

To: Warden and Members of County Council

From: Director of Community Planning

Supplementary Report Application for Plan of Subdivision SB 22-01-7 - Victoria Wood (Tillsonburg-West) GP Inc.

RECOMMENDATION

1. That Oxford County Council grant draft approval to a revised proposed residential subdivision (File No. SB 22-01-7), as illustrated on Plate 4 of Report No. CP 2023-135, submitted by Victoria Wood (Tillsonburg-West) GP Inc., for lands legally described as Part of Lots 8 & 9, Concession 11 (Dereham) and Part of Lot 8, Concession 12 (Dereham) in the Town of Tillsonburg, subject to the conditions attached to this report as Attachment 6 being met prior to final approval.

REPORT HIGHLIGHTS

- The revised plan of subdivision includes revised park and medium density block locations, revised alignment and width of Street “B” (primary north-south internal street).
- The revised street alignment has resulted in a minor increase in the minimum number of units from 699 to 702, and an increased maximum potential number of units from 1,113 to 1,117.
- Town staff have indicated support of the revised draft plan, including the revised parkland location and medium density block.
- Planning staff recommend that the revised draft plan of subdivision be approved as the proposal is consistent with the relevant policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan.

Implementation Points

This proposal will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.







Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year’s budget.

Communications

Public notice regarding this proposal was provided in accordance with the requirements of the Planning Act, and public meetings were held by the Town of Tillsonburg on March 27, 2023 and County of Oxford on April 12, 2023. At, and prior to the public meetings, concerns were received from the public respecting traffic, access, proposed density, and land use compatibility, primarily from residents of the adjacent Baldwin Place development.

Strategic Plan (2020-2022)

					
<i>WORKS WELL TOGETHER</i>	<i>WELL CONNECTED</i>	<i>SHAPES THE FUTURE</i>	<i>INFORMS & ENGAGES</i>	<i>PERFORMS & DELIVERS</i>	<i>POSITIVE IMPACT</i>
		3.ii			

DISCUSSION

Background

Owner: Victoria Wood (Tillsonburg-West) GP Inc.
 145 Adelaide Street West, Suite 500, Toronto ON M5H 4E5

Agent: Andrea Sinclair, MCIP RPP, MHBC Planning
 540 Bingemans Centre Drive, Suite 200, Kitchener ON N2B 3X9

Location:

The subject lands are described as Part of Lots 8 & 9, Concession 11 (Dereham), and Part of Lot 8, Concession 12 (Dereham) in the Town of Tillsonburg. The lands are located on the south side of Concession Street West, west of Quarter Town Line. The lands do not currently have a civic address.

County of Oxford Official Plan:

Existing Designation:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	Residential Open Space
Schedule "T-2"	Town of Tillsonburg Residential Density Plan	Low Density Residential Medium Density Residential High Density Residential

Proposed Designations:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	Residential Open Space
Schedule "T-2"	Town of Tillsonburg Residential Density Plan	Low Density Residential Medium Density Residential High Density Residential
Schedule "T-3"	Town of Tillsonburg Leisure Resources & School Facilities Plan	Neighbourhood Park
Schedule "T-4"	Town of Tillsonburg Transportation Network Plan	Collector Road (Dereham Drive)

Town of Tillsonburg Zoning By-law 3295:

Existing Zoning: Future Development Zone (FD)

Proposed Zoning: Special Low Density Residential Type 2 Zone (R2-sp)
Special Low Density Residential Type 3 Zone (R3-sp)
Special Medium Density Residential Zone (RM-sp)
Special High Density Residential Zone (RH-sp)
Passive Use Open Space Zone (OS1)
Active Use Open Space Zone (OS2)

Proposal:

The Town of Tillsonburg and Oxford County Council considered applications for Official Plan Amendment, draft plan of subdivision approval, and zone change for a proposed residential draft plan of subdivision located on the western portion of the Town of Tillsonburg at their respective March 27, 2023 and April 12, 2023 Council meetings.

Town Council recommended support of the proposed plan of subdivision, subject to a number of proposed modifications, including the elimination of two proposed street accesses at Esseltine Drive and Weston Drive, and proposed re-alignment of Street "F", the principle north-south street that will be internal to the proposed subdivision. Town Council approved the requested zoning amendment in principle at their March 27 meeting, and Oxford County Council adopted the proposed Official Plan Amendment at the April 12, 2023 Council meeting.

County Council deferred consideration of the proposed draft plan of subdivision to allow the Town of Tillsonburg and Victoria Woods GP Inc. to further discuss options for Street "I" (the segment of street that connects to Weston) and "Esseltine" to the mutual satisfaction of the Town and the Developer.

Town staff have met with representatives of the Baldwin Place Residents Association and the applicant, and the applicant subsequently had discussions with Planning staff, Town staff, and the Baldwin Place Residents Association. The following revisions to the plan of subdivision have been made as a result of those discussions:

- The parkland block and medium density blocks adjacent to the Westfield Public School lands have been 'flipped' as per the request of Town Recreation, Culture and Parks staff.
- Street "F" (now Street "B") has been straightened between Esseltine Drive and Street "I". This resulted in other changes to the block and road pattern in the south section of the plan. Changes were made to minimize additional road length and to ensure that the overall density did not significantly decrease.
- The ROW width of Street "B" now increases to 22 m south of Street "G". The narrowing of the ROW to 20 m north of Street "G" intersection was recommended by the Traffic Engineering Consultant to assist in controlling speeding.
- The revised draft plan results in a minor increase in units when compared to the previous design. The minimum unit count is now 702 (compared to 699 previously) and the maximum unit count is now 1,117 (compared to 1,113 previously).

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

Plate 2, 2020 Aerial Map, provides an aerial view of the subject property and surrounding area.

Plate 3, Existing Official Plan Designations, depicts the existing Official Plan designations of the subject lands.

Plate 4, Revised Draft Plan, illustrates the layout of the revised draft plan of subdivision.

Planning Analysis

Planning staff have reviewed the proposed modifications to the draft plan of subdivision consisting of revised locations for the medium density and parkland blocks and revised design and layout, and support the modified plan of subdivision.

The revised draft plan of subdivision maintains the collector street connections to Esseltine Drive and Weston Drive and the revised street network and overall subdivision design can be considered appropriate. The revised location for the parkland block and medium density block will provide greater separation from existing low density residential uses and the parkland block will remain sufficiently large and accessible for future residents of the subdivision development. No change to the size of these blocks is proposed. The revised design of Street "B" (formerly Street "F") will facilitate efficient movement within the subdivision, and the reduced ROW width will provide some traffic calming measures. The revisions will provide for minor increases in the density of the plan of subdivision and the changes have been supported by Town Engineering staff and Town Recreation, Culture and Parks staff.

In light of the foregoing, Planning staff recommend that the revised draft plan of subdivision be approved, subject to the conditions of approval outlined in Attachment 6.

Conclusions

Planning staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives, objectives and policies of the Official Plan. As such, staff are satisfied that the draft plan of subdivision application can be given favourable consideration.

SIGNATURES

Report Author:

Original Signed By

Eric Gilbert, MCIP, RPP
Senior Planner

Departmental Approval:

Original Signed By

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1 - Plate 1, Location Map with Existing Zoning
Attachment 2 - Plate 2, 2020 Aerial Map
Attachment 3 - Plate 3, Existing Official Plan Designations
Attachment 4 - Plate 4, Revised Draft Plan
Attachment 5 - Applicant's Submission
Attachment 6 - Conditions of Draft Approval