

Legend

- 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



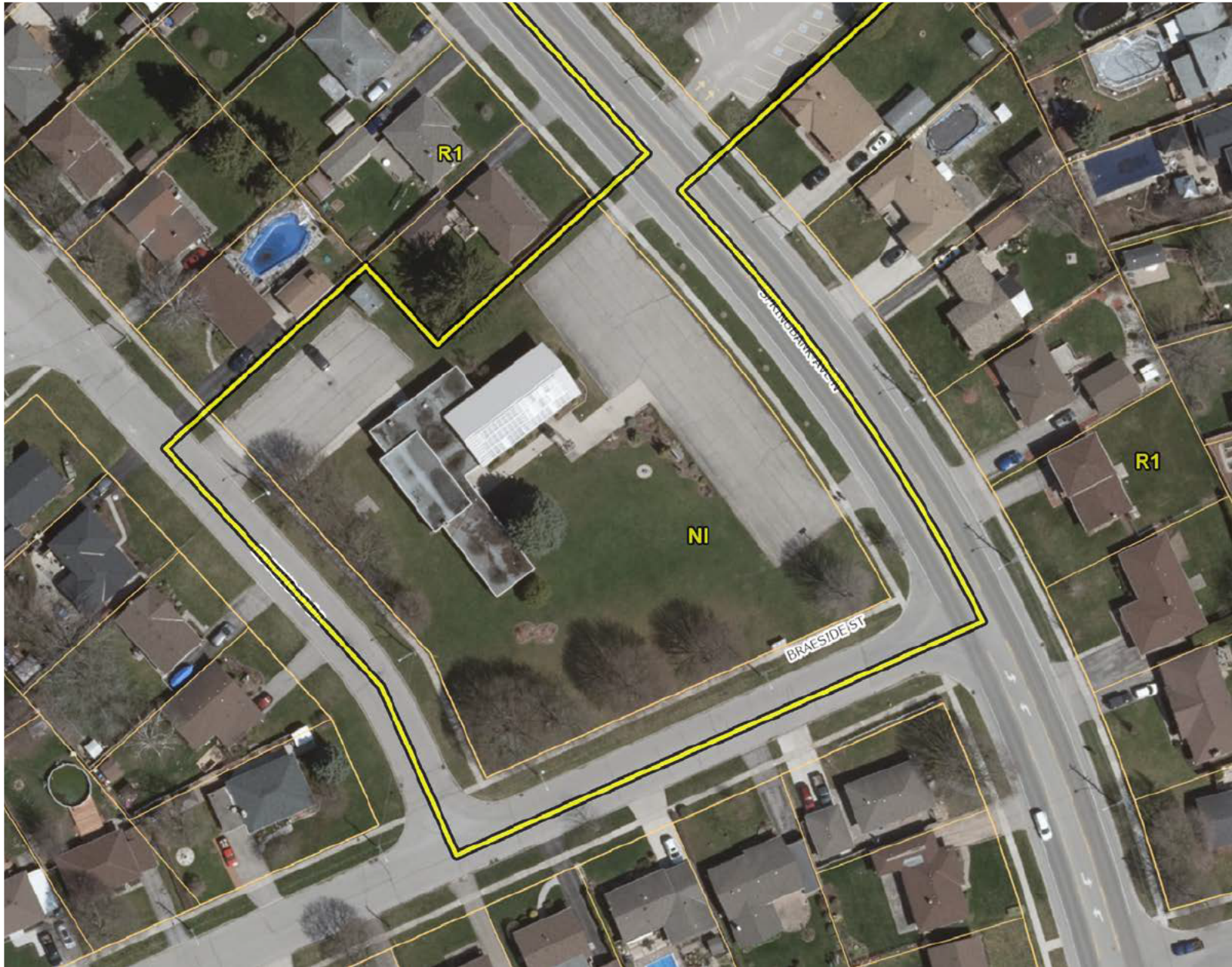
0 51 102 Meters

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

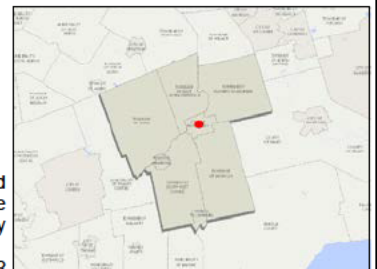
January 18, 2023



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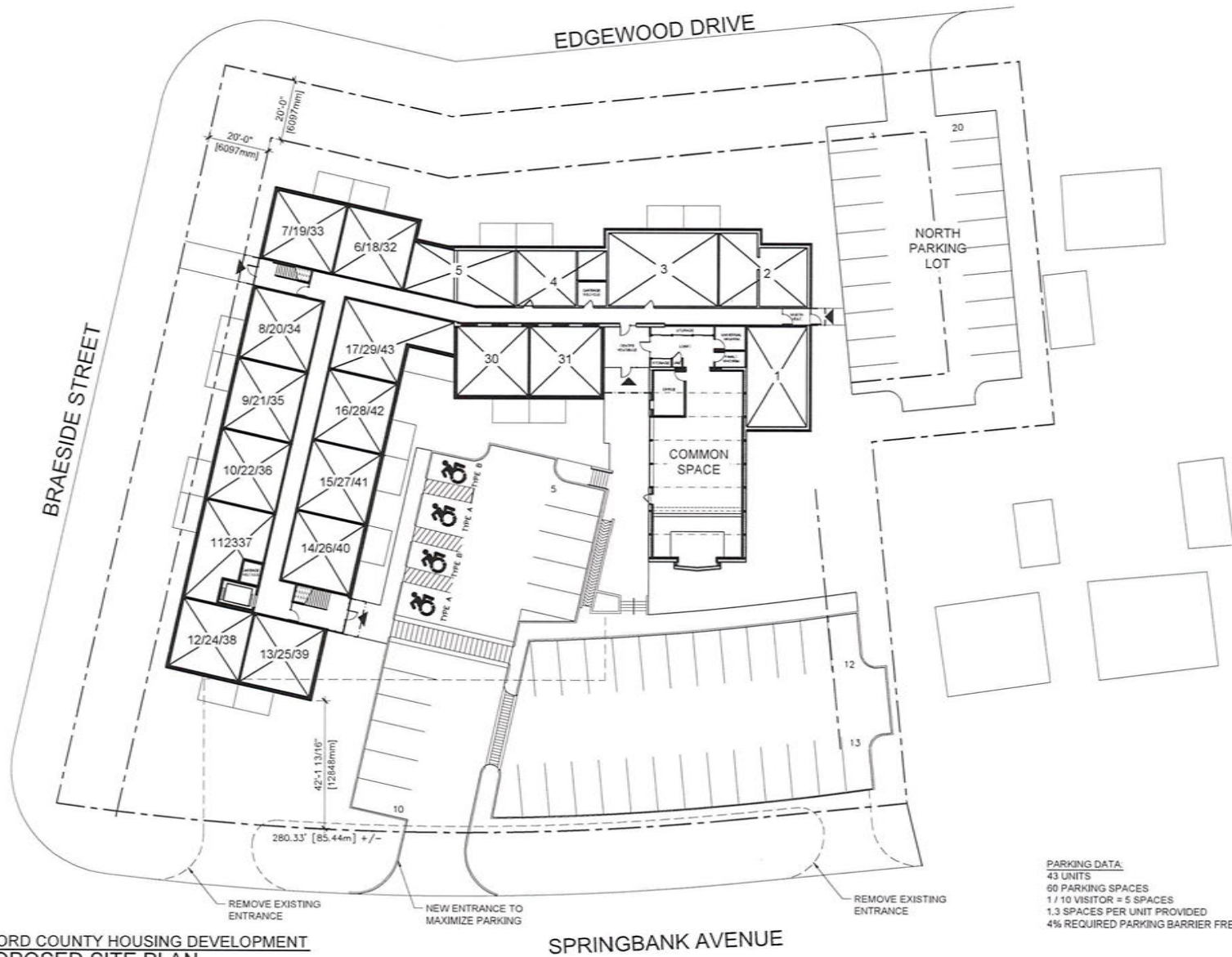
0 26 51 Meters

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January 18, 2023



R·RITZ
ARCHITECT
 322 ONTARIO STREET
 STRATFORD · ONTARIO
 N5A 3H8 (519) 271-4603

**OXFORD COUNTY HOUSING DEVELOPMENT
 PROPOSED SITE PLAN**

43 UNITS

DECEMBER 9, 2022

1/32" = 1'-0" (11 X 17)

SPRINGBANK AVENUE

PARKING DATA:
 43 UNITS
 60 PARKING SPACES
 1 / 10 VISITOR = 5 SPACES
 1.3 SPACES PER UNIT PROVIDED
 4% REQUIRED PARKING BARRIER FREE = 3 SPACES (4 PROVIDED)



Eric Gilbert

From: Planning
Sent: March 8, 2023 12:44 PM
To: Eric Gilbert; Justin Miller
Subject: FW: Concerns regarding the development of 175 Springbank Ave.

