

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

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

## **Zone Change Application**

### **ZN 8 26-07 – 747 Pavey Street Inc. and Benji Investments Inc.**

#### **REPORT HIGHLIGHTS**

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- The application for zone change proposes amend the existing Special Residential Zone 3 (R3-63) to include a provision to permit a reduced minimum lot area for a multiple attached dwelling house of 116 m<sup>2</sup> (1,248.6 ft<sup>2</sup>) to facilitate the construction of a four storey multiple attached dwelling, consisting of 52 dwelling units.
- The requested special provision was recently reviewed by City Council through application ZN8-24-22 (January 16, 2025); however, when the final zoning by-law was prepared, the provision was omitted in error.
- Planning staff are recommending that the application be supported as the proposal is consistent with the Provincial Planning Statement (PPS) and maintains the intent and purpose of the Official Plan respecting medium density residential uses.

#### **DISCUSSION**

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##### **BACKGROUND**

OWNERS: 747 Pavey Street Inc. and Benji Investment Corporation Inc.  
825946 Township Road, Innerkip ON N0J 1M0

AGENT/APPLICANT: Baker Planning Group  
PO Box 23002, Stratford ON N5A 7V8

LOCATION:

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

COUNTY OF OXFORD OFFICIAL PLAN:

**Existing:**

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

'Medium Density Residential  
with a special policy area'

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning:      'Special Residential Zone 3 (R3-63)'

Proposed Zoning:    Amended 'Special Residential Zone 3 (R3-63)'

PROPOSAL:

The application for zone change proposes to amend the existing Special Residential Zone 3 (R3-63) to add a provision to permit a minimum lot area for a multiple attached dwelling house of 116 m<sup>2</sup> (1,248.6 ft<sup>2</sup>) to facilitate the construction of a four-storey multiple attached dwelling, consisting of 52 dwelling units.

On January 16, 2025, City Council approved ZN8-24-22 which permitted in-principle the zone change to R3-63. The R3-63 zone established special provisions for minimum lot area per dwelling unit as well as special provisions for minimum parking, maximum height and minimum interior side yard width; however, when the final zoning by-law was prepared and provided to Council, the minimum lot area per dwelling unit provision (requested through this application) was omitted in error. This application (ZN8-26-07) is intended to correct the omission from the previously approved zoning by-law amendment.

The subject lands comprise an approximate area of 6,075 m<sup>2</sup> (65,390.76 ft<sup>2</sup>) and contain a veterinarian's office and a single detached dwelling. The application proposes to remove the existing structures and replace them with two structures containing a maximum of 52 dwelling units and having a maximum height of four storeys.

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

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

Plate 2, Aerial Map (2020) provides an aerial view of the subject lands and surrounding uses as existing in the Spring of 2020.

Plate 3, Applicant's Sketch, identifies the proposed development and setbacks 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. The following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

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 'Medium Density Residential', with a special policy area that permits the development of a 52-unit multiple attached dwelling development that generally exceeds the maximum number of units per hectare but conforms broadly to the built forms supported in the Medium Density Residential designation.

Permitted uses within the 'Medium Density Residential' designation residential uses include townhouses, cluster houses, converted dwellings, and apartment buildings. The use of the lands for multiple attached dwellings conforms to the 'Medium Density Residential' policies of the Official Plan.

### ZONING BY-LAW

The subject lands are zoned 'Special Residential Zone 3 (R3-63)' according to the City's Zoning By-law. The R3-63 Zone was approved in-principle by City Council on January 16, 2025. The zoning that was approved in-principle by Council included the requested provision for minimum lot area per dwelling unit as well as special provisions for minimum parking, maximum height and minimum interior side yard width; however, when the final zoning by-law was prepared and provided to Council, the minimum lot area per dwelling unit provision (requested through this application) was omitted in error.

The R3-63 Zone permits a multiple attached dwelling house and an apartment dwelling house with special provisions to identify the front lot line (as adjacent to Pavey Street), to permit a maximum of 52 dwelling units, to permit a maximum height of four storeys, to permit a minimum northerly interior side yard width of 3 m (9.8 ft), to permit a minimum front yard depth of 8.5 m (27.9 ft) and to permit a minimum parking requirement of 1.25 spaces per dwelling unit. It would appear, based on the information provided by the applicant, that no additional areas of relief are required, as the proposed development will meet all other requirements of the 'R3-63' zone, excepting the minimum lot area per dwelling unit requirement.

