

**To: Mayor and Members of City of Woodstock Council**

**From: Justin Miller, Development Planner, Community Planning**

## **Application for Zone Change**

### **ZN8-24-28 – Harris**

#### **REPORT HIGHLIGHTS**

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- The application for zone change proposes to rezone the subject property from Future Development Zone (FD) to Residential Zone 3 (R3) to facilitate the development of 20 townhouse dwelling units and four semi detached dwelling units on the subject lands.
- Planning staff are recommending that the applications be supported as the proposal is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan respecting development in low density residential areas.

#### **DISCUSSION**

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##### **Background**

APPLICANT/OWNER: Audrey Harris c/o Barbara Jonker and Helen Whitehead  
231 Pittock Park Road, Woodstock ON, N4S 7W2

AGENT: Pittock Developments Inc. c/o John Goodman  
233 Tamarack Blvd., Woodstock ON, N4S 0E4

LOCATION:

The subject lands are described as Concession 13, Part Lot 5 (formerly East Zorra) in the City of Woodstock. The lands front on the east side of Pittock Park Road south of Summit Crescent and North of Pittock Conservation Area, and are municipally known as 231 Pittock Park Road, Woodstock.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW NO. 8626-10:

Existing Zoning: Future Development

Requested Zoning: Residential Zone 3 (R3)

PROPOSAL:

The application for zone change proposes to rezone the subject lands from Future Development (FD) to Residential Zone 3 (R3) to facilitate the development of 20 townhouse units and 4 semi detached units on the subject lands.

The proposed development will contain four townhouse blocks of five units each and two semi detached blocks for a total of 24 dwelling units. The subject lands currently contain a single detached dwelling and detached garage to be removed.

Surrounding land uses include single detached dwellings, and Pittock Conservation Area is to the south.

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

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

Plate 3, Applicant's Sketch, depicts the proposed layout of the townhouse 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.

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 planning authorities should support the achievement of complete communities by accommodating 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.

Section 3.6 of the PPS addresses infrastructure and public service facilities and states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are;

- a) Financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) Leverage the capacity of development proponents, where appropriate; and,
- c) Are available to meet current and projected needs.

### Official Plan

The subject property is located within the 'Low Density Residential' designation according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential areas include those lands that are primarily developed or planned for a variety of low rise, low density housing forms including single detached dwellings, semi-detached dwellings, duplex, converted dwellings, quadraplexes, townhouses and low-density cluster development. 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 the minimum net residential density shall be 22 units per hectare (9 units per acre). The proposed density of the development (28 units / ha or 11.3 units/ac) is permitted in the Low Density Residential designation.

Section 7.2.4.1.1 & 7.2.4.1.4 of the Official Plan establish criteria for street-oriented infill proposals. All infill proposals are subject to the following policies:

- The proposal is compatible with the street frontage, setbacks, lot area and spacing of existing development within a two block area on the same street;
- For proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with the present land uses in the area;
- the location of vehicular access points, the effect of traffic generated by the proposal on the public road system, pedestrian and vehicular safety and surrounding properties is assessed and found to be acceptable;
- existing municipal services and community facilities will be adequate to accommodate the proposed infill project;
- stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- the effect of proposed development on environmental resources or the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2;
- compliance of the proposed development with the provisions of the Zoning By-Law of the City and other municipal by-laws;
- consideration of the potential effect of the development on natural and heritage resources and their settings.

Multiple unit dwellings, such as cluster, townhouse and low rise apartments in Low Density Residential Districts will generally be restricted to the following areas:

- sites which abut arterial or collector roads or are situated such that traffic impacts from the site create a minimum disturbance on local streets;
- sites where the topography or other natural features would be best preserved by fewer buildings;
- sites which are close to community serving uses, schools, shopping plazas, daycare facilities, churches, arenas and parks.

Notwithstanding the above criteria, street oriented multiple units such as street-fronting townhouses, quadraplexes and converted dwellings may be permitted on local streets.

### Zoning By-law

The subject lands are zoned Future Development (FD) within the City of Woodstock's Zoning By-law. The FD Zone permits an existing single-detached dwelling, a farm and a seasonal farm produce outlet.

