

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP24-04-8; ZN8-24-10 – Key Change Property Management

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 32 dwelling unit stacked townhouse development.
- The Zone Change application proposes to rezone the subject lands from 'Residential Zone 1 (R1)', 'Residential Zone 2 (R2)' and 'Special Residential Zone 2 (R2-21 and R2-23)' to 'Special Residential Zone 3 (R3-sp)' to permit the stacked townhouse development with special provisions to address the minimum lot area per dwelling unit, minimum landscaped open space and to permit limited parking in the required front 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 high density residential development.

DISCUSSION

Background

APPLICANT/OWNER: Key Change Property Management
c/o John and Lesia Crocker

AGENT: GSP Group c/o Kristen Barisdale
72 Victoria Street South, Suite 201,
Kitchener ON N2G 4Y9

LOCATION:

The subject lands are described as Plan 48, Part Lots 2 and 3 in the City of Woodstock. The lands are located on the west side Norwich Avenue between Parkinson Road and Salter Avenue and are municipally known as 394, 400, 408 and 412 Norwich Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule 'W-1'

City of Woodstock

Residential

Land Use Plan

Schedule “W-3” City of Woodstock Low Density Residential
Residential Density Plan

Proposed:

Schedule ‘W-3’ City of Woodstock High Density Residential
Residential Density Plan

CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing: ‘Residential Zone 1 (R1)’, ‘Residential Zone 2 (R2)’, ‘Special Residential Zone 2 (R2-21)’ and ‘Special Residential Zone 2 (R2-23)’

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 32 unit stacked townhouse development. The subject lands contain four small dwelling structures. 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)’, ‘Residential Type 2 Zone (R2)’ and ‘Special Residential Zone 2 (R2-12 and 23)’ to ‘Special Residential Type 3 Zone (R3-sp)’. The proposed zoning will facilitate the proposed stacked townhouse development and requested zone provisions regarding the minimum lot area per dwelling unit, minimum landscaped open space and to permit limited parking in the required front yard.

The subject lands comprise an approximate area of 3,966 m² (42,691 ft²) and contains what appears to be two single-detached dwellings and a multiple-unit dwelling. The application proposes to remove the existing structures and replace them with a stacked townhouse dwelling structure containing 32 units.

Surrounding land uses include existing low density residential development to the west and a significant Regional Commercial node to the east; specifically, the proposed development is immediately west of plaza that is anchored by No Frills.

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.

Plate 4, Letter of Concern, provides a letter from a nearby resident voicing concerns over ownership, rent, height, parking, traffic, privacy, garbage, pests and disruption of services.

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 32 units, would have a net residential density of approximately 81 units per hectare (32.7 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)', 'Residential Zone 2 (R2)' and 'Special Residential Zone 2 (R2-21 and R2-23)'. The applicant proposes to rezone the lands to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the proposed 32 unit stacked townhouse 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 building appears to meet these zoning provisions, except for the minimum lot area per dwelling unit, minimum landscaped open space and location of parking for one space. The applicant has requested a minimum lot area per dwelling unit of 124 m²/dwelling unit and a minimum landscaped open space of 32%. The applicant is also requesting relief from Location of Parking Areas to permit one parking space within a required front yard.

The City's Building Department has also identified the need to establish a minimum front yard depth of 6.7 m (22ft). Although the R3 Zone establishes a minimum front yard depth of 6 m (19.7 ft), the Established Building Line provisions of the zoning By-law require a minimum front yard depth of 7 m (23 ft).

AGENCY COMMENTS

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

1. The site is proposing an R3- special zone to permit the construction of 32 multiple attached dwelling units.
2. Relief is required to reduce the minimum lot area from 150m² per unit to approximately 123.9m². The applicant should determine the actual area required as the application calls for 124m² (124 x 32 = 3968M²). The plan indicates t total area of 3,966 m².
3. A provision should be included for the minimum front yard depth of 6.7m as the established building line provision requires a minimum of 7m.
4. Relief is required for a reduced landscape area coverage from 35% to approximately 32%. The applicant should confirm the number.

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.