The intent of the minimum lot area per dwelling unit provision is to ensure that sufficient space is provided amenity space. Additionally, the existing R3-63 Zone contains a provision that specifically permits a maximum of 52 dwelling units; by function, this provision is equal to the minimum lot area per dwelling unit request. The subject lands are approximately 6,075 m<sup>2</sup> (65,390.76 ft<sup>2</sup>), and a maximum of 52 dwelling units on the subject lands is equal to approximately 116 m<sup>2</sup> per dwelling unit.

### AGENCY COMMENTS

The City of Woodstock Engineering Department (Building Division) indicated that they have no concerns with the application but recommended that the applicant confirm the lot area through a survey.

### PUBLIC CONSULTATION

In accordance with the requirements of the Planning Act, notice of complete application was provided to adjacent landowners on March 18, 2026 and notice of public meeting was issued on

March 30, 2026. At the time of writing this report, no comments have been received from the public.

## **Planning Analysis**

An application has been received to amend the City's Zoning By-law to permit a multiple attached dwelling development consisting of 52 dwelling units. The proposal intends to develop two four-storey structures with an access to Pavey Street and an access to Fyfe Avenue. The application was approved in-principle on January 16, 2025; however, when the final zoning by-law was passed by City Council the provision requested through this application (for a minimum lot area of 116 m<sup>2</sup> per dwelling unit) was omitted from the by-law in error.

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.

On February 26, 2025 Oxford County Council passed a by-law to adopt Official Plan Amendment No. 332 to redesignate the subject lands to Medium Density Residential to facilitate the development of a 52 unit apartment development. The recently approved official plan and zoning by-law amendments (OPA and ZBA) were intended to facilitate the development proposed in this application. As part of those applications, the applicant submitted a functional servicing report, an arborist's report, a planning justification report, a traffic impact study and a parking justification study; all of the aforementioned studies were reviewed and supported by staff and considered by Councils in their approval of the OPA and ZBA applications.

The subject lands are designated 'Medium Density Residential' according to the Official Plan. Within the 'Medium Density Residential' designation residential uses include townhouses, cluster houses, converted dwellings, and apartment buildings. The use of the lands for an apartment development conforms to the 'Medium Density Residential' policies of the Official Plan.

The requested reduced minimum lot area of 116 m<sup>2</sup>/dwelling unit in lieu of the required 150 m<sup>2</sup>/dwelling unit is considered adequate because the many City-owned parks and public schools in close proximity that may provide additional spaces for amenity and recreation. Additionally, the requested reduced lot area per dwelling unit has become more commonly accepted in multiple proposals in Woodstock in recent years. The reduced lot area is not expected to negatively impact the functioning of the site, and the site plan control process will be implemented to ensure the functionality of additional items like drainage and grading. Further, the existing R3-63 Zone contains a provision that specifically permits a maximum of 52 dwelling units; by function, this provision is equal to the minimum lot area per dwelling unit request. The subject lands are approximately 6,075 m<sup>2</sup> (65,390.76 ft<sup>2</sup>), and a maximum of 52 dwelling units on the subject lands is equal to approximately 116 m<sup>2</sup> per dwelling unit.

This Office is of the opinion that the proposed zoning by-law amendment is considered appropriate for the proposed development and can be given favourable consideration.

## **RECOMMENDATIONS**

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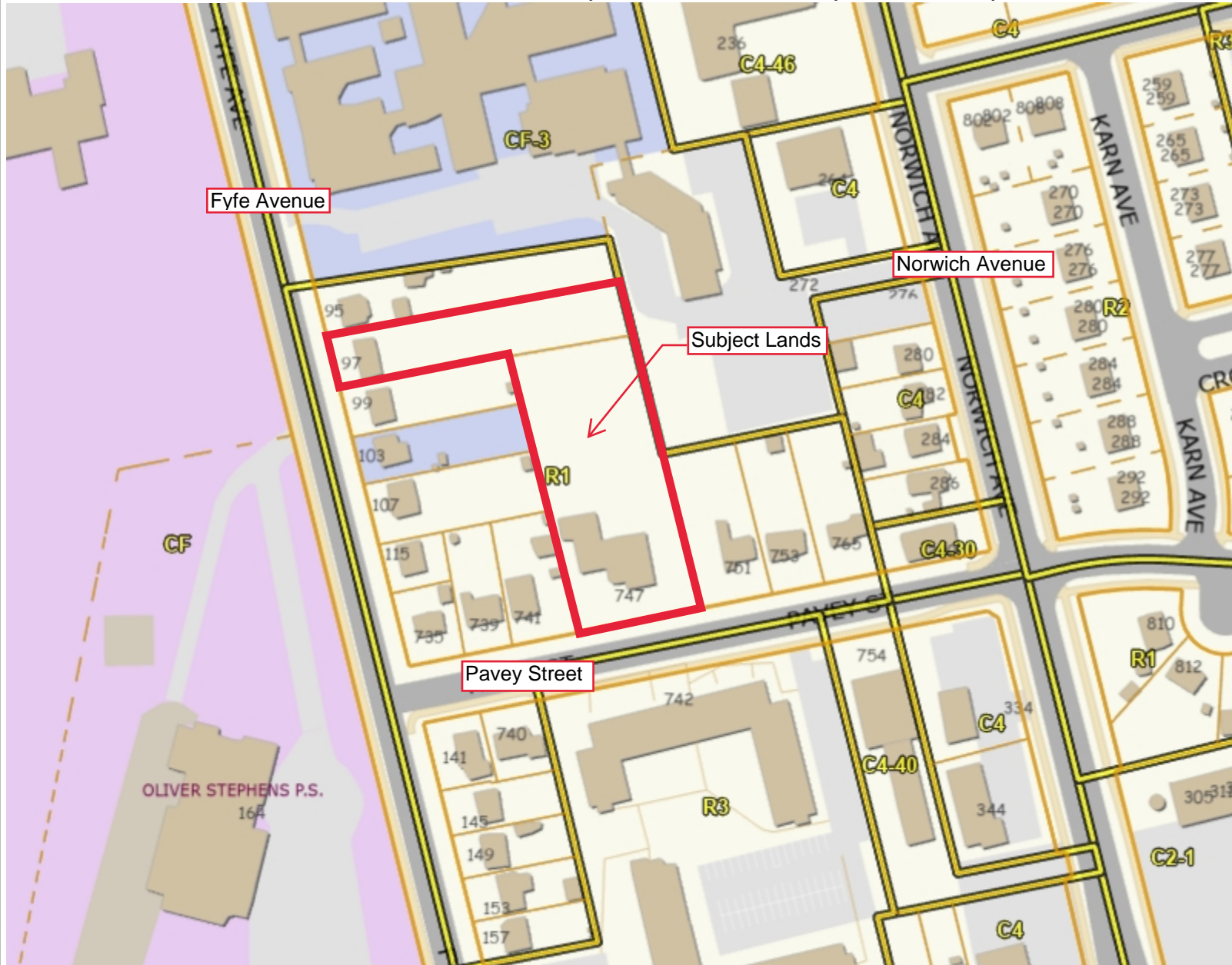
That the Council of the City of Woodstock approve the zone change application (File No. ZN 8-26-07) submitted by 747 Pavey Street Inc. and Benji Investment Corporation Inc. for lands legally described as Part of Park Lots 2 and 3, Plan 187, in the City of Woodstock, to rezone the lands to amend the existing 'Special Residential Zone 3 (R3-63)' to permit a reduced minimum lot area to facilitate a 52 unit multiple attached dwelling development.

## **SIGNATURES**

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

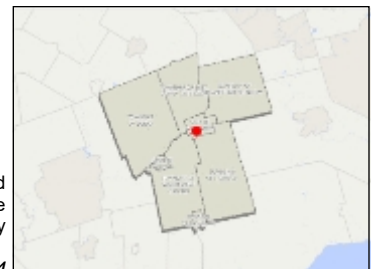
**Approved for submission:** *Original Signed By* Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**Legend**