The applicant proposes to rezone the property to Residential Zone 3 (R3) to permit the development of 20 townhouse dwelling units and 4 semi detached dwelling units. In this instance, the dwellings proposed are defined as multiple-attached dwelling houses, a permitted use in the R3 Zone.

The R3 zone requires a minimum lot area of 280 m<sup>2</sup> per dwelling unit, a lot frontage of 20 m, front yard depth of 6 m, rear yard depth of 7.5 m, interior side yard width of 3 m, minimum landscaped open space of 40%, and maximum lot coverage of 35%. The proposal appears to satisfy the R3 Zone provisions.

### Agency Comments

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

We are in support of the application. Special provisions are not being requested to construct horizontally attached townhouses under the R3 zone provisions. Specific site designs including servicing, grading and driveway layouts shall be reviewed through the site plan approval process.

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

1. If approved, site plan approval will be required where servicing, grading, SWM, landscaping, lighting, etc. will be reviewed in further detail. Having said this, we provide the following comments in advance for the applicant's consideration:
  - a. We find the visitor parking spaces awkward (cars will have to reverse a long way), perhaps there is a better option.
  - b. It is difficult to comment on the functionality/location of the proposed SWM Block at this time, without the benefit of a grading/drainage/SWM concept.

Oxford County Public Works indicated that they have no comments, but further comments will be provided during the site plan control process.

### Public Consultation

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent property owners on December 17, 2024, and notice of public meeting was issued on February 4, 2025.

At the time of writing this report, one letter of concern was received and has been included as an attachment to this report. The letter raises concerns over only single detached dwellings being permitted on adjacent lands zoned R1-19, lack of sidewalks in the area, and parking and traffic concerns (particularly related to Pittock Park traffic).

### **Planning Analysis**

The application for zone change proposes to rezone the subject property from Future Development (FD) to Residential Zone 3 (R3) to facilitate the development of 20 townhouse units and 4 semi detached units on the subject lands.

The proposal is consistent with the PPS policies respecting intensification, redevelopment, and efficient use of lands and municipal services within a serviced settlement. The redevelopment of

the lands for 24 units, replacing the existing single-detached dwelling is an appropriate re-use and redevelopment of underutilized lands that will provide additional housing units and types for current and future residents of the City of Woodstock.

The proposal is consistent with the policies of the Low Density Residential designation. The proposal represents an appropriate re-use and development of an under-utilized site, and the proposed density of the development (28 units / ha or 11.3 units/ac) is permitted in the Low Density Residential designation.

The proposal also satisfies the criteria for infill proposals as contained in Section 7.2.4.1.1 & 7.2.4.1.4 of the Official Plan. The use of the lands for townhouses is a permitted use, and the subject lands front on Pittock Park Road, a minor collector road and will be served by a single entrance. The subject lands are also immediately adjacent to Pittock Park and Pittock Conservation Area. This area of the City is characterized by a wide variety of lot size, lot areas, lot frontages and dwelling types, and the introduction of 24 dwelling units with a common entrance on an oversized lot will be compatible with surrounding development. Although the area directly west of the subject lands is characterized by very large lots and single-detached dwellings, there area many smaller single detached and townhouse lots immediately to the east. The proposal also provides all required parking and visitor parking. The development will be subject to site plan approval, where the servicing design, lot grading, stormwater management, buffering and fencing will be required to be designed to the satisfaction of the City.

In light of the foregoing, Planning staff are of the opinion that the proposed zone change is consistent with the Provincial Policy Statement and Official Plan policies respecting infill development in low density residential areas and should be given favourable consideration.

## **RECOMMENDATIONS**

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It is recommended that the Council of the City of Woodstock approve the zone change application submitted by Audrey Harris, whereby the lands described as Concession 13, Part Lot 5 (formerly East Zorra), known municipally as 231 Pittock Park Road, City of Woodstock are to be rezoned from Future Development (FD) to Residential Zone 3 (R3) to facilitate the development of 20 townhouse dwelling units and 4 semi-detached dwelling units.