Oxford County Public Works has provided the following comments that are to be addressed during the site plan control process:

- A Transportation Impact Study will need to be completed for the site intersection with Norwich Ave. A complete stoplight assessment will be required.
- The property will need a single water meter. This can be completed though a water meter chamber. The chamber will need to be located just inside property line.
- A hydrant flow test will need to be completed on a nearby hydrant to confirm availability of fire flows and included within the FSR. Supervision of hydrant flow testing by City is required.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on August 28, 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 one letter of concern was received and is included as Plate 4. The letter of concern identified potential issues over ownership, rent, height, parking, traffic, privacy, garbage, pests and disruption of services. The maximum height, also relating to privacy, in the R2 Zone is 11 m (36.1 ft) and the height requested by the applicant is three storeys; in staff's opinion, 11 m is generally equal to three storeys in most cases and is currently permitted on the subject lands. The applicants have not requested a reduction in the minimum required number of parking spaces and staff are of the opinion that adequate parking is being provided. Related to traffic concerns, the applicant's agent has worked with Engineering and Public Works staff to come to a satisfactory entrance at a signalized intersection on an arterial road, and no concerns have been raised over traffic by staff.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit a stacked townhouse dwelling development consisting of 32 dwelling units. The stacked townhouse structure is proposed to be three storeys in height with a single access to Norwich Avenue that aligns with an existing signalized intersection.

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 high density sites. The subject lands have frontage on Norwich Avenue which is an arterial road, and access will be provided through an existing signalized intersection; no new access is proposed. The applicants have consolidated four existing lots to provide an opportunity for intensification and infill of existing under-utilized low-density lands. The subject lands are directly adjacent to a Regional Shopping Area, transit on Norwich Avenue, and are in close proximity to a large City-owned park (former golf course) to the west.

To reduce impacts to adjacent lower density residential uses, the applicants are proposing a three-storey structure that will be buffered from adjacent residential uses by parking areas on the south and west of the subject lands, adjacent to existing low density residential uses. The limited height of the proposed three-storey structure (relative to a typical high density development) will provide a gentle transition from the surrounding single-detached dwellings to the adjacent Regional Commercial uses associated with the Norwich Avenue corridor. Additionally, the applicants have aligned their entrance with the existing signalized entrance to the commercial node, reducing impacts to traffic on Norwich Avenue. The applicants are providing parking in accordance with the minimum standards for the proposed development, and adequate services are available to service the proposal.

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, landscaped open space, location of parking area and established building line.

The requested lot area per dwelling unit of 124 m²/dwelling unit where the R3 Zone requires 150 m²/dwelling unit and the minimum landscaped open space of 32% where a minimum of 33% is required is considered adequate because the City-owned amenity space in close proximity to the west and Regional Commercial node immediately to the east provide additional spaces that may be used 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 as the proposal will provide the required number of parking spaces.

The General Provisions of the Zoning By-law establishes permissions for Location of Parking Areas. For residential units without individual driveways, parking is permitted in interior side yards and rear yards. The applicants have requested to have one space located in the front yard (the remainder of the parking, 53 spaces, is located in the rear yard and an interior side yard). The space to be located in the front yard will not impact sight lines or adjacent properties and staff have no objection to the location of one space in the front yard.

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. The City's Building Department has determined that the Established Building Line is 7 m (23 ft), and the applicant is proposing a setback of 6.7 m (22 ft). Notwithstanding the Established Building Line Provisions, the minimum front yard depth in the R3 Zone is generally 6 m (19.7 ft), and the proposed 6.7 m (22 ft) exceeds this minimum setback. Further the reduction from 7 m to 6 m is a minor departure and will not impact conformity with the rest of the streetscape.

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 24-04-8), submitted by Key Change Property Management, for lands legally described as Plan 48, Part Lots 2 and 3, City of Woodstock, to re-designate the subject lands to High Density Residential to facilitate the development of a 32 unit stacked townhouse dwelling building on the subject lands;

That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-24-10) submitted by Key Change Property Management for lands legally described as Plan 48, Part Lots 2 and 3, in the City of Woodstock, to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to facilitate a 32 unit stacked townhouse dwelling building with reduced lot area, reduced landscaped open space, amended parking area location and reduced established building line provision.