- 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**



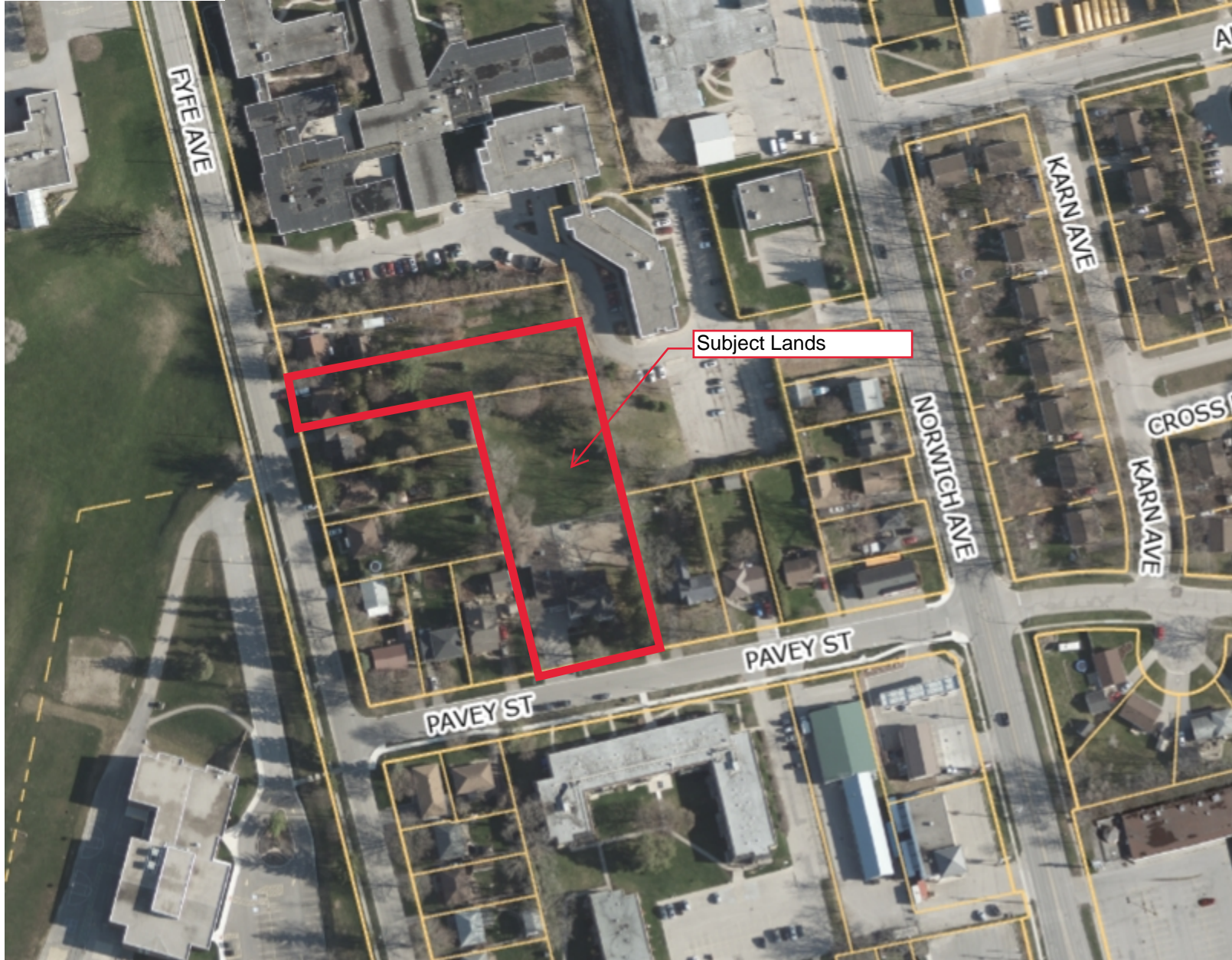
0 51 102 Meters

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

October 11, 2024



Legend

Notes



0 51 102 Meters

NAD\_1983\_UTM\_Zone\_17N



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January 8, 2025

SITE PLAN FILE NO.:



**GENERAL NOTES:**

1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
2. Do not scale the drawings.
3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to contract.
4. All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.

NO.	REVISIONS	DATE
00	Issued for SPA	12.22.2025
01		
02		
03		



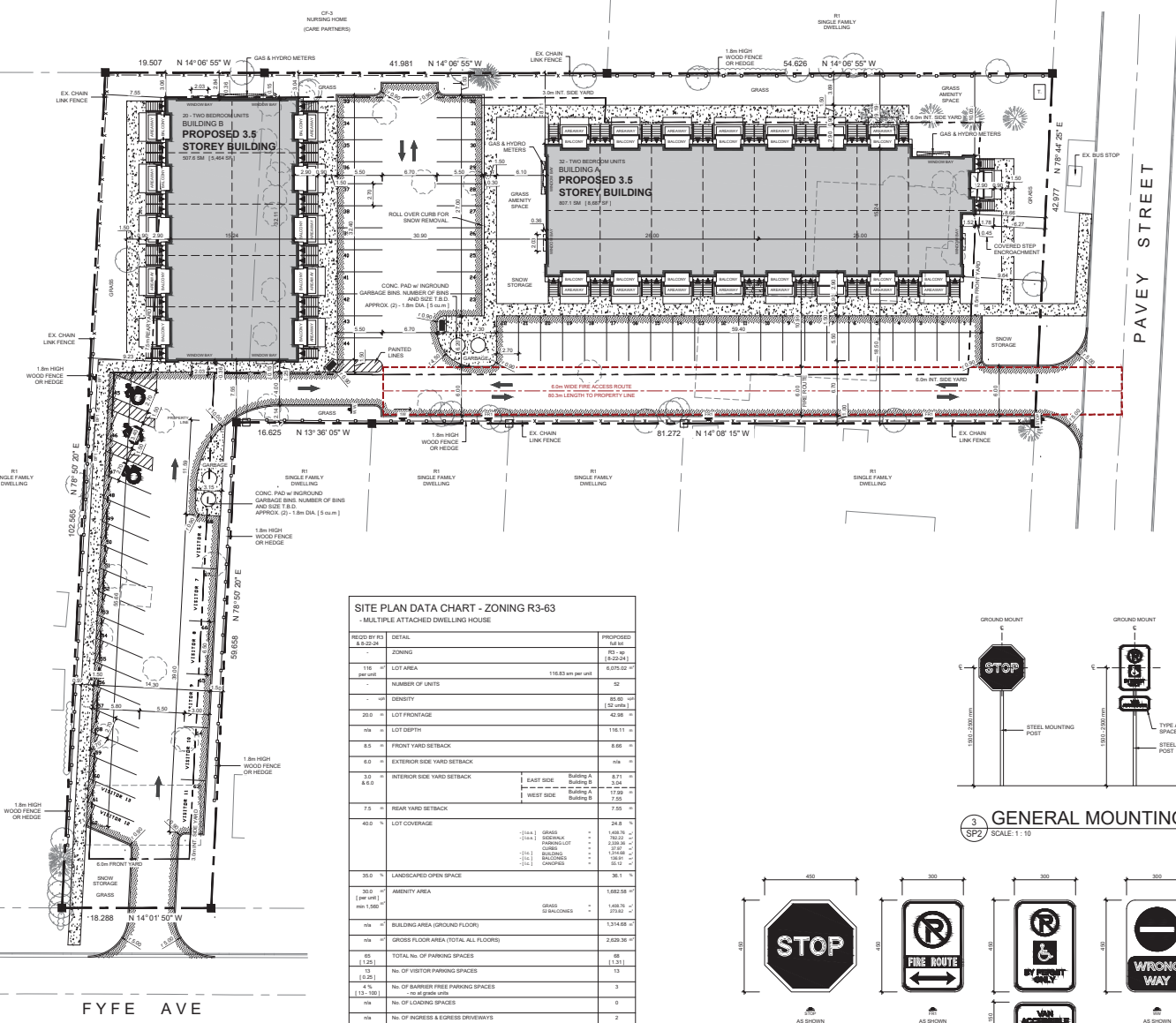
**PROJECT**  
PAVEY STREET DEVELOPMENT

747 PAVEY STREET  
WOODSTOCK, ONTARIO

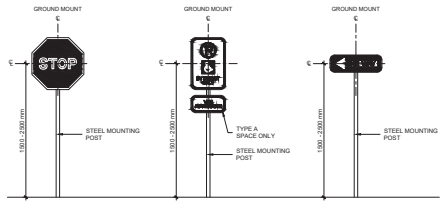
TITLE  
SITE PLAN

DRAWN BY D. WETTLAUFER	<b>SP1</b>
DATE JULY 15, 2024	
SCALE AS NOTED	
FILE NO. 22P243.dwg	
PROJECT NO. 22-P243	

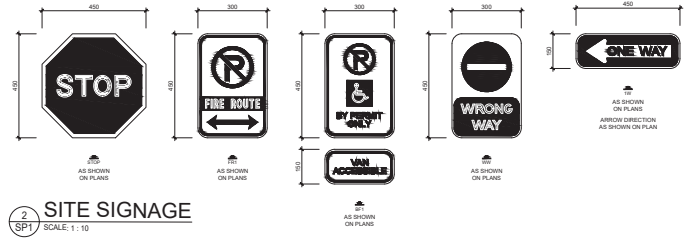
**Plate 3: Applicant's Sketch**  
**File No.: ZN8-26-07 (Pavey Street Inc. and Benji Investment Corporation Inc.)**  
**Part of Park Lots 2 and 3, Plan 187, City of Woodstock - 747 Pavey Street and 97 Fyfe Avenue**