Amy Hartley

Secretary-Treasurer, Land Division Committee
Community Planning | County of Oxford
21 Reeve Street, Woodstock, ON, N4S 7Y3

PLEASE NOTE: I am now working in a part-time capacity with reduced hours. I will respond to your email within 24 hours of receipt. If you require immediate assistance please contact planning@oxfordcounty.ca. If you are requesting a consent certificate it is helpful to note the closing date so I can make note of it in my calendar. Thank you for your understanding.

Direct: 519-539-9800 ext. 3204 | Fax: (519) 421-4712
ahartley@oxfordcounty.ca

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 **Think about our Environment. Print only if necessary**

From: Shelley Green [REDACTED]
Sent: March 7, 2023 1:22 PM
To: Planning <planning@oxfordcounty.ca>
Subject: Concerns regarding the development of 175 Springbank Ave.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

To whom this may concern,

I am a resident at [REDACTED] Braeside Street and am submitting the following questions/concerns regarding the development of the property at 175 Springbank Ave:

Concerns:

1. This particular stretch of Springbank (from Warwick to Devonshire) is route to and from school for hundreds of children. I would suspect that this area of Woodstock may be unique in that we have Winchester, Roch Carrier, Huron Park and Springbank schools located in a very tight area of our city. I cannot think of another area in Woodstock that has four school in the same radius. The uniqueness of our area of the city with regards to schools and students is a

safety concern with increased traffic on the very streets they are crossing to get to and from school (Springbank, Warwick, Braeside, Edgewood, Sprucedale, Sloane, Devonshire). The north parking lot will result in many cars travelling down Edgewood which currently is a street that has very limited traffic and where students use the pathway in the park to travel to and from school. The students have a heavy stream in the morning, during the lunch break and after school. The increased traffic flow on to Edgewood will increase safety risks to all students who use that "student highway" to get to and from school. Right across from 175 Springbank Ave. (on Springbank Ave.) is a pickup site for St. Mary's high school students. This is an additional group of students who are walking to and from home to get to this already busy street.

The safety of children must be considered very carefully in the development of this land which will result in many more cars coming and going on the roads the students use to walk to and from school.

2. Springbank Ave. is not a wide road and in front of the proposed property, there isn't space to create turning lanes to reduce the pressure on traffic. The concern is that there will be substantial backups on Springbank and on the roads that lead on to Springbank due to the increased number of cars turning into 175 Springbank and coming out of 175 Springbank. How will the increased traffic impact traffic flow in the whole area of the city? Will people begin to use Clarke more often which already is a dangerous spot for students and drivers at the intersection of Clarke and Warwick? Again, students cross at Warwick and Clarke in the morning, at lunch, after school, etc. from Huron Park, Winchester and Roch Carrier.

Will there be a sufficient ripple effect to all adjacent streets creating traffic flow issues and increased safety concerns for our children?

Questions:

1. Has there been a traffic flow study to determine if this area can withstand the increase of residents in such a small area?
2. Has there been a study/evaluation on the increased safety risk to the hundreds of children who use Springbank, Edgewood, Warwick, Clarke, etc. to get to and from school?
3. What process does the city go through to evaluate and make decisions on whether our children's safety will not be jeopardized because of this development?
4. What assurances can all of the residents and parents/grandparents/aunts/uncles have from the city that this issue will be considered very, very carefully?

Thank you for considering these concerns. There is a housing crisis and all residents of Woodstock need and deserve to have adequate and safe housing. There is no disputing that

fact and my heart is with all those who need housing however, as a resident in this neighbourhood, as a parent of a child who walks to and from school in this neighbourhood, I have significant concerns that the development of this property (with the density of schools in our area) will put our children at greater safety risks and the lack of infrastructure to withstand increased traffic flow will result in significant ripple effects and traffic backups not only on Springbank Ave. but the streets in the area.