## **SIGNATURES**

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**Authored by:**

*Original Signed By*

Justin Miller  
Development Planner

**Approved for submission:** *Original Signed By*

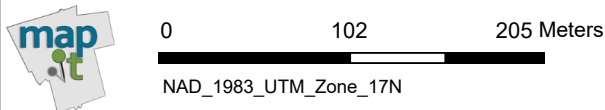
Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**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

December 12, 2024



Legend

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

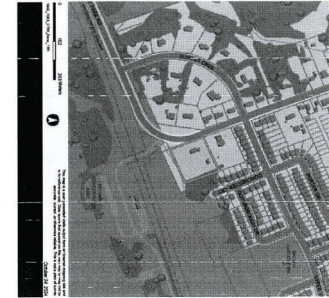
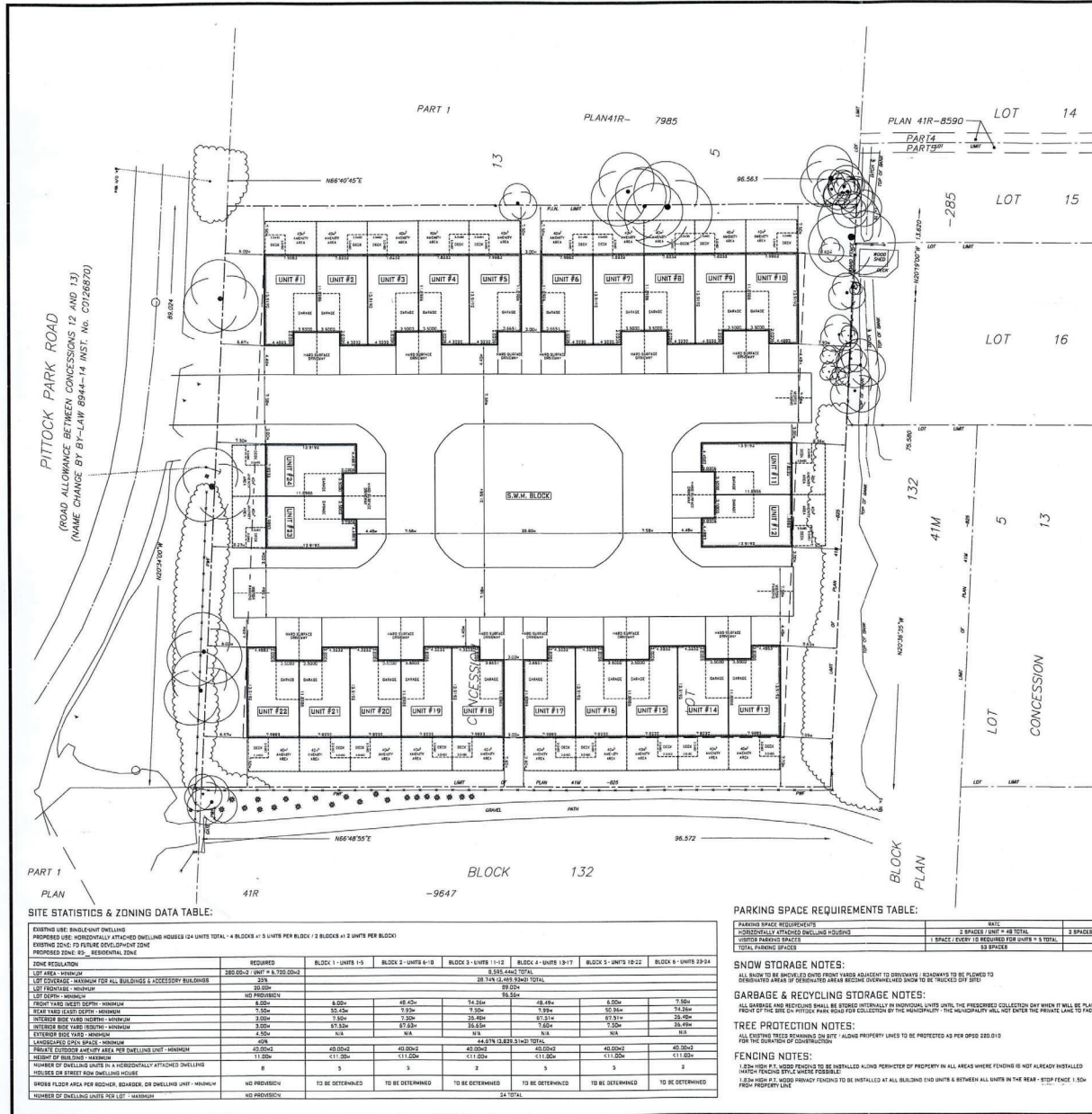
February 11, 2025



