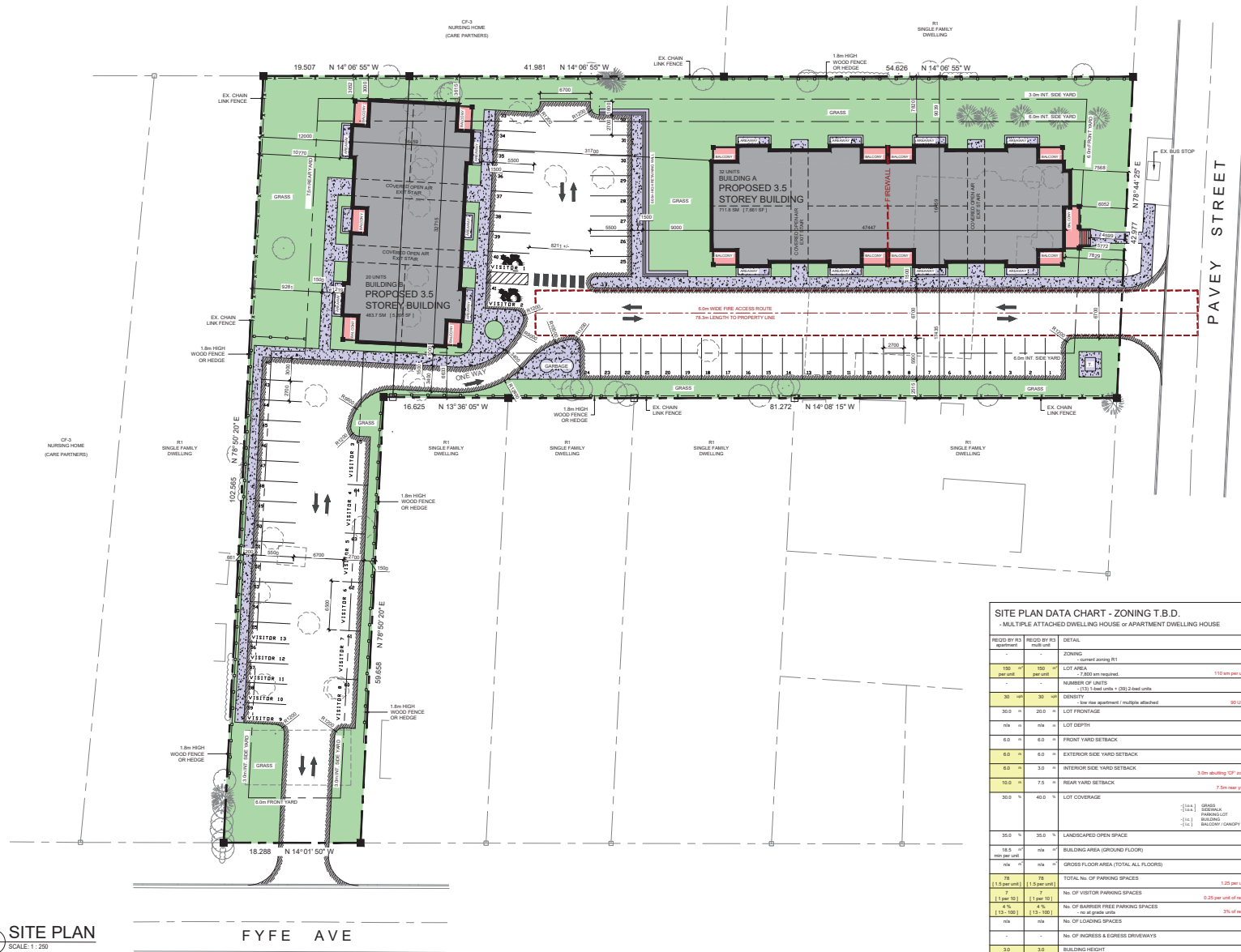
Plate 3: Applicant's Sketch

OP24-12-8 & ZN8-24-22 - 747 Pavey Street Inc. - Part of Park Lots 2 and 3, Plan 187, City of Woodstock

SITE PLAN FILE No.
-



- GENERAL NOTES:**
1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
 2. Do not scale the drawings.
 3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to contract.
 4. All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.
- | | | |
|-----|----------------------|------------|
| 00 | Issued for ZBA & OPA | 08.13.2024 |
| NO. | REVISIONS | DATE |