Would you kindly let me know that you have received this email? Thank you.

Sincerely,

Shelley

Shelley Green
Home Owner of [REDACTED] Braeside Street, Woodstock

Eric Gilbert

From: [REDACTED]
Sent: February 28, 2023 7:30 AM
To: Planning
Subject: Plan 827. 175 springboard ave n

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Few questions and concerns regarding the application for. Plan 827
Op23-02-8; zn8-23-02

- Can it be confirmed this is for seniors?
Geared to income? As the property was initially purchased for?
- Are the large old growth tree around the perimeter being. Removed?
- Variance for the number of parking spots required? Meaning. They are proposing more units then they have actual parking spaces for?
- Are current utilities and infrastructure being updated to fulfill the new demand?
- There are no other 3 story building on springbank. Will this not stick out like a sore thumb in middle of residential area.?
- Assuming local property. Taxes will increase. To balance the maintenance of the new facility?
- How do we reserve. A spot for a senior family member?
- When and where can we voice our concerns

Eric Gilbert

From: Ken E J Smith [REDACTED]
Sent: February 10, 2023 3:12 PM
To: Planning
Subject: File: OP 23-02-8; ZN 8-23-02 Attention Justin Miller

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hello Justin

Thankyou for the forward information regarding planned re-development of this property.

Our property is located at 1032 Braeside Street on the South Side of your planned development.

What will be the disposition of the maple trees on the South side of the property ?

As well, is the income status of individuals a bearing on rental opportunities.

Thanks very much Justin.

Ken Smith

[REDACTED] Braeside Street

Woodstock

Eric Gilbert

From: Eric Gilbert
Sent: March 7, 2023 11:16 AM
To: [REDACTED]
Cc: Gordon Hough; Bernia Wheaton; Kate Leatherbarrow; Kelly Black; Ben Addley; Planning
Subject: RE: 175 Springbank Ave. N. Woodstock. (ref: OP 23-02-08 & ZN 8-32-02)

Good Morning Mike,

Councillor Wheaton has asked that I provide a response to your questions below. I have included my response in red text below.

If you have any further questions, please do not hesitate to contact me.

Regards,

Eric Gilbert, MCIP RPP
Senior Planner | Community Planning
County of Oxford
P.O. Box 1614 | 21 Reeve Street
Woodstock ON N4S 7Y3

P: 519 539 0015 ext 3216
E-mail: egilbert@oxfordcounty.ca

Begin forwarded message:

From: [REDACTED]
Date: March 7, 2023 at 10:00:37 AM EST
To: Bernia Wheaton <bwheaton@cityofwoodstock.ca>
Subject: 175 Springbank Ave. N. Woodstock. (ref: OP 23-02-08 & ZN 8-32-02)

*** Exercise Caution. This is an EXTERNAL e-Mail, DO NOT open attachments or click links from unknown senders or unexpected mail. ***
Good morning Councillor Wheaton ,

I am writing with regards to Oxford County's request for zone change at 175 Springbank Ave. N. Woodstock. (ref: OP 23-02-08 & ZN 8-32-02).

The zoning request proposes a change from NI to R4-sp (Residential special zone) to permit the conversion of the existing church to a 43 unit apartment complex.

As an owner of a single detached home located near Braeside / Edgewood in Woodstock, I have a few question(s) I'm hoping you can answer related to this project:

1. The county makes reference to this project being dedicated to affordable senior's apartment. **Are all 43 units dedicated to seniors?** My understanding was this was a requirement of sale? Can you confirm or provide any additional

information. **The 43 apartment units will be allocated to primarily seniors with low and moderate incomes generally between \$45000-\$55000 per year.**

2. Has a decision been made on what agency will be undertaking the project on behalf of the County ? (Request for proposals were sent out by the County.) **At this time no decision has been made on what agency will be undertaking the project. The RFP responses have not been reviewed or evaluated yet.**