# Plate 3: Applicant's Sketch

File No.: ZN 8-24-28: Harris

Concession 13, Part Lot 5 (East Zorra) - 231 Pittock Park Road, City of Woodstock



**LEGEND & NOTES:**

- SIB DENOTES STANDARD IRON BAR.
- IB IRON BAR.
- REBND IRON BAR.
- CC CUT CROSS.
- WIT WITNESS.
- CSUD SOURCE UNKNOWN.
- MONUM FOUND.
- MONUM SET.
- CONCRETE FIN.
- CPIN CONCRETE PIPE.
- UP UTILITY POLE.
- OVERHEAD UTILITY CABLE.
- GW GUY WIRE.
- CH FIRE HYDRANT.
- STORM HANDLE.
- CB CATCH BASIN.
- V/V VALVE VALVE.
- P.I. POINT OF INTERSECTION.
- CHAIN LINK FENCE.
- PROPOSED GATE VALVE.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- PROPOSED SANITARY SEWER.
- EXISTING SANITARY SEWER.
- PROPOSED WATERMAIN/SERVICE.
- EXISTING WATERMAIN/SERVICE.
- PROPOSED SWALE.
- XXX.XX DESIGN ELEVATION.
- XXX.XX DESIGN ELEVATION AT BUILDING FACE.
- XXX.XX DENOTES EXISTING ELEVATIONS AS PER MTC (ONTARIO LAND SURVEYORS) LTD.
- XXX.XX DENOTES OVERLAND FLOW DIRECTION & GRADIENT.
- XXXX DENOTES SHEET OVERLAND FLOW DIRECTION.
- XXXX DENOTES SEDIMENT CONTROL FENCE.
- XXXX DENOTES DRAINAGE CATCHMENT AREA IDENTIFIER.
- XXXX DENOTES SCS NUMBER.
- XXXX DENOTES DRAINAGE CATCHMENT AREA IN HA.
- XXXX DENOTES DRAINAGE BOUNDARY.

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 CAUTION THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES.  
 DO NOT CONVEY FROM THIS PLAN.

**SITE STATISTICS & ZONING DATA TABLE:**

ZONE REGULATIONS	REQUIRED	BLOCK 1 - UNITS 1-5	BLOCK 2 - UNITS 6-10	BLOCK 3 - UNITS 11-12	BLOCK 4 - UNITS 13-17	BLOCK 5 - UNITS 18-22	BLOCK 6 - UNITS 23-24
LOT COVER - MINIMUM	30%	30%	30%	30%	30%	30%	30%
LOT COVER - MAXIMUM FOR ALL BUILDINGS & ACCESSORY BUILDINGS	35%	35%	35%	35%	35%	35%	35%
LOT DEPTH - MINIMUM	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION
FRONT YARD SETBACK - MINIMUM	6.00M	6.00M	6.00M	6.00M	6.00M	6.00M	6.00M
REAR YARD SETBACK - MINIMUM	3.00M	3.00M	3.00M	3.00M	3.00M	3.00M	3.00M
INTERIOR SIDE YARD SETBACK - MINIMUM	2.00M	2.00M	2.00M	2.00M	2.00M	2.00M	2.00M
INTERIOR SIDE YARD SETBACK - MAXIMUM	2.00M	2.00M	2.00M	2.00M	2.00M	2.00M	2.00M
EXTERIOR SIDE YARD - MINIMUM	4.00M	N/A	N/A	N/A	N/A	N/A	N/A
LANDSCAPE COVER - MINIMUM	20%	20%	20%	20%	20%	20%	20%
PRIVATE OUTDOOR AMENITY AREA PER DWELLING UNIT - MINIMUM	45.00M <sup>2</sup>	45.00M <sup>2</sup>	45.00M <sup>2</sup>	45.00M <sup>2</sup>	45.00M <sup>2</sup>	45.00M <sup>2</sup>	45.00M <sup>2</sup>
NUMBER OF BATHROOMS - MINIMUM	1.00	1.00	1.00	1.00	1.00	1.00	1.00
NUMBER OF DWELLING UNITS IN A HORIZONTALLY ATTACHED DWELLING	2	3	3	2	3	3	2
NUMBER OF DWELLING UNITS PER DWELLING HOUSE	2	3	3	2	3	3	2
BROWN FACTOR AREA PER ROCHER BOARDER, OR DWELLING UNIT - MINIMUM	NO PROVISION	TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED
NUMBER OF DWELLING UNITS PER LOT - MAXIMUM	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION	NO PROVISION