1 SITE PLAN
SCALE: 1:250

R. RITZ ARCHITECT INC.
322 ONTARIO STREET STRATFORD - ONTARIO
NO. 518 (519) 271-4503



PROJECT
PAVEY STREET DEVELOPMENT

747 PAVEY STREET
WOODSTOCK, ONTARIO

TITLE
SITE PLAN

DRAWN BY
D. WETTLAUFER
DATE:
JULY 15, 2024
SCALE
1: 250
FILE NO.
22P243.dwg
PROJECT NO.
22-P243

SP1

SITE PLAN DATA CHART - ZONING T.B.D.
MULTIPLE ATTACHED DWELLING HOUSE or APARTMENT DWELLING HOUSE

REQD BY R1	REQD BY PD	DETAIL	PROPOSED
-	-	ZONING - current zoning R1	R3 - sp
150	150	LOT AREA - 7,200 sqm required	6,075.02
-	-	NUMBER OF UNITS - 1753 total units + 203 (2-bed units)	52
30	30	DENSITY - max one apartment / multiple attached	90 UNITS
30.0	20.0	LOT FRONTAGE	42.98 m
9m	9m	LOT DEPTH	116.11 m
6.0	6.0	FRONT YARD SETBACK	7.20 m
6.0	6.0	EXTERIOR SIDE YARD SETBACK	9m
6.0	3.0	INTERIOR SIDE YARD SETBACK	3.0m including "CP" area
10.0	7.5	REAR YARD SETBACK	7.5m rear yard
30.0	40.0	LOT COVERAGE	21.15 %
35.0	35.0	LANDSCAPED OPEN SPACE	41.74 %
18.5	9m	BUILDING AREA (GROUND FLOOR)	1,195.00 m ²
9m	9m	GROSS FLOOR AREA (TOTAL ALL FLOORS)	4,782.00 m ²
78	78	TOTAL No. OF PARKING SPACES	65
1 (1.5m x 3m)	1 (1.5m x 3m)	No. OF VISITOR PARKING SPACES	13
1 (1.5m x 3m)	1 (1.5m x 3m)	No. OF BARRIER FREE PARKING SPACES	2
4	4	No. OF LOADING SPACES	9% of reqd
9m	9m	No. OF INGRESS & EGRESS DRIVEWAYS	2
3.0	3.0	BUILDING HEIGHT	max 12.0m to average grade
9m	9m	No. OF STOREYS	maxed 3.5 storey

AMENDMENT NUMBER 332
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

the following text and schedule attached hereto constitutes
Amendment Number 332 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend Schedule “W-3”- City of Woodstock Residential Density Plan, to redesignate the subject lands from Low Density Residential to High Density Residential to facilitate the development of a 52 unit multiple attached dwelling development.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock. The lands are located on the north side of Pavey Street and east side of Fyfe Avenue and are municipally known as 747 Pavey Street and 97 Fyfe Avenue.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 52 unit multiple attached dwelling development on the subject lands. Specifically, the amendment proposes to amend Schedule W-3 to redesignate the subject lands from Low Density Residential to High 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 high density residential development as the lands are in close proximity to two arterial roads, are a short distance to a regional shopping area, and are in close proximity to City-owned Parks and two public schools. 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 6,075 m² (65,390.76 ft²) and the applicant is proposing a maximum of 52 dwelling units, which constitutes a residential density of approximately 85.6 units/ha (34.6 units/ac), which is within the maximum permitted density of the high density residential designation of 150 units/ha (60 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 “High 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



