

To: David Creery, Chief Administrative Officer

From: Lisa Salomon, Council Services Clerk

Re: Zoning By-law Amendment Appeal – ZN 8-23-07 – 401 Lakeview Drive

AIM

To advise Council of an appeal received in connection with proposed Zoning By-law Amendment ZN 8-23-07.

BACKGROUND

At the regular meeting of Woodstock City Council held on February 20, 2025, Council considered Planning Application OP 23-5-8, SB 23-03-8, ZN 8-23-07 - Applications for Official Plan Amendment, Draft Plan of Subdivision and Zone Change - Farhi Holdings Corp. - 401 Lakeview Drive. The subject lands front on the northeast corner of the Lakeview Drive & Vansittart Avenue intersection, and are legally known as Part Lot 5, Concession 12 (East Zorra), Part of Lot 1, Plan 58, known municipally as 401 Lakeview Drive, Woodstock.

The applications propose to amend the Official Plan and the City's Zoning By-law to facilitate the development of the subject lands for residential use via a plan of subdivision.

The purpose of the proposed Official Plan Amendment is to redesignate the subject lands to low, medium and high-density residential and open space to facilitate a mix of low, medium and high-density residential development, as well as one parkland block, and a storm water management pond. A site-specific policy is also proposed that would permit a maximum residential density of 75 units per hectare, above the current 70 units/hectare maximum for the medium density townhouse blocks, and a maximum residential density of 151 units/ hectare, where 150 units/ hectare is the maximum for the proposed high density residential block. The low-density block has a density of 25 units/ hectare, with the overall blended density of the development being 65 units/ hectare.

The purpose of the proposed draft plan of subdivision is to create 5 blocks, consisting of one low density block for 26 semi-detached dwellings, one medium density block for 68 stacked townhouses, one high density block for 2 seven storey apartment buildings (consisting of 80 units each), one park block and a storm water management block, served by one new local street.

The purpose of the proposed zone change application is to rezone the subject lands from 'Community Facility Zone (CF)' to 'Residential Zone 2 (R2)', 'Special Residential Zone 3 (R3-sp)', 'Special Residential Zone 4 (R4-sp)' and 'Special Active Use Open Space Zone (OS2-sp)'.

The subject lands are approximately 3.9 hectares (9.62 ac) in size and have historically been used for institutional purposes. The lands contain a one storey office building (1,059 m²) that is proposed to be removed to facilitate the proposed residential development.

Surrounding land uses include low density residential development, with areas of medium density residential development to the east, southeast and southwest. A high-density residential development is located to the west, on the opposite side of Vansittart Avenue, adjacent to a small commercial block.

Council passed the following resolution in response to the application at the February 20, 2025, City Council meeting:

*"That the Council of the City of Woodstock does **not support** the application to amend the County Official Plan (File No. OP 23-05-8), submitted by Farhi Holdings Corporation, for lands described as Part Lot 5, Concession 12 (East Zorra) and Part of Lot 1, Plan 58, in the City of Woodstock to redesignate the subject lands from 'Community Facility' to 'Low, Medium and High Density Residential' and 'Open Space' to facilitate the development of the subject lands for residential development;"*

*And further, that the Council of the City of Woodstock advise County Council that the City does **not support** the application for draft plan of subdivision (File No. SB 23-03-8) submitted by Farhi Holdings Corporation for lands described as Part Lot 5, Concession 12 (East Zorra) and Part of Lot 1, Plan 58, in the City of Woodstock, subject to the following conditions of draft approval;*

*And further, that the Council of the City of Woodstock **deny** the zone change applications (File No. ZN 8-23-07) submitted by Farhi Holdings Corporation for lands described as Part Lot 5, Concession 12 (East Zorra) and Part of Lot 1, Plan 58, in the City of Woodstock to rezone the subject lands from 'Community Facility Zone (CF)' to 'Residential Zone 2 (R2)', 'Special Residential Zone 3 (R3-sp)', 'Special Residential Zone 4 (R4-sp)', 'Special Active Open Space (OS2-sp) and 'Passive Open Space (OS1)' to facilitate the development of the lands for residential use."*

COMMENTS

The applicant filed an appeal with the City of Woodstock ahead of the March 17, 2025 appeal deadline regarding the decision to refuse to amend the zoning by-law. The appeal must be forwarded to the Ontario Land Tribunal (OLT) within 15 days of the last day for filing the appeal, and a hearing will be conducted on the matter unless the appeal is withdrawn. The Clerk's office is required by the Tribunal to report on the position taken by Council in response to the appeal.

If Council supports its decision of February 20, 2025, legal services will be retained to represent the City. If staff are able to find professional planning services which are willing to defend Council's decision, those services will also be retained.

RECOMMENDATION

That Woodstock City Council supports the decision to refuse to amend the zoning by-law with respect to application ZN 8-23-07 – 401 Lakeview Drive;

And further that the City Clerk be instructed to advise the Ontario Land Tribunal.

Authored by: Lisa Salomon, Council Services Clerk

Approved by: Amy Humphries, Deputy Chief Administrative Officer/City Clerk

Approved by: David Creery, Chief Administrative Officer