SIGNATURES

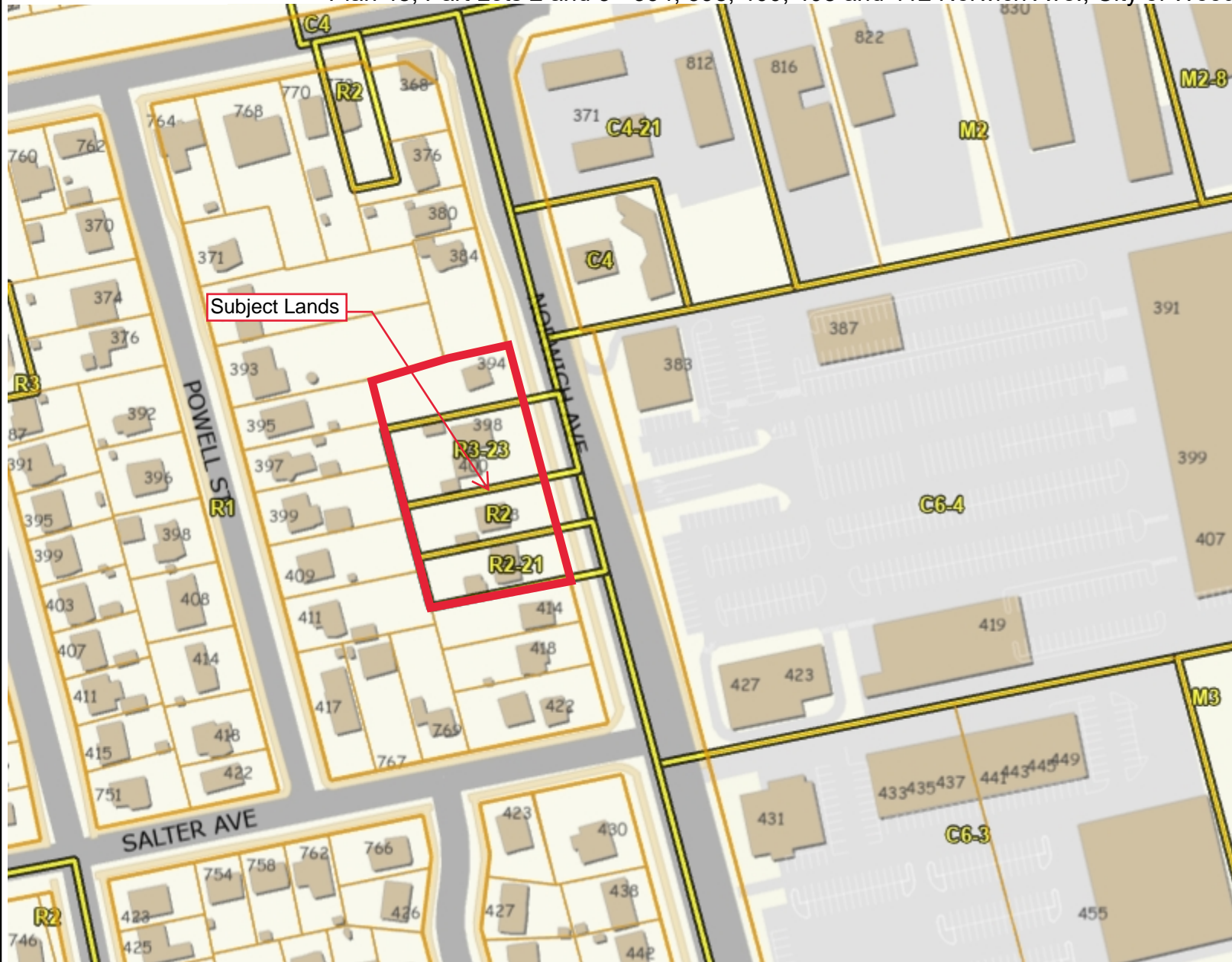
Authored by: *Original Signed By* Justin Miller
Development Planner

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

Plate 1: Location Map with Existing Zoning

File Nos: OP 24-04-8 & ZN 8-24-10 - Key Change Property Management

Plan 48, Part Lots 2 and 3 - 394, 398, 400, 408 and 412 Norwich Ave., 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



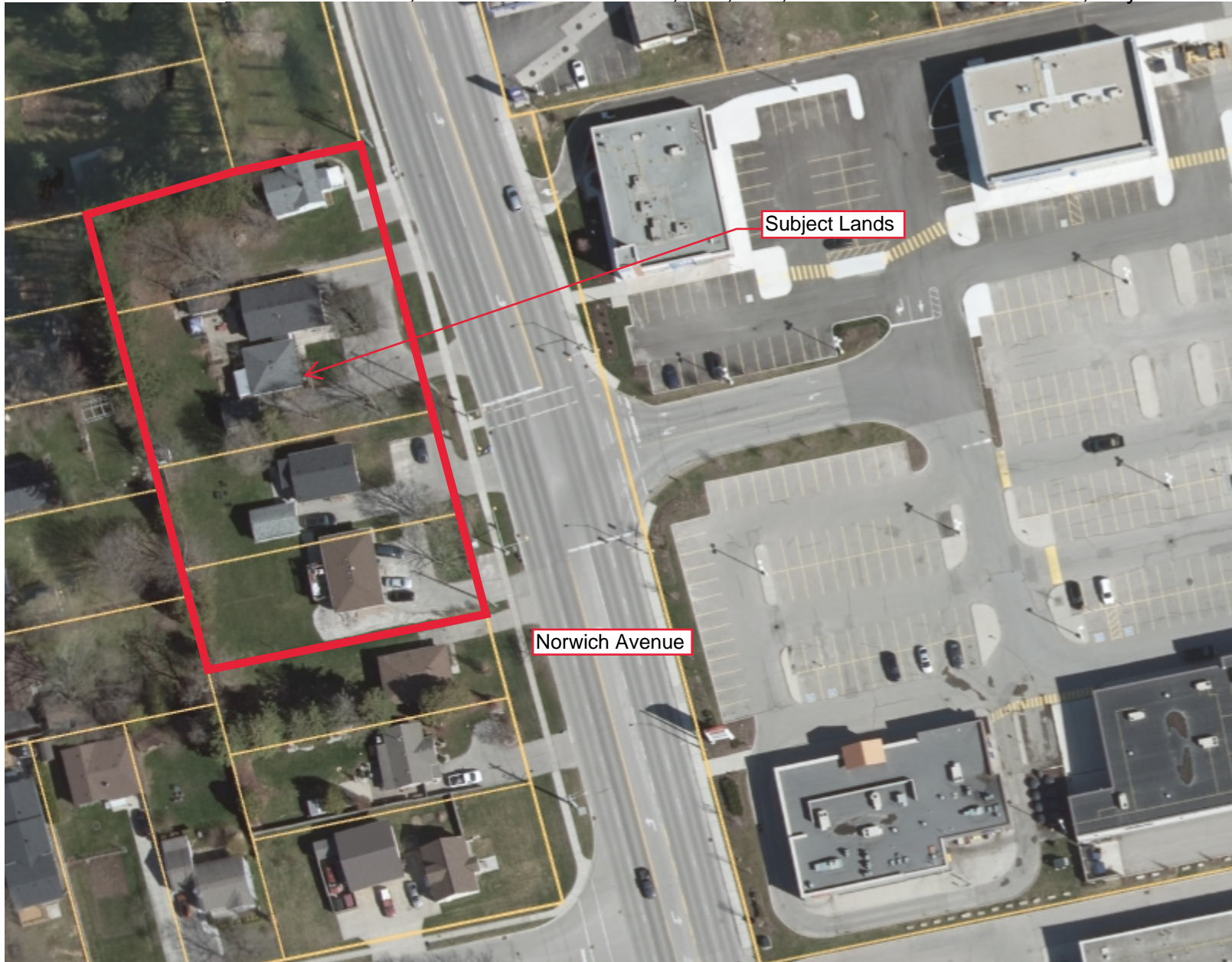
0 51 102 Meters

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

August 23, 2024



Legend

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



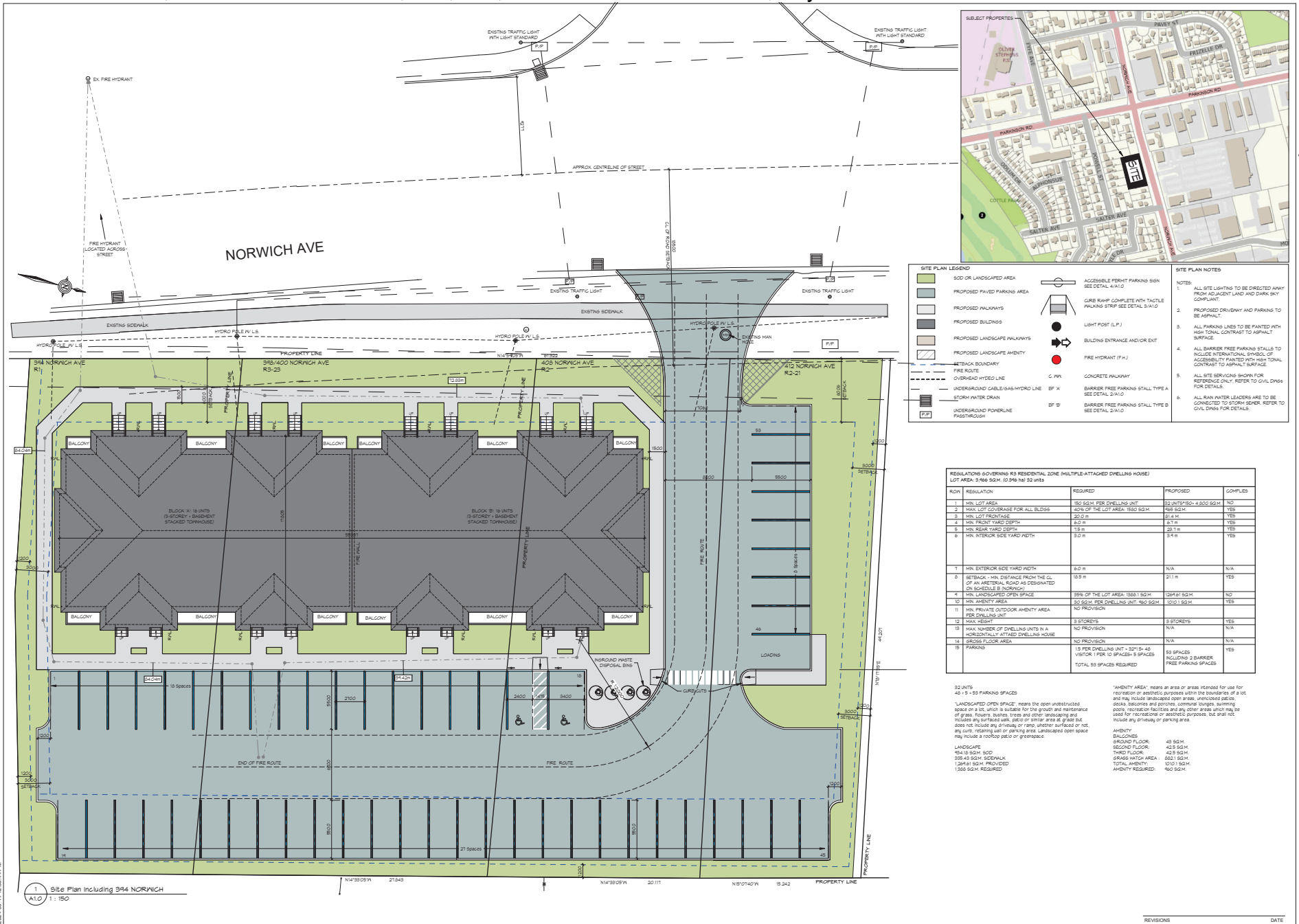
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

December 20, 2024

Plate 3: Applicant's Sketch

File Nos: OP 24-04-8 & ZN 8-24-10 - Key Change Property Management

Plan 48, Part Lots 2 and 3 - 394, 398, 400, 408 and 412 Norwich Ave., City of Woodstock



SITE PLAN LEGEND

- 500 OR LANDSCAPED AREA
- PROPOSED PAVED PARKING AREA
- PROPOSED WALKWAYS
- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE WALKWAYS
- PROPOSED LANDSCAPE AMENITY
- RETENAK BOUNDARY
- FIRE ROUTE
- OVERHEAD CABLE/GAS/HYDRO LINE
- STORM WATER DRAIN
- UNDERGROUND POWERLINE
- PASSTHROUGH
- ACCESSIBLE PERMIT PARKING SIGN SEE DETAIL 4-A/1.0
- CURB RAMP COMPLETE WITH TACTILE WALKING STRIP SEE DETAIL 3-A/1.0
- LIGHT POST (L.P.)
- BUILDING ENTRANCE AND/OR EXIT
- C.P.M. CONCRETE PAVEMENT
- BARRIER FREE PARKING STALL TYPE A SEE DETAIL 2-A/1.0
- BARRIER FREE PARKING STALL TYPE B SEE DETAIL 2-B/1.0

SITE PLAN NOTES

1. ALL SITE LIGHTING TO BE DIRECTED AWAY FROM ADJACENT LAND AND DARK SKY COMPLIANT
2. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT
3. ALL PARKING SPACES TO BE PAINTED WITH HIGH CONTRAST TO ASPHALT SURFACE
4. ALL BARRIER FREE PARKING SPACES TO INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND HIGH CONTRAST TO ASPHALT SURFACE
5. ALL SITE SERVICES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DWS FOR DETAILS
6. ALL RAIN WATER LEADERS ARE TO BE CONNECTED TO STORM SEWER. REFER TO CIVIL DWS FOR DETAILS

REGULATIONS GOVERNING R3 RESIDENTIAL ZONE (MULTIPLE ATTACHED DWELLING HOUSE)
LOT AREA: 9,966 SQ.M. (10.29 HA) 52 UNITS

RCM#	REGULATION	REQUIRED	PROPOSED	COMPLIES
1	MIN. LOT AREA	160 SQ.M PER DWELLING UNIT	52 UNITS/966 + 800 SQ.M	NO
2	MIN. LOT COVERAGE FOR ALL BLDGS	40% OF THE LOT AREA: 1600 SQ.M	1600 SQ.M	YES
3	MIN. LOT FRONTAGE	20.0 M	21.1 M	YES
4	MIN. FRONT YARD DEPTH	6.0 M	6.1 M	YES
5	MIN. REAR YARD DEPTH	1.8 M	2.0 M	YES
6	MIN. INTERIOR SIDE YARD WIDTH	3.0 M	3.4 M	YES
7	MIN. EXTERIOR SIDE YARD WIDTH	6.0 M	N/A	N/A
8	RETNACK - MIN. DISTANCE FROM THE CL OF AN ARTERIAL ROAD AS DESIGNATED ON SCHEDULE B (NORWICH)	10.5 M	21.1 M	YES
9	MIN. LANDSCAPED OPEN SPACE	35% OF THE LOT AREA: 1600 SQ.M	1261.61 SQ.M	NO
10	MIN. AMENITY AREA	30 SQ.M PER DWELLING UNIT: 1600 SQ.M	1261.61 SQ.M	YES
11	MIN. PRIVATE OUTDOOR AMENITY AREA PER DWELLING UNIT	NO PROVISION	N/A	N/A
12	MAX. HEIGHT	3 STOREYS	3 STOREYS	YES
13	MAX. NUMBER OF DWELLING UNITS IN A HORIZONTALLY ATTACHED DWELLING HOUSE	NO PROVISION	N/A	N/A
14	MIN. FLOOR AREA	NO PROVISION	N/A	N/A
15	PARKING	1.5 PER DWELLING UNIT + 301.5 = 45 VEHICL PER 10 SPACES = 9 SPACES	53 SPACES INCLUDING 2 BARRIER FREE PARKING SPACES	YES
		TOTAL 53 SPACES REQUIRED		

