

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-23-14 - Housworth

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject property from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the construction of a semi-detached dwelling on the subject property.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan.

DISCUSSION

Background

OWNER: Denise Housworth
132 Dover Street, Woodstock ON, N4S 3M1

APPLICANT: Jeremy Bowen
821 Wilton Crescent, Woodstock ON, N4S 7H4

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

LOCATION:

The subject lands are described as Plan 214, Part Lot 14, as in 458207, in the City of Woodstock. The property is located on the west side of Dover Street, between Walter Street and Parkinson Road and is municipally known as 132 Dover Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-2"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 5899-81:

Existing Zoning: Residential Zone 1 (R1)

Proposed Zoning: Residential Zone 2 (R2)

PROPOSAL:

The application for zone change proposes to rezone the subject property from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the construction of a semi-detached dwelling on the subject lands.

The subject property comprises approximately 993.8 m² (10,697 ft²) and currently contains a single detached dwelling that has been damaged by fire. Surrounding land uses are predominantly single detached and semi-detached dwellings.

Plate 1, Existing Zoning & 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 surrounding area.

Plate 3, Applicant's Sketch, provides the dimensions of the subject property, location of the proposed semi-detached dwelling and parking area.

Application Review

PROVINCIAL POLICY STATEMENT:

The Provincial Policy 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 1.1.1 directs that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The policies of Section 1.1.3.1 direct that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, infrastructure and public service facilities.

Section 1.1.3.3 further directs that planning authorities shall identify appropriate locations and promote opportunities transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Furthermore, Section 1.4.3 directs that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing options required to meet the social, health, economic and well-being requirements of current and future residents
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

OFFICIAL PLAN:

The subject lands are designated 'Low Density Residential' according to the City of Woodstock Land Use Plan. Low Density Residential Districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex and converted dwellings, street-fronting townhouses, quadraplexes, low density cluster development 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. It is not intended however that the full range of housing will be permitted in every individual neighbourhood or development and City Council may choose to restrict the range of uses in a particular location through the Zoning By-law.

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.

Section 7.2.2.5 promotes residential intensification in appropriate locations for more efficient use of land, infrastructure and public services. The policies also state that residential intensification is permitted in appropriate locations, subject to the proposal complying with the relevant policies pertaining to the type of development.

According to the Official Plan, infill housing is defined as the placement of new residential development into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the residentially-designated land supply and municipal servicing infrastructure, infill housing will be supported in Low Density Residential Districts.

Section 7.2.4.1.1 of the Official Plan provides criteria for the consideration of street-oriented infilling. The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing development on both sides of the same street. In order that the street-oriented infill projects are sensitive to the continuity of the existing residential streetscape, City Council will ensure that the proposal is compatible with the street frontage, setbacks, lot area and spacing of existing development within a two block area of the same street.

Additionally, when considering all infill proposals, City Council must be satisfied that vehicular access points are acceptable, municipal services can adequately accommodate the proposal and stormwater is adequately controlled. Further, the Council must also ensure that any desirable vegetation is retained where possible and the impact on environmental constraints is mitigated, the proposal complies with the Zoning By-Law and impacts to heritage resources are considered.

Further to the above, Section 7.1.1, the policies of the Official Plan are also intended to provide opportunities to develop the full range of housing required to meet the needs of residents including ownership and rental housing, affordable housing and specialized housing.

More specifically, Section 7.2.2.1 directs that City Council shall ensure opportunities exist to increase the variety and affordability of dwelling types in the built-up portion of the City by permitting appropriate forms of residential intensification. Section 7.2.2.2 further directs that City Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and co-operative, throughout the City.

CITY OF WOODSTOCK ZONING BY-LAW:

The applicant proposes to rezone the subject property from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the construction of a semi-detached dwelling. The proposal appears to meet all of the relevant zone provisions of the R2 Zone.

AGENCY COMMENTS:

The City of Woodstock Engineering Department (Engineering Division) indicated that, based on the sketch provided, it appears the applicant also intends to sever the lot. We note that municipal sanitary sewer is not directly available in front of the Lot to be Retained. The applicant may want to reach out to County Public Works to proactively seek details and expectations related to sanitary servicing.

PUBLIC CONSULTATION:

Notice of complete application regarding the zone change was provided to the public and surrounding property owners on September 22, 2023 and notice of public meeting was issued on November 27, 2023, in accordance with the requirements of the Planning Act. At the time of writing this report no comments were received from the public.