**PARKING SPACE REQUIREMENTS TABLE:**

PARKING SPACE REQUIREMENTS	DATE	PROPOSED
HORIZONTALLY ATTACHED DWELLING UNITS	3 SPACES / UNIT # 48 TOTAL	3 SPACES / UNIT # 48 TOTAL
VISITOR PARKING SPACES	1 SPACE / UNIT # 24 TOTAL	8 SPACES
TOTAL PARKING SPACES	53 SPACES	56 SPACES

**SNOW STORAGE NOTES:**  
 ALL SNOW TO BE STORED TO UNITS FROM WALKS ADJACENT TO DRIVEWAYS. DEBRIS TO BE PLACED TO DESIGNATED AREAS OF SEPARATED AREA OR WEDGED UNDERNEATH SNOW TO BE TRUCKED OFF SITE.

**GARBAGE & RECYCLING STORAGE NOTES:**  
 ALL GARBAGE AND RECYCLING SHALL BE STORED INDIVIDUALLY IN INDIVIDUAL UNITS UNTIL THE PRESCRIBED COLLECTION DAY WHEN IT WILL BE PLACED CURB SIDE AT THE FRONT OF THE CURB ON PITTOCK PARK ROAD FOR COLLECTION BY THE MUNICIPALITY. THE MUNICIPALITY WILL NOT ENTER THE PRIVATE LOT TO COLLECT COLLECTION.

**TREE PROTECTION NOTES:**  
 ALL EXISTING TREES REMAINING ON SITE, ALONG PROPERTY LINES TO BE PROTECTED AS PER OPSD 200.010 FOR THE DURATION OF CONSTRUCTION.

**FENCING NOTES:**  
 1.5M HIGH P.T. WOOD FENCING TO BE INSTALLED ALONG PERIMETER OF PROPERTY IN ALL AREAS WHERE FENCING IS NOT ALREADY INSTALLED (WATCH FENCING BY THE OWNER).  
 1.5M HIGH P.T. WOOD FENCING TO BE INSTALLED AT ALL BUILDING END UNITS & BETWEEN ALL UNITS IN THE REAR - STOP FENCE 1.5M FROM PROPERTY LINE.



BEFORE THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRACTORS, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.  
 THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO.	REVISION	BY	DATE
1	ISSUED FOR 1ST SUBMISSION	DT	OCTOBER 24, 2022

CONTRACTOR:  
**PITTOCK DEVELOPMENTS INC.**  
 c/o JOHN GOODMAN  
 233 TAMARACK BOULEVARD  
 WOODSTOCK, ON N4S 0E4  
 TEL: 1-519-536-1904  
 EMAIL: GOODMANJ@HOTMAIL.COM

DESIGNED BY:  
**girard ENGINEERING**  
 2478153 ONTARIO INC.  
 662 PEEB STREET  
 WOODSTOCK, ONTARIO N4S 1L3  
 TEL: 1-519-879-6875  
 EMAIL: INFO@GIRARDENGINEERING.CA

DESIGNED FOR:  
 231 PITTOCK PARK ROAD  
 WOODSTOCK, ON N4S 7W2

**PROPOSED RESIDENTIAL DEVELOPMENT**  
**ZONING PLAN**

SCALE: 1:300  
 DATE: OCTOBER 2022  
 DRAWING NO: 100  
 DESIGNED BY: DT (DRAWN)  
 CHECKED BY: H. VASANTHA  
 PROJECT NO: 24284

THE CORPORATION OF THE  
CITY OF WOODSTOCK  
BY-LAW NUMBER \_\_\_\_\_

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'R3' the zone symbol of the lands so designated 'R3' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 20<sup>th</sup> day of February, 2025.