52 UNITS
45 + 9 = 54 PARKING SPACES

"LANDSCAPED OPEN SPACE" means the open undeveloped space on a lot which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surface walk, grade or other area of grass but does not include any driveway or ramp (whether surfaced or not, any curb, retaining wall or parking area, landscaped open space may include a rooftop patio or greenspace.

"AMENITY AREA" means an area or areas intended for use for recreation or aesthetic purposes within the boundaries of a lot and may include landscaped open areas, undeveloped patios, decks, balconies and porches, communal lounges, swimming pools, recreation facilities and any other areas which may be used for recreation or aesthetic purposes, but shall not include any driveway or parking area.

AMENITY
BALCONIES
GROUND FLOOR: 45 SQ.M
SECOND FLOOR: 45 SQ.M
THIRD FLOOR: 42.5 SQ.M
GRASS PATCH AREA: 680.1 SQ.M
TOTAL AMENITY: 1000.5 SQ.M
AMENITY REQUIRED: 1600 SQ.M

Fryett Turner ARCHITECTS INC
115 Metcalfe Street
Elora, Ontario N0B 1S0
Tel: 519-846-2201 Fax: 519-846-0343
www.fryettturner.ca

Norwich Stacked Townhouses
394-412 Norwich Avenue, Woodstock, ON. N4S9N3
Site Plan & Project Data

STATUS: FEAS
PROJECT #: 23039
CLIENT: PROJECT
DRAWN: AS
SCALE: AS INDICATED
DATE: 03/10/2023
SHEET: 20240314

REVISIONS DATE

A1.0

AMENDMENT NUMBER 331
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedule attached hereto constitutes
Amendment Number 331 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 32 unit stacked townhouse dwelling.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 48, Part Lots 2 and 3, in the City of Woodstock. The lands are located on the west side of Norwich Avenue between Parkinson Road and Salter Avenue and are municipally known as 394, 400, 408 and 412 Norwich Avenue.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the development of a 32 unit stacked townhouse dwelling 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 located on Norwich Avenue, are adjacent to a regional shopping area, and are in close proximity to a City-owned park. 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 3,996 m² (42,691 ft²) and the applicant is proposing a maximum of 32 dwelling units, which constitutes a residential density of approximately 81 units/ha (32.7 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.

Plate 4: Letter of Concern

File Nos: OP 24-04-8 & ZN 8-24-10 - Key Change Property Management

Plan 48, Part Lots 2 and 3 - 394, 398, 400, 408 and 412 Norwich Ave., City of Woodstock

From: [Planning](#)
To: [Eric Gilbert](#); [Justin Miller](#)
Subject: FW: Files: OP 24-04-8 and ZN 8-24-10 (John and Lesia Crocker)
Date: January 2, 2025 8:15:57 AM

ALYSA

From: Denise Hough [REDACTED]
Sent: December 30, 2024 1:28 PM
To: Planning <planning@oxfordcounty.ca>; [REDACTED]
Subject: Files: OP 24-04-8 and ZN 8-24-10 (John and Lesia Crocker)

As a member of the Norwich Ave community (we have been homeowners for just under 25 years) I am writing a negative response to the Crockers' applications for several reasons.

The fact that the applicants are out-of-towners is frustrating, because here we go again with absentee owners wanting to charge insane rents, because it's like these people rents are so high here in Woodstock. Most multi-buildings are non-resident owners and charge rents that are equal to where they live, Woodstock residents can't afford those prices anymore (the lowest rent here in Woodstock is still more than my mortgage, and that is for a crappy one bedroom in the West End building).

The fact that they want to build a multi-story building, it doesn't matter whether they are called stacked townhouses or apartments, in an area that has always been a regulation on nothing over a story and a half is ludicrous. Looking over the sheets that we were provided with I noted that parking was going to be in the front, for the life of me I can't picture room enough for that many vehicles considering most families have two cars, along with visitor parking. I'm sure that the Plaza across from said property don't want overflow parking in their lots.

That brings up the next part. Traffic. Vehicle congestion on Norwich Ave is bad enough at the best of times, with the added extra traffic from vehicles during construction and after with potential renters/owners, is going to be a nightmare. In the past ten years, making a left-hand turn off Salter Ave has been nearly impossible, if this goes through it will be even worse.

Privacy is the next issue. I can't speak for the homeowners that live next to this proposed

building, but I do know that if it was me, I wouldn't want people looking into what used to be a private backyard. Trash/Garbage. It's obvious that there will be garbage bins, that brings in a whole crew of nasties, rats,

raccoons, possums, and crows, granted we have them now but it will increase without a doubt. Noise. Besides the noise from the construction will be dealing. They start at the crack of dawn and go on until sunset just what everyone needs, pounding headaches. Then after, the noise from renters/owners from all those units. This area has always been a quiet area, sure we have the noisy pickups but every neighborhood has them.

Disruption of services is a foregone conclusion, all of our services run down the west side of Norwich Ave. I know several people that work from home and rely on phone/internet lines, along with everything else.

I'm sure that I have forgotten so things, but my one question is, didn't they even think about the building. rules for our area, more likely they don't care. Why not build somewhere that has the room and causes less havoc, but we know the answer to that, close to shopping, schools, 401 and the hospital. We bought our house knowing that this area across (east side of Norwich Ave) would probably be developed but were assured that our side of the street wouldn't change overmuch.

I hope that you take my concerns to heart and not to listen to the city's pocketbook or the greed of absentee landowners.