Planning Analysis

The applicant is proposing to rezone the subject property to facilitate the construction of a semi-detached dwelling house.

It is the opinion of staff that the subject application is consistent with the PPS as the proposed development promotes intensification and provides a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, municipal services and infrastructure within a designated settlement area.

Planning staff are also satisfied that the proposal maintains the intent and purpose of the Official Plan as the proposed semi-detached dwelling is a form of development that is permitted in the low density residential areas and is in keeping with the low density type housing common to this area. Staff are of the opinion that the development will not negatively impact the character of the neighbourhood from a built-form perspective. The proposal appears to meet all of the zone provisions of the R2 Zone. Further, based on submitted sketch, staff are satisfied that parking in accordance with the requirements of the Zoning By-law can also be accommodated on the site and the additional dwelling unit is not anticipated to have an adverse impact on traffic in the area.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent of and purpose of the Official Plan. As such, staff are of the opinion that the application can be given favourable consideration.

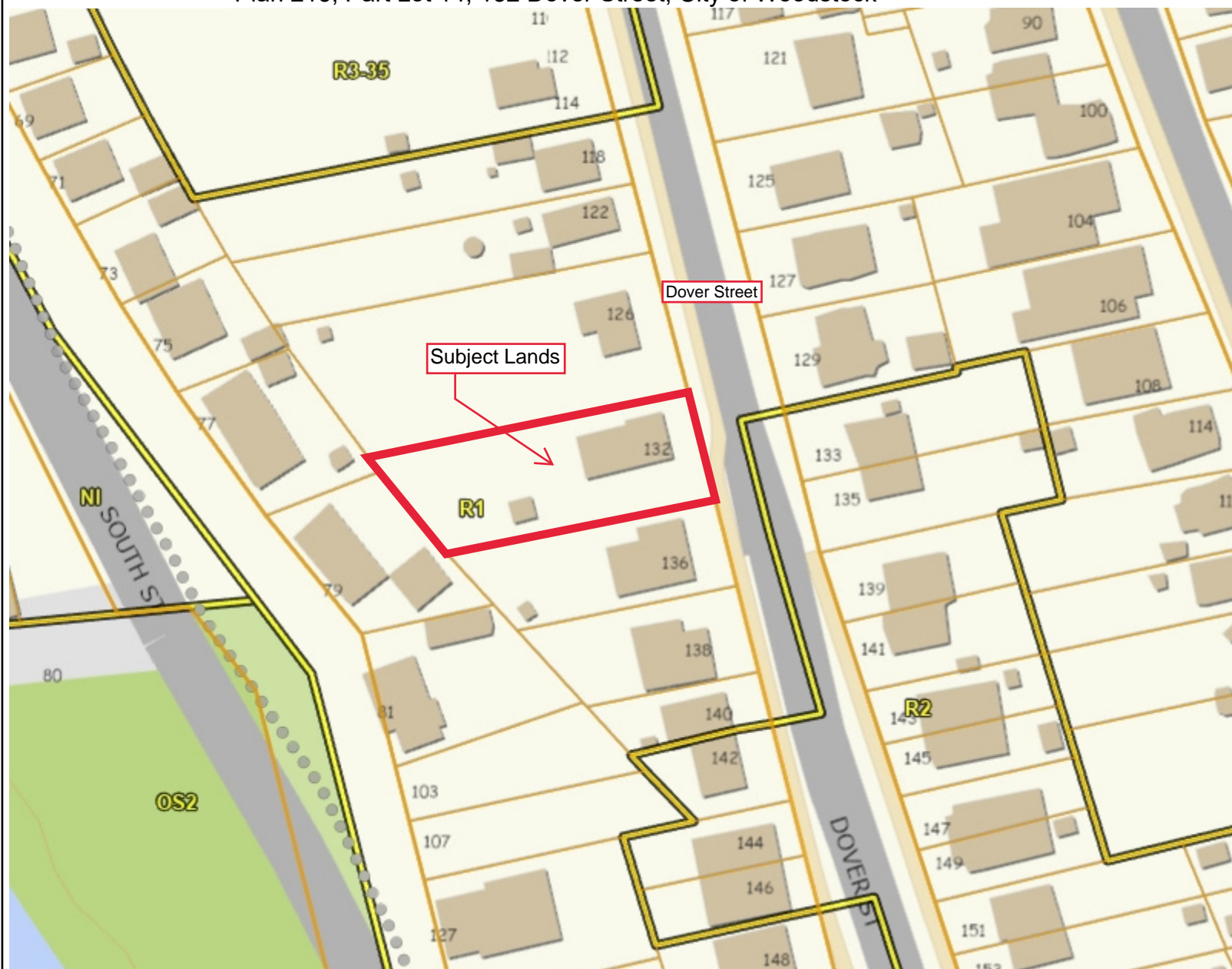
RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock approve the application for lands described as Plan 214, Part Lot 14, as in 458207, in the City of Woodstock, to rezone the subject property from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the construction of a semi-detached dwelling.