READ a third time and finally passed this 20<sup>th</sup> day of February, 2025.

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Mayor – Jerry Acchione

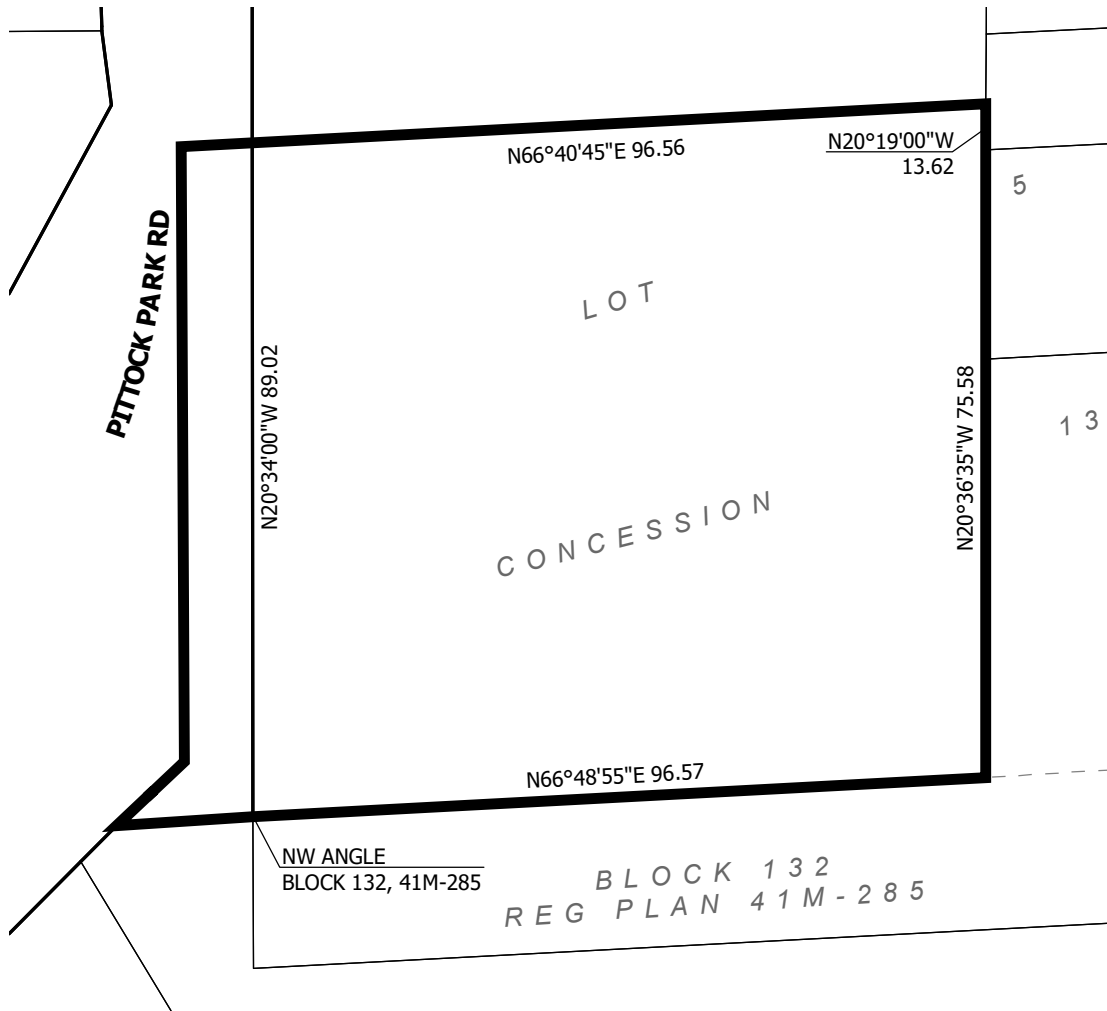
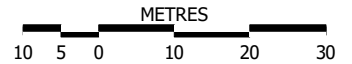
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Deputy Clerk – Jeff Bunn

# SCHEDULE "A"

TO BY-LAW No. \_\_\_\_\_

PART LOT 5, CONCESSION 13 (EAST ZORRA)  
CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO R3