Thank you

Mrs. D. Hough

Official Plan & Zone Change Applications

394-412 Norwich Avenue, Woodstock

Files: OP 24-04-8 and ZN 8-24-10

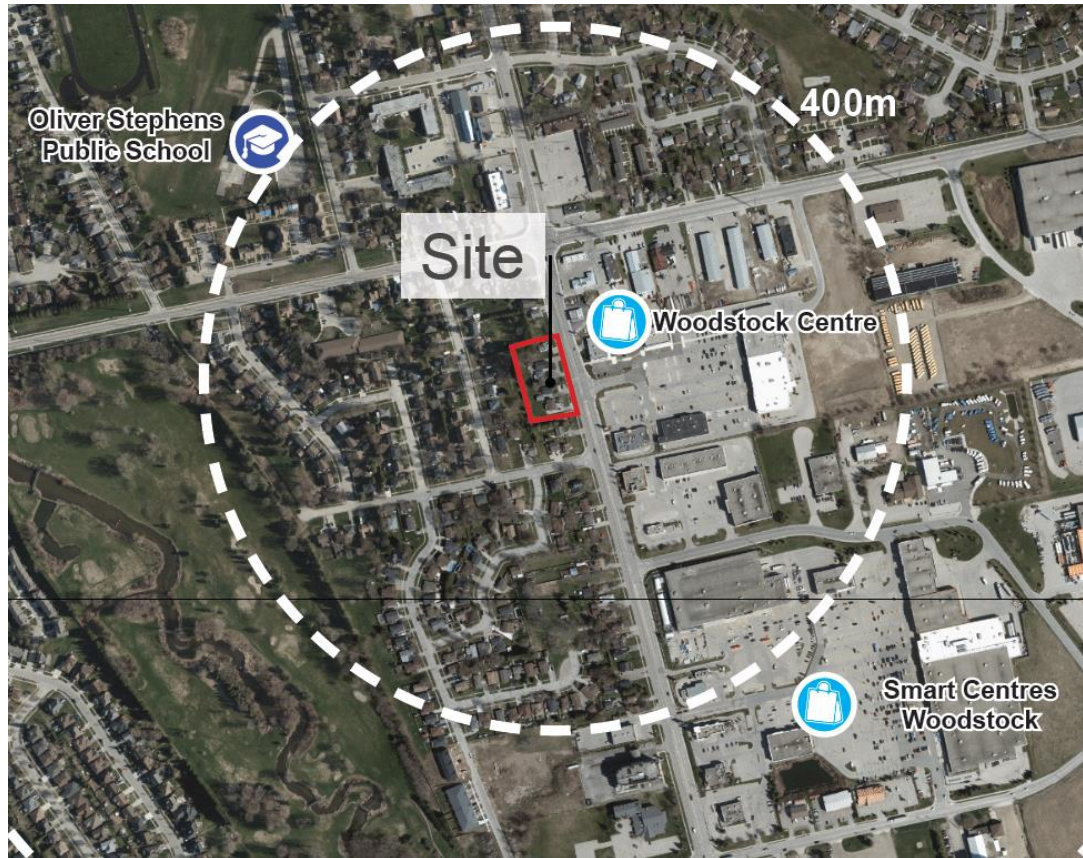
Key Change Real Estate Developments

Site – 394-412 Norwich Avenue



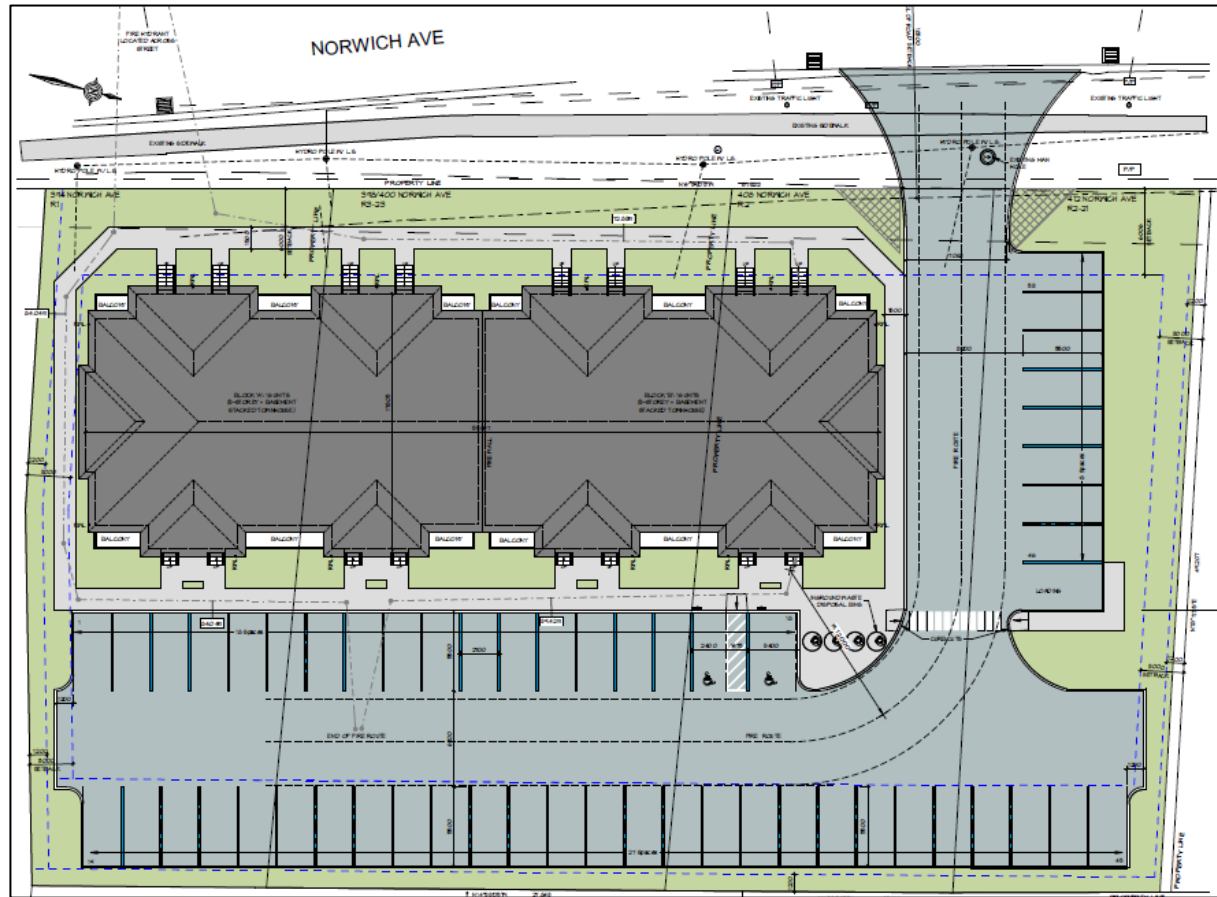
Planning Public Meeting
January 13, 2025

Site – 394-412 Norwich Avenue



Planning Public Meeting
January 13, 2025

Site Plan



- Stacked Townhouse Block
- 3 Storey + Basement
- 32 Units
- 53 Parking Spaces

Proposed Official Plan Amendment



Redesignate to Medium Density Residential (Site-Specific)

- Site-Specific Development Policy to permit a maximum density of 81 units per hectare

Low Density Residential to Remain

Proposed Rezoning



Proposed rezoning to Site-Specific Residential Type 3 Zone

- Reduction to Required Minimum Lot Area Per Unit
- Reduction to Required Minimum Landscaped Open Space
- Permit One Parking Space in the Required Front Yard

Questions

Planning Public Meeting
January 13, 2025