SITE PLAN DATA CHART - ZONING R3-63		
- MULTIPLE ATTACHED DWELLING HOUSE		
REQD BY R#3	DETAIL	PROPOSED
8.22-24	ZONING	R3-63 [8-22-24]
118	LOT AREA	116.53 sqm per unit
-	NUMBER OF UNITS	52
-	DENSITY	85.50 / [52 units]
20.0	LOT FRONTAGE	42.96 m
10.0	LOT DEPTH	156.11 m
8.5	FRONT YARD SETBACK	8.66 m
6.0	EXTERIOR SIDE YARD SETBACK	6.06 m
3.0	INTERIOR SIDE YARD SETBACK	8.71 m
6.0	REAR YARD SETBACK	17.92 m
7.5	REAR YARD SETBACK	7.55 m
40.0	LOT COVERAGE	25.8 %
		144.1 GRASS
		144.1 PARKING LOT
		144.1 DRIVEWAY
		144.1 BALCONIES
		144.1 GARAGE
		144.1 DRIVEWAYS
35.0	LANDSCAPED OPEN SPACE	36.1 %
30.0	AMENITY AREA	1552.25 sqm
11.251	GRASS	1467.76
13	NO. OF VISITOR PARKING SPACES	13
4 %	NO. OF BARRIER FREE PARKING SPACES	2
13-100	NO. OF LOADING SPACES	0
4.0	BUILDING HEIGHT	12.00 m
4.0	NO. OF STOREYS	3



**GENERAL MOUNTING HEIGHTS**  
SCALE: 1:10



**SITE SIGNAGE**  
SCALE: 1:10

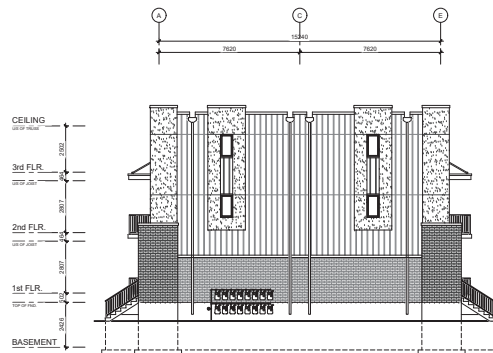
**SITE PLAN**  
SCALE: 1:250



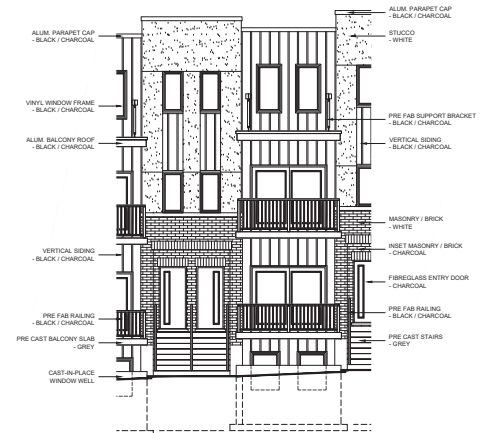
BUILDING A  
**1**  
 SIDE ELEVATION  
 EAST  
 SCALE: 1:125



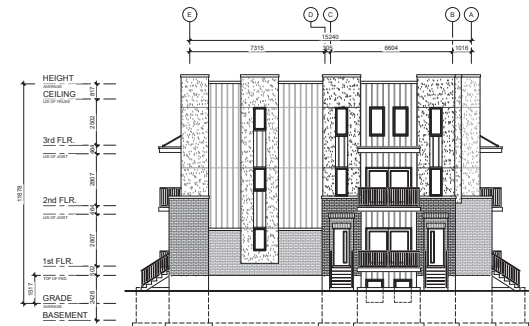
BUILDING A  
**2**  
 SIDE ELEVATION  
 WEST  
 SCALE: 1:125



BUILDING A  
**3**  
 REAR ELEVATION  
 NORTH  
 SCALE: 1:125



**5**  
 TYP. CLADDING  
 SCALE: 1:75



BUILDING A  
**4**  
 FRONT ELEVATION  
 SOUTH  
 SCALE: 1:125

VIEW FACING  
 PAVEY STREET

SITE PLAN FILE No.  
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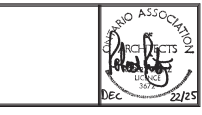


**GENERAL NOTES:**

1. Seal & Signature are by the person that has reviewed and taken responsibility for design activities.
2. Do not scale the drawings.
3. Check and verify all dimensions and report any discrepancies, contradictions, or ambiguities to the architect prior to issuance to contract.
4. All work to be carried out according to the Ontario Building Code, other applicable codes and standards, and any other authority having jurisdiction.

NO.	REVISIONS	DATE
00	Issued for SPA	12.22.2025
01		
02		

**R. RITZ**  
 ARCHITECT INC.  
 322 ONTARIO STREET  
 STRATFORD - ONTARIO  
 NO. 508 (519) 271-4653

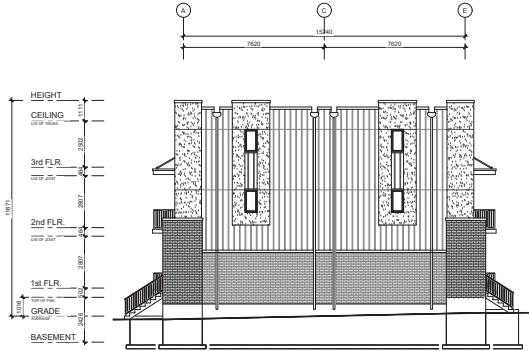


PROJECT  
**PAVEY STREET  
 DEVELOPMENT**  
 747 PAVEY STREET  
 WOODSTOCK, ONTARIO  
 TITLE  
**BUILDING A  
 ELEVATIONS**

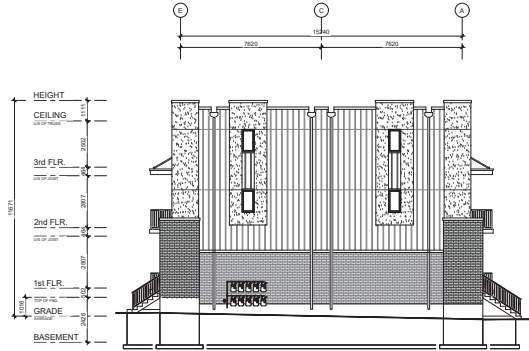
DRAWN BY  
 D. WETTLAUFER  
 DATE  
 JULY 15, 2024  
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 PROJECT NO.  
 22-P243

**AE1**

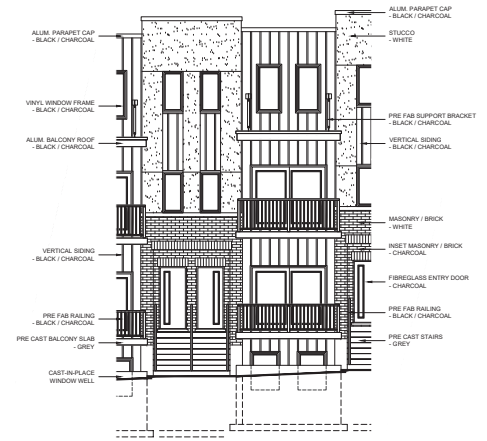
SITE PLAN FILE No.  
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BUILDING B  
3 SIDE ELEVATION  
AE2 SCALE: 1:125  
WEST



BUILDING B  
4 SIDE ELEVATION  
AE2 SCALE: 1:125  
EAST



5 TYP. CLADDING  
SCALE: 1:75



BUILDING B  
1 REAR ELEVATION  
AE2 SCALE: 1:125  
NORTH



BUILDING B  
2 FRONT ELEVATION  
AE2 SCALE: 1:125  
SOUTH

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01		
02		
03		

**R. RITZ**  
ARCHITECT INC.  
322 ONTARIO STREET  
STRATFORD - ONTARIO  
NHA 3B8 (519) 271-4553



PROJECT  
PAVEY STREET  
DEVELOPMENT

747 PAVEY STREET  
WOODSTOCK, ONTARIO

TITLE  
BUILDING B  
ELEVATIONS

DRAWN BY D.WETTLAUFER	<b>AE2</b>
DATE JULY 15, 2024	
SCALE 1 : 125	
FILE NO. 22P243.dwg	
PROJECT NO. 22-P243	