NOTE: ALL DIMENSIONS IN METRES



*Growing stronger together*

Produced By The Department of Corporate Services  
Information Services ©2025

THIS IS SCHEDULE "A"

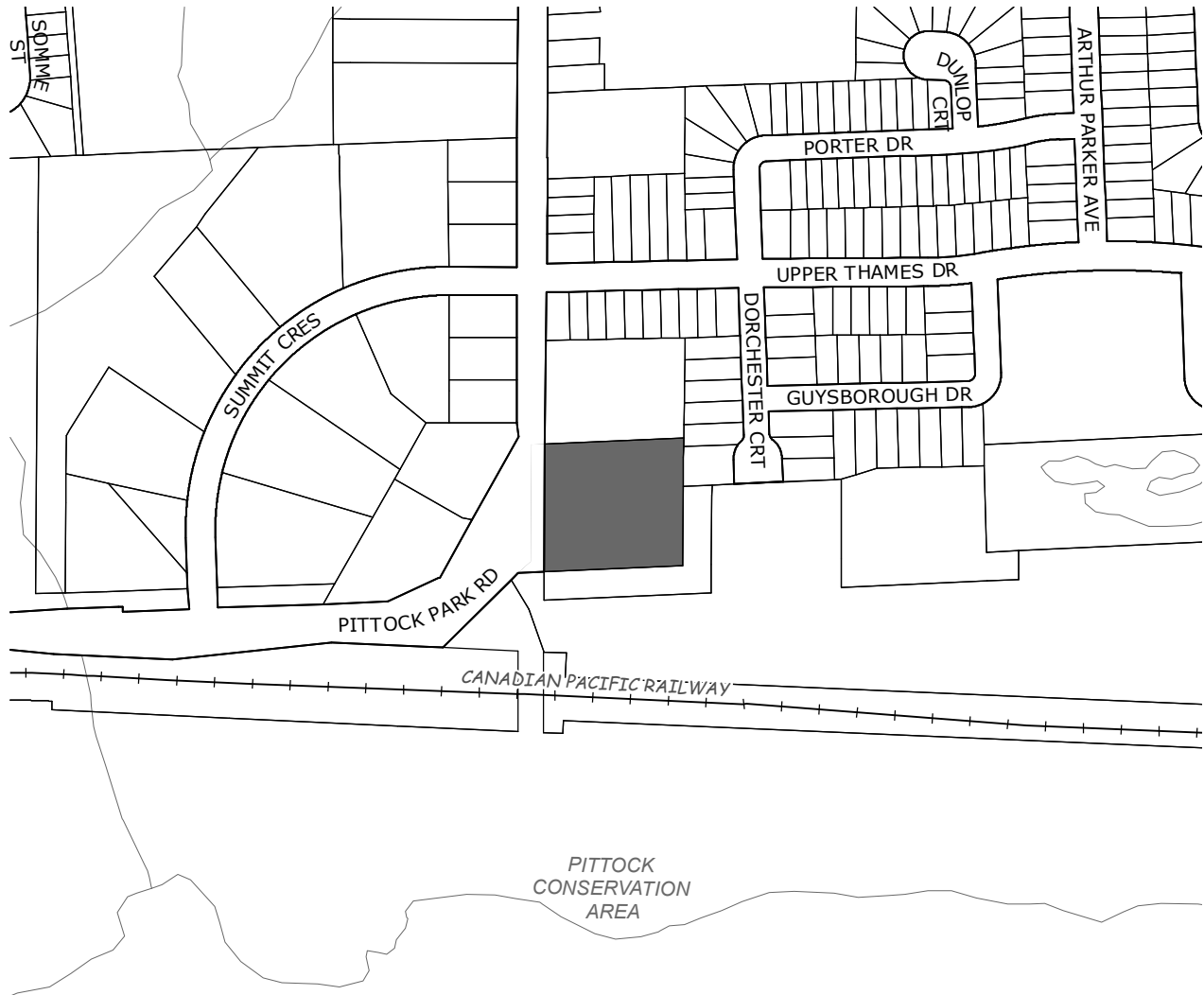
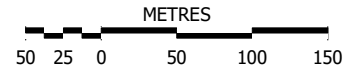
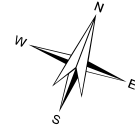
TO BY-LAW No. \_\_\_\_\_, PASSED