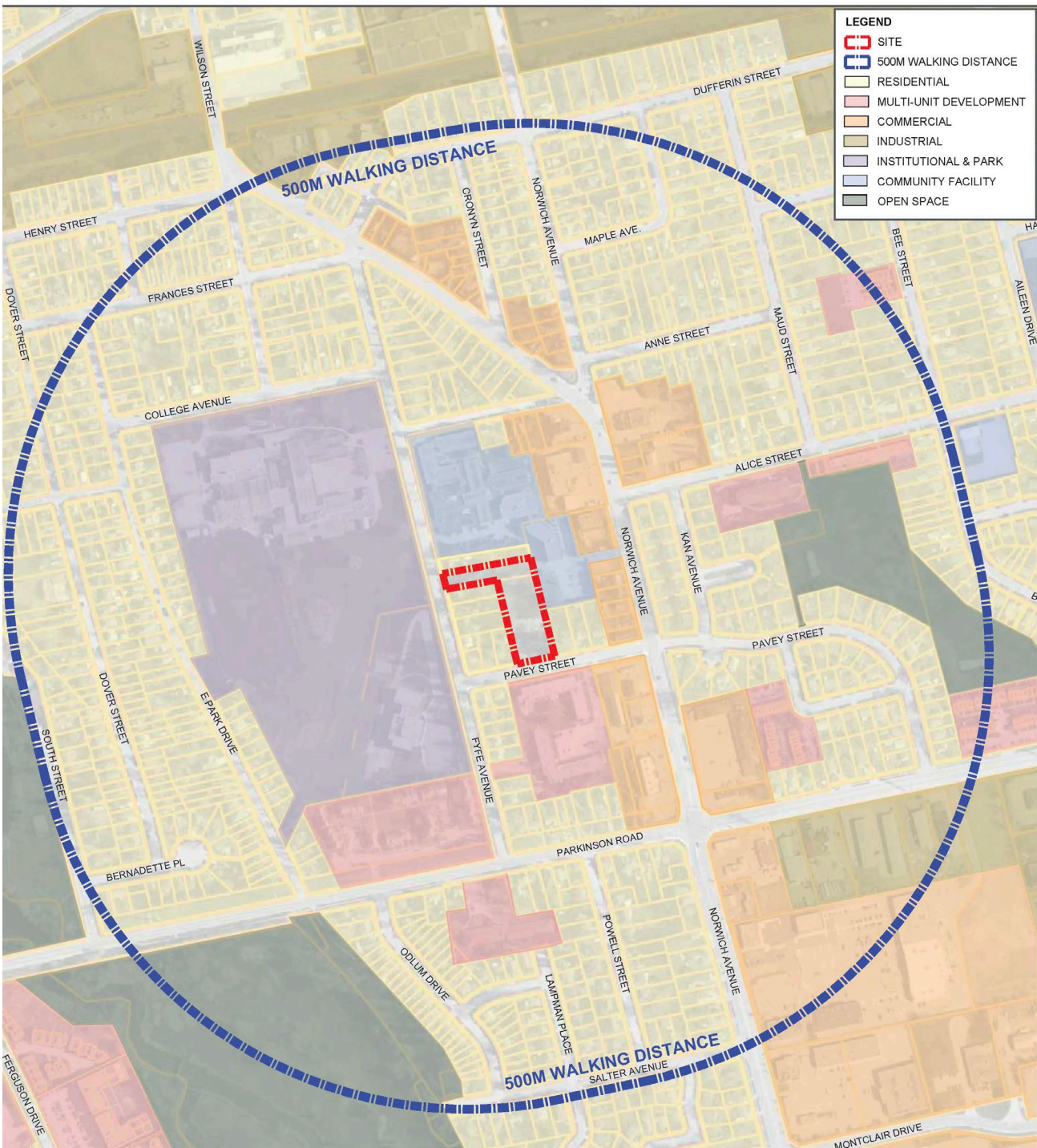
Statutory Public Meeting
January 13th, 2025
Official Plan and Zoning By-law Amendments