The Planning Act directed municipalities to enact policies and zoning provisions that authorize ARU's in, and/or on the same property as, low density housing types, such as single-detached and semi-detached homes. This was designed to allow communities to provide additional housing options to increase overall housing supply. The ARU policy for Woodstock was approved in 2022 but is very restrictive in comparison with neighboring municipalities in the County. **Given that this proposed zone change will without doubt change the landscape of this residential area, AND if the goal of the County / City is to increase available units, would you support the re-zoning of existing R1 properties within this impacted area (radius for zone change notice) to allow a change to R2 zoning (adding ARU within an existing dwelling) provided the proper application process and building code procedures are followed? In 2021 City Council gave direction to Planning Staff to bring forth amendments to only permit ARUs in R2 zones. Several zoning applications submitted to City Council to permit ARUS in R1 zones were refused by City Council. An updated report for options respecting ARUS is expected to be presented to City Council in Q2-Q3 2023.**

3. **Has the County completed a concept drawing of the proposed exterior?** If so, is it available? Rough interior plans were provided with the Public Notice. Is this addition proposed to be 3 stories? **At this time, no concept drawing of the exterior of the building has been completed. The addition is proposed to be 3 storeys in height, in-keeping with the proposed Medium Density of the site.**
4. **Will the existing tree's on Braeside St. (south edge of church property) need to be removed for this project?** **Some trees may have to be removed, but to the extent possible, they will be saved. These decisions will be made at the site plan approval stage as the building footprint is confirmed. As part of the site plan approval process, an arborist report will be required by the City to identify what trees will be retained and how they will be protected, or what trees will be removed and the compensation provided for their removals to the City.**
- 5) **Will sight lines be improved for traffic exiting off Braeside onto Springbank Avenue ?** (If you travel to this location and attempt a left turn from Braeside onto Springbank Ave you will understand the existing sight line issues). With increased traffic at the project this will continue to be an issue. **The existing driveway entrance on Springbank will be moved farther north to provide greater separation from the intersection of Braeside and Springbank, and the northerly driveway entrance to the existing parking area on Springbank will be removed to reduce the number of entrances onto Springbank to improve traffic safety. The proposed building addition and parking area will need to respect the site triangle requirements in the City's**

zoning by-law. Through the site plan approval process, City staff may also require a Traffic Impact Study.

Thank you for your time and I look forward to your response.

Mike Routly



THE COUNTY OF OXFORD

BY-LAW NO. **6525-2023**

BEING a By-Law to adopt Amendment Number 296 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 296 to the County of Oxford Official Plan has been recommended by resolution of the Council of the City of Woodstock and the County of Oxford has held a public hearing and has recommended the Amendment for adoption.

NOW THEREFORE, the County of Oxford pursuant to the provision of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 296 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 24th day of May, 2023.

READ a third time and finally passed this 24th day of May, 2023.

MARCUS RYAN, WARDEN

CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 296
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following schedule attached hereto constitutes
Amendment Number 296 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to re-designate certain lands in the City of Woodstock from 'Low Density Residential' to 'Medium Density Residential', to facilitate the development of a 3-storey, 43 unit apartment development.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Lots 363-366 & 514-517, Plan 827, in the City of Woodstock. The lands front on the north side of Braeside Street, west side of Springbank Avenue North, and east side of Edgewood Drive, and are municipally known as 175 Springbank Avenue North, in the City of Woodstock.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of the lands as indicated in the 'Purpose of the Amendment' section above.

It is the opinion of Council that the amendment 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. Further, the proposed development supports the strategic initiatives and objectives of the Official Plan with respect to ensuring that adequate affordable housing for low and moderate income households is available in the City of Woodstock.

Council is further satisfied that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been adequately addressed. The subject lands front on Springbank Avenue, which is an arterial road and apart from one entrance on Edgewood Drive to access 20 parking spaces in the proposed North Lot, the traffic to and from the site is proposed largely to be accommodated by Springbank Avenue. The subject lands are in close proximity to Edgewood Park, Springbank Public School, Huron Park Secondary School, and are less than 400 m from designated shopping areas on Dundas Street. Adequate servicing capacity exists to serve the proposed development, and the development will be subject to the site plan approval process, where matters related to servicing, landscaping, fencing, grading, access and parking will be addressed to the satisfaction of the City and County.

The proposed net residential density of the site is within the limits contemplated by the Medium Density Residential designation.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto from “Low Density Residential” to “Medium Density Residential”.

