

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-24-24 (1441180 Ontario Inc.)

REPORT HIGHLIGHTS

- The application for zone change proposes to rezone the subject property from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-65)' to facilitate the development of three street row dwelling units (townhouses) on the subject lands. The townhouses are intended to replace an existing triplex on the property.
- Planning staff are recommending that the application be supported as the proposal is consistent with the Provincial Planning Statement and maintains the intent and purpose of the Official Plan respecting development in low density residential areas.

DISCUSSION

Background

APPLICANT/OWNER: 1441180 Ontario Inc.
18 Winniett Street, Woodstock ON N4S 5Z3

AGENT: Mark Burke
28 Wellington Street North, Woodstock ON N4S 6P3

LOCATION:

The subject lands are described as Plan 77, Part Lots 58 and 59 in the City of Woodstock. The lands front on the south side of Kendall Avenue, lying between Russell Street and Butler Street, and are municipally known as 356 Kendall Avenue, 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: Residential Zone 2 (R2)

Requested Zoning: Special Residential Zone 3 (R3-65)

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-65)' to facilitate the development of three townhouse dwelling units on the subject lands.

The proposal is also requesting reduced side yard widths, and lot frontage for one of the townhouse units. The subject lands currently contain a triplex to be removed.

Surrounding land uses are primarily single-detached dwellings, and McIntosh Park is in close proximity to the north.

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.

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.

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 Residential Zone 2 (R2) within the City of Woodstock's Zoning By-law. The R2 Zone permits a single-detached dwelling, a semi-detached dwelling, a duplex, and associated home occupations and ARUs.

The applicant proposes to rezone the property to Special Residential Zone 3 (R3-65) to permit the development of three street row dwelling house units (townhouses). The R3 Zone permits an apartment, a boarding house or lodging house, a converted dwelling, a group home type 1, a horizontally-attached dwelling house, a multiple-attached dwelling house, a retirement home, a street row dwelling house and associated home occupations and ARU's.

For a street row dwelling house, the R3 zone requires a minimum lot area of 150 m² per dwelling unit or 240 m² for end units, a lot frontage of 5 m per unit or 8 m per end unit, front yard depth of 6 m, rear yard depth of 7.5 m, interior side yard width of 3 m for end units, minimum landscaped open space of 35%, and maximum lot coverage of 45%. The proposal appears to satisfy most the R3 Zone provisions, but the applicant has requested a minimum lot frontage for one end unit

of 7.3 m, a minimum interior side yard width for the same end unit of 1.2 m, and a minimum interior side yard width for the opposite end unit of 2.7 m.

Agency Comments

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

1. Municipal sanitary sewer and water are available on Kendall Ave.
2. Servicing and grading will be reviewed at time of building permit application.

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

1. The site is being re-zoned from R2 to R3-special to construct three (3) units of street facing townhouses.
2. Relief is required to reduce the minimum lot frontage for the easterly unit from 8m to 7.3m.
3. Relief is required to reduce the minimum interior side yard widths for the westerly unit from 3m to 2.7m and the easterly unit from 3m to 1.2m.
4. Our comments are subject to the review of a real survey.

Oxford County Public Works indicated that they have no comments, but further comments will be provided during future severance applications.

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 March 3, 2025. At the time of writing this report, no comments have been received from the public.

Planning Analysis

The application for zone change proposes to rezone the subject property from Residential Zone 2 (R2) to Special Residential Zone 3 (R3-65) to facilitate the development of 3 townhouse 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 3 units, replacing the existing triplex is an appropriate re-use and redevelopment of lands that will provide a diversity of housing units and types for current and future residents of the City of Woodstock.

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 street fronting townhouses are permitted on local streets. Further, the proposal is replacing a three dwelling unit structure with a three dwelling unit structure by replacing an existing triplex with street fronting townhouses; as such, there should be no additional impacts to traffic or municipal services. The townhouses will be setback in a manner that is consistent with surrounding development, and street fronting townhomes are generally compatible with surrounding single

detached dwellings, semi-detached dwellings and duplexes in the area. The subject lands are also in close proximity to McIntosh Park to the north. This area of the City is characterized by a wide variety of lot shapes, lot areas and lot frontages.

The applicant has requested special provisions to reduce the minimum lot frontage for one end unit from 8 m to 7.3 m to reduce the minimum interior side yard width of the same unit from 3 m to 1.2 m, and to reduce the minimum interior side yard width of the opposite end unit from 3 m to 2.7 m. More specifically, the applicant proposes a minimum frontage of 7.3 m for the eastern unit; minimum lot frontages are intended to ensure that adequate space is provided for an appropriate building envelope and setbacks. Staff are satisfied that the proposed 7.3 m frontage will provide an adequate building envelope and the 0.7 m reduction is a minor departure from the 8 m zone standard. Further, the reduction in width may be attributed to the requested minimum side yard width of 1.2 m (where 3 m is the zone standard). Minimum side yard widths are provided to ensure appropriate setbacks between building on adjacent properties, and to ensure that adequate space is provided for maintenance of buildings within the property. The applicant has requested a 1.2 m setback for the easterly townhouse unit; this setback is consistent with the setback for single-detached or semi-detached dwellings that includes garages. In this case, the applicant has shown a garage parking space for each unit on the sketch (Plate 3), and staff find the proposed three-unit townhouse and setbacks appropriate and compatible with these adjacent dwellings. Similarly, the applicant has requested an interior side yard width of 2.7 m on the westerly unit; the applicant has also shown a 1.5 m access easement for the middle unit through this yard, although this easement has not yet been applied for. Staff are supportive of the reduced side yards for both the east and west townhouse units.

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

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the zone change application submitted by 1441180 Ontario Inc., whereby the lands described as Plan 77, Part Lots 58 and 59, known municipally as 356 Kendall Avenue, City of Woodstock are to be rezoned from Residential Zone 2 (R2) to Special Residential Zone 3 (R3-65) to facilitate the development of 3 townhouse dwelling units.

SIGNATURES

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

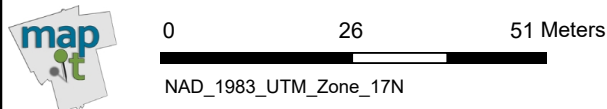
Approved for submission: *Original Signed By* Eric Gilbert, MCIP, RPP
Manager of Development Planning



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

November 19, 2024



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary

Notes



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NAD_1983_UTM_Zone_17N



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

November 19, 2024



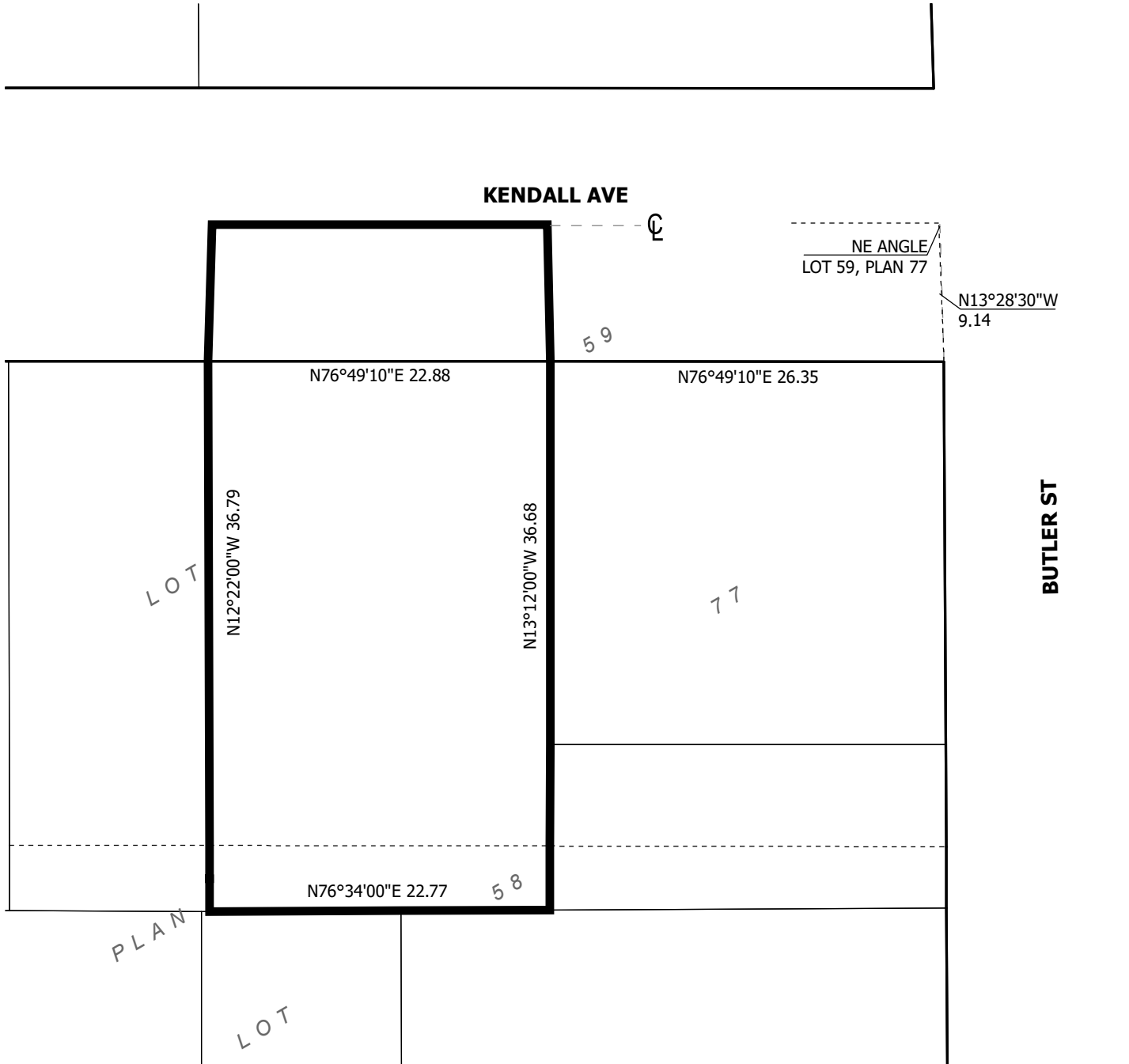
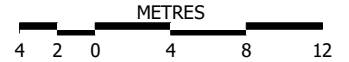
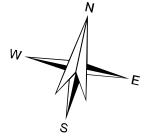
Lot to be Retained	Proposed Townhouse 1 of 3	
R3 By-Law 8.2	Proposed	R3 Minimum / Maximum
Lot Area	275.7 m ²	240 m ²
Lot Coverage	35%	45%
Lot Frontage	7.5 m	8 m
Lot Depth	36.7 m	28 m
Front Yard Depth	4 m	6.0 m
Rear Yard Depth	9.53 m	7.5 m
Interior Side Yard Width	1.2 m	3 m
Exterior Side Yard Width	n/a	4.5 m
Setback	n/a	19 m
Landscaped Open Space	47%	35%
Height	2-storey	11.0 m
Gross Floor Area	137 m ²	n/a

2 Lots to be Severed	Proposed Townhome 2 of 3	
R3 By-Law 8.2	Proposed	R3 Minimum / Maximum
Lot Area	232 m ²	150 m ²
Lot Coverage	41%	45%
Lot Frontage	6.3 m	5 m
Lot Depth	36.7 m	28 m
Front Yard Depth	12.0 m	6.0 m
Rear Yard Depth	9.5 m	7.5 m
Interior Side Yard Width	n/a	n/a
Exterior Side Yard Width	n/a	4.5 m
Setback	n/a	19 m
Landscaped Open Space	54%	35%
Height	2-storey	11.0 m
Gross Floor Area	137 m ²	n/a

2 Lots to be Severed	Proposed 3 of 3 Townhome	
R3 By-Law 8.2	Proposed	R3 Minimum / Maximum
Lot Area	331 m ²	240 m ²
Lot Coverage	29%	45%
Lot Frontage	9.0 m	8 m
Lot Depth	36.7 m	28 m
Front Yard Depth	12.0 m	6.0 m
Rear Yard Depth	9.5 m	7.5 m
Interior Side Yard Width	2.1 m	3 m
Exterior Side Yard Width	n/a	4.5 m
Setback	n/a	19 m
Landscaped Open Space	53%	35%
Height	2-storey	11.0 m
Gross Floor Area	137 m ²	n/a



SCHEDULE "A"
 TO BY-LAW No. _____
 PART LOTS 58 & 59 PLAN 77,
 PART 2, REFERENCE PLAN 41R-5108
 CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO R3-65

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

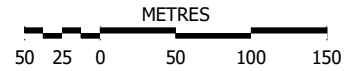
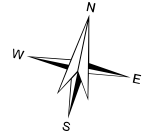
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2025

 MAYOR

 CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES



Growing stronger together

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