747 Pavey Street, Woodstock
747 Pavey Street Inc.

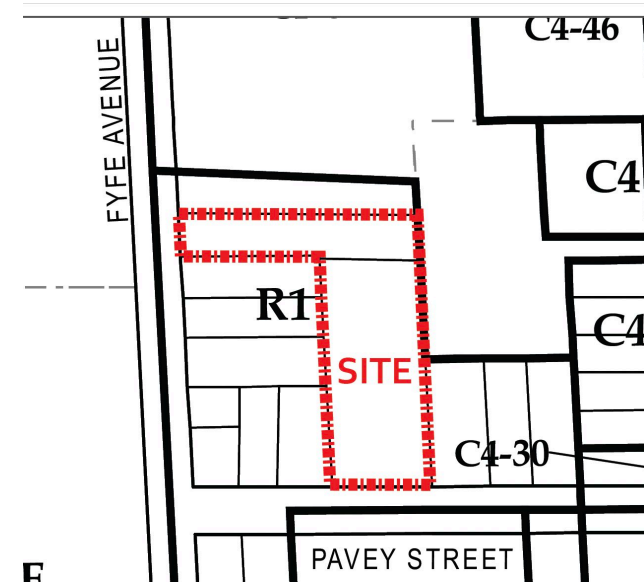
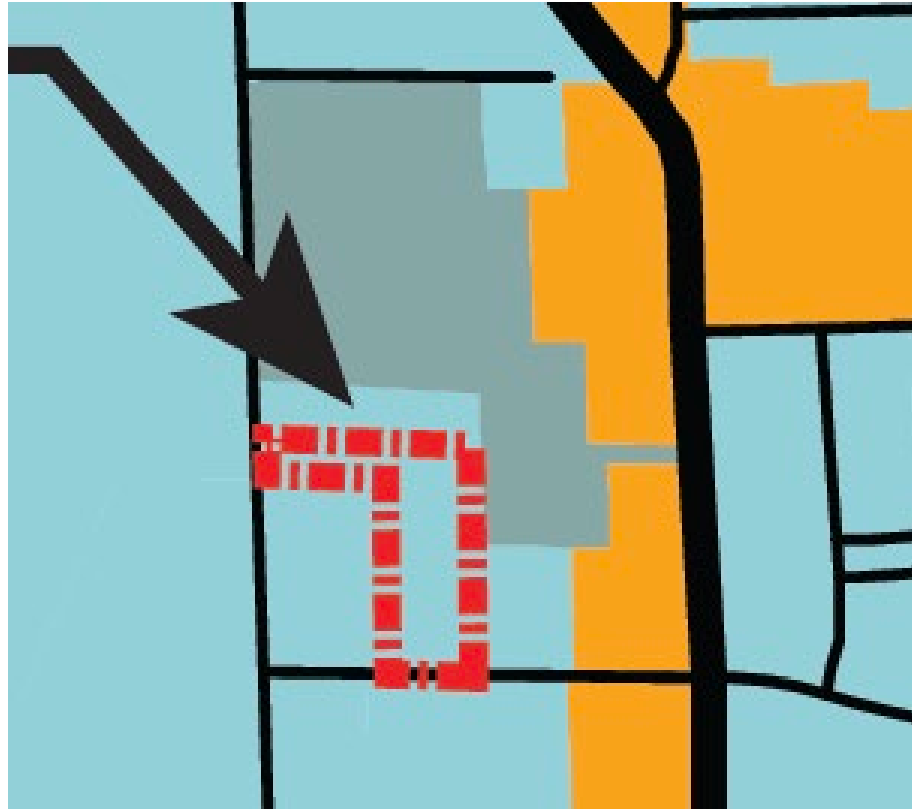
Site



Site Context



Planning Policy Framework



- OP Designation: Low Density Residential
- Zone: Residential Type 1



SITE PLAN DATA CHART - ZONING T.B.D.
 - MULTIPLE ATTACHED DWELLING HOUSE or APARTMENT DWELLING HOUSE

REQ'D BY RD	REQ'D BY RD	DETAIL	PROPOSED
apartment	mult unit		RD - 10
-	-	ZONING - current zoning R1	RD - 10
150 m ² per unit	150 m ² per unit	LOT AREA - 17,800 sqm required	6,075.00 m ²
-	-	NUMBER OF UNITS - (12) 1-bed units + (20) 2-bed units	52
30 u/m ²	30 u/m ²	DENSITY - low rise apartment / multiple attached	50 UPH
30.0 m	20.0 m	LOT FRONTAGE	42.89 m
n/a m	n/a m	LOT DEPTH	118.11 m
8.0 m	6.0 m	FRONT YARD SETBACK	7.00 m
8.0 m	8.0 m	EXTERIOR SIDE YARD SETBACK	n/a m
8.0 m	3.0 m	INTERIOR SIDE YARD SETBACK	3.0m abutting 'CP' zone
10.0 m	7.5 m	REAR YARD SETBACK	7.5m rear yard
30.0 %	40.0 %	LOT COVERAGE	31.15 %
		- [1x] GRASS = 1,807.70 m ²	
		- [1x] SIDEWALK = 534.42 m ²	
		- [1x] PARKING LOT = 2,200.20 m ²	
		- [1x] BALCONY / CANOPY = 89.20 m ²	
35.0 %	35.0 %	LANDSCAPED OPEN SPACE	41.82 %
18.5 m ² per unit	n/a m ²	BUILDING AREA (GROUND FLOOR)	1,195.50 m ²
n/a m ²	n/a m ²	GROSS FLOOR AREA (TOTAL ALL FLOORS)	4,782.00 m ²
70 [1.5 per unit]	70 [1.5 per unit]	TOTAL NO. OF PARKING SPACES	85
[1 per 10]	[1 per 15]	No. OF VISITOR PARKING SPACES	13
4 %	4 %	No. OF BARRIER FREE PARKING SPACES	3
n/a	n/a	No. OF LOADING SPACES	0
-	-	No. OF INGRESS & EGRESS DRIVEWAYS	2
3.0 stories	3.0 stories	BUILDING HEIGHT	12.00 m
n/a	n/a	No. OF STOREYS	raised 3.5 storey