SIGNATURES

Authored by:	<i>Original signed by</i>	Justin Miller Development Planner
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Approved for submission:	<i>Original signed by</i>	Gordon K. Hough, RPP Director
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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 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

September 19, 2023



Legend

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

Notes



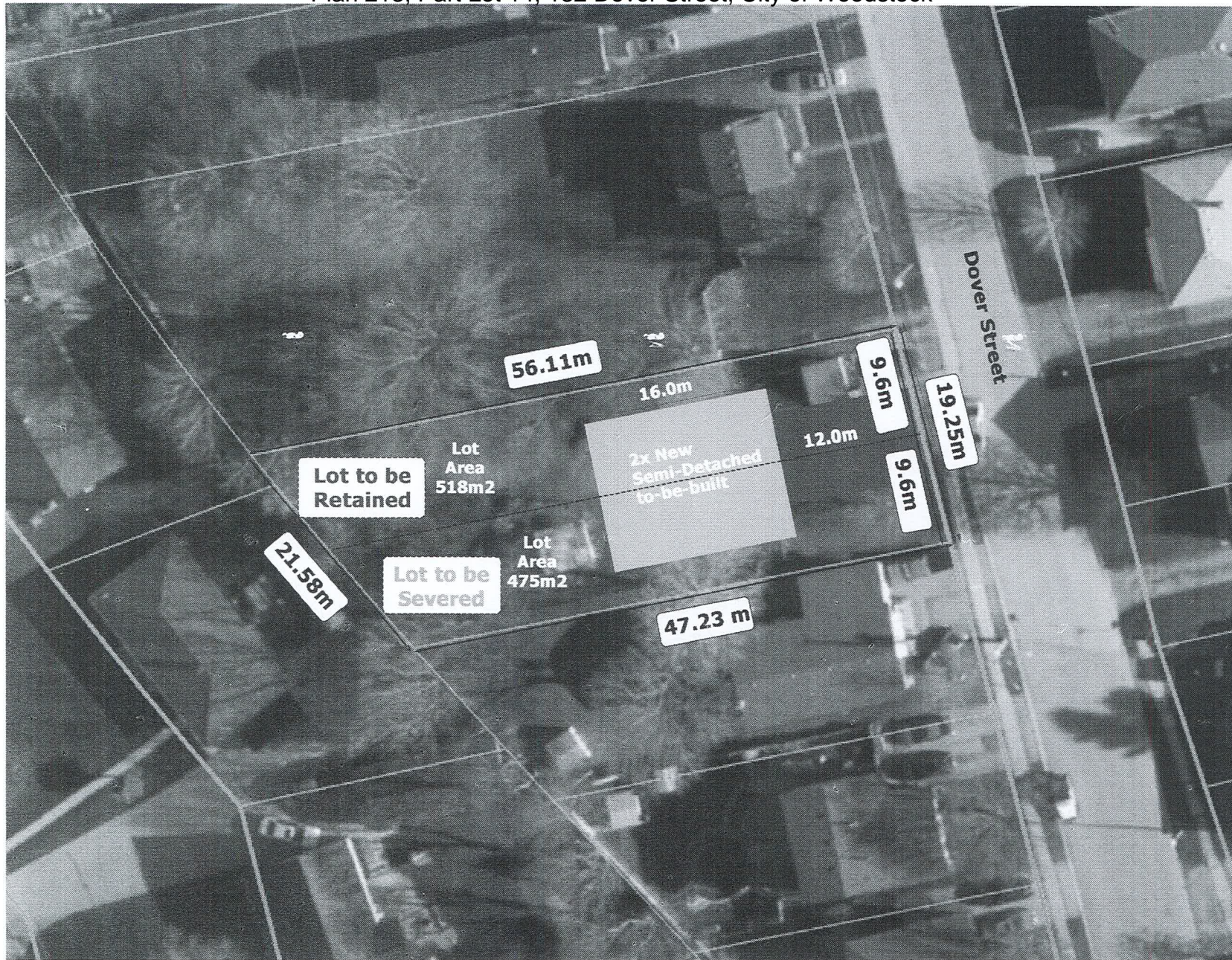
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NAD_1983_UTM_Zone_17N