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

# KEY MAP



 LANDS TO WHICH BYLAW \_\_\_\_\_ APPLIES

Attachment 4: Neighbour Letter

File No.: ZN 8-24-28: Harris

Concession 13, Part Lot 5 (East Zorra) - 231 Pittock Park Road, City of Woodstock

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Fwd: Concerns Regarding File ZN 8-24-28 (Harris (Pittock Developments Inc))  
**Date:** February 9, 2025 12:05:35 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Sun, Feb 9, 2025 at 12:02 PM  
**Subject:** Concerns Regarding File ZN 8-24-28 (Harris (Pittock Developments Inc))  
**To:** <[planning@oxford.ca](mailto:planning@oxford.ca)>, <[jbunn@cityofwoodstock.ca](mailto:jbunn@cityofwoodstock.ca)>

Hello,

I would like to ask a few questions at the Council meeting on Thursday, February 20, 2025 regarding the application for zoning change file ZN-8-24-28 (Harris (Pittock Developments Inc)). I plan to attend the Public Meeting on Tuesday, February 18, 2025 as well, and if the information provided at the Public Meeting satisfies my questions then I may not feel a need to speak at the Council meeting.

My name is [REDACTED] and I am an owner and resident of 220 Pittock Park Rd, directly across the street from the subject property.

Specifically, I would like to learn more about the following items:

1. What is the actual site plan for development on the property? Is it in keeping with the neighborhood? Properties on the west side of Pittock Park Road, including Summit Crescent, are restricted to single homes on the existing property, with no option to alter the size of the property to add additional dwelling units. The proposed zoning change across the street at 231 Pittock Park Road is in stark contrast to the R1 - 19 Havelock Corners zoning imposed on other properties over 10 years ago.
2. Pittock Park Road, specifically at the location of the subject land, has no sidewalk or other hard surface for pedestrians, cyclists, etc. This seems like an oversight given that there are now well over a thousand residents in the neighbourhood to the north of Pittock Park who access the new Sliver Trail as well as the portion of Pittock Park available for public use (Disc Golf, trail to the dam, etc.) The proposed development will add even more traffic to this very corner where families with small children are walking on the side of the road, or on the road itself in the winter, to access the park. The entire stretch of Pittock Park Road to Vansittart Avenue has no sidewalk or other hard surface for pedestrians and has no street lights. The same is true for access to Vansittart Avenue along 17th line. The residential developments in North Woodstock will have a new school (Turtle Island School) in one year, drawing students from all neighbourhoods in the north end of the city, yet there is no safe route for children to walk or bike to school. Adding even more high density development on Pittock Park Road seems like a negligent accident waiting to happen if pedestrian access in the area is not improved first.

3. The properties near the subject land are in a sharp curve on Pittock Park Road. Traffic along the road has increased significantly over the past 10 years. Access to the park is right beside the subject property and during the peak summer season, campers and RVs are backed up along Pittock Park Road waiting to enter the park. Non-park traffic often drives along the shoulder over lawns to get around the vehicles waiting to enter the park. The addition of another driveway or access point for 22 townhomes and 2 semi-detached homes as proposed in the zoning application will further complicate an already congested and dangerous corner on Pittock Park Road, directly in front of my home.

4. Parking for the trails and Pittock Park is non-existent between October and May when the bridge over the train tracks is closed. Adding 22 town-homes and 2 semi-detached houses here will further complicate the parking issues. Not only will the side of Pittock Park Road be used to park vehicles for access to the trails, but it will also be used for overflow parking at the subject property when spaces are full. There are many (many, many, many) signs for NO PARKING along Pittock Park Road but they do not prevent people from parking there anyway. Parking for the trails and Pittock Park is another concern that should really be addressed before more residential units are added to the very location where the issue exists.

Thank you for considering my submission and reasons for concern. Please advise me of any necessary next steps for sharing these points at a meeting for the proposed zoning change.

Sincerely,

[REDACTED]

Woodstock, ON  
N4S 7W2

[REDACTED]