Proposed Development



Proposed Amendments

- Redesignate from “Low Density Residential” to “High Density Residential” with Specific Development Policy
 - The Specific Development Policy, would limit the building height four (4) storeys and 90 units per hectare
- Rezone from “Residential Type 1 (R1)” to a site-specific “Residential Type 3 (R3)”

Proposed Amendments

8.3.__	R3-____ PAVEY STREET	(KEY MAP73)
8.3.__.1	Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-__ Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:	
8.3.__.1.2	For the purposes of this section, the front lot line shall be deemed to be that lot line abutting Pavey Street	
8.3.__.1.3	Minimum Lot Area: 110 square metres per dwelling unit	
8.3.__.1.4	Minimum Off Street Parking: 1.25 spaces per dwelling unit, inclusive of visitor parking	
8.3.__.1.5	Maximum Building Height: 4 storeys	
8.3.__.1.6	Minimum Interior Side Yard Setback: 6.0m; however, a minimum setback of 3.0m is permitted for any yard abutting a non-residential zone	
8.3.__.1.7	Where lands have been comprehensively planned and are subject to an approved site plan and associated agreement pursuant to Section 41 of the <i>Planning Act</i> , any zoning deficiencies resulting from the creation of condominium units, shall be deemed to comply with the regulations of the By-law, provided that all applicable regulations of the By-law relative to the whole lot and its external lot lines existing prior to any condominium plan registration are complied with.	

Public Consultations

- In addition to the Statutory Public Meeting, the Owner reached out to the abutting property owners
- Positive conversations were held regarding the proposed development and information was provided regarding access, grading, stormwater management and tree removals
- The Owner will continue to work with adjacent property owners on preferred buffering options

Servicing Overview

- Horizontal sight lines unobstructed for the Site access points
- Existing municipal infrastructure for water, storm and sanitary is available along Fyfe Avenue
- SWM criteria can be achieved by installing an orifice plate upstream of the proposed OGS unit
- Design includes SWM quality and quantity control

Arborist Report

- Assessment of on-site and boundary trees
- Recommended removals are planned with careful consideration to minimize ecological impact and ensure safety throughout the construction process
- A total of 48 trees were inventoried with 29 selected for removal and 19 for preservation
- No boundary trees proposed for removal
- Compensation planting to be considered at the time of Site Plan Approval

Traffic Impact & Parking Study

- All traffic movements expected to operate with acceptable level of service - no mitigation measures are required
- Traffic generation

Trip Generations – Land Use 231 – 52 Units				
am	0.67 trips/unit	35 total trips	In (25%)	9
			Out (75%)	26
pm	0.78 trips/unit	41 total trips	In (58%)	24
			Out (42%)	17

- TraffMobility to prepare a Parking Justification Letter and concluded in consideration of the Site’s location, the access to municipal transit, a benchmarking analysis of comparable municipal parking standards and the inclusion of transportation demand management, the proposed parking rate is appropriate and supportable.

Planning Opinion

- Intensifying an underutilized property located within a settlement area with access to the full range of community amenities within walking distance
- Supporting alternative modes of transportation, including pedestrian movements and connections to the community and the existing transit route that services the Site
- Diversifying the range and type of housing in the community with the provision of smaller, more attainable units
- Contributing attainable housing units to the City of Woodstock market
- Creating a well-designed site that integrates a housing typology into the existing mixed-use area