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September 19, 2023

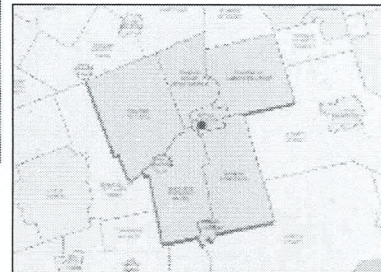


Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



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 R2 the zone symbol of the lands so designated R2 on Schedule "A" attached hereto.
2. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 14th day of December, 2023.

READ a third time and finally passed this 14th day of December, 2023.

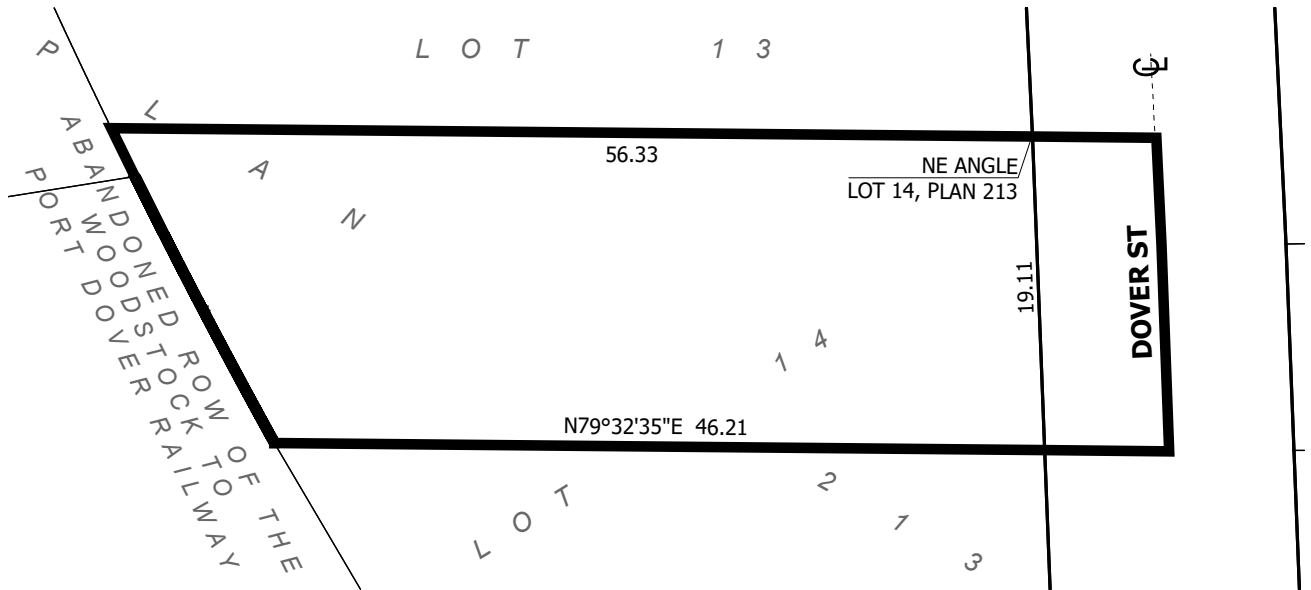
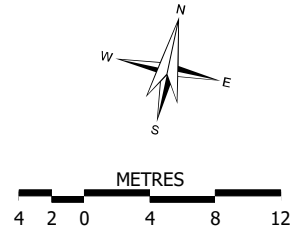
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

PT LOT 14, PLAN 213
CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO R2

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

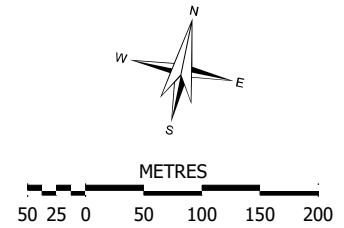
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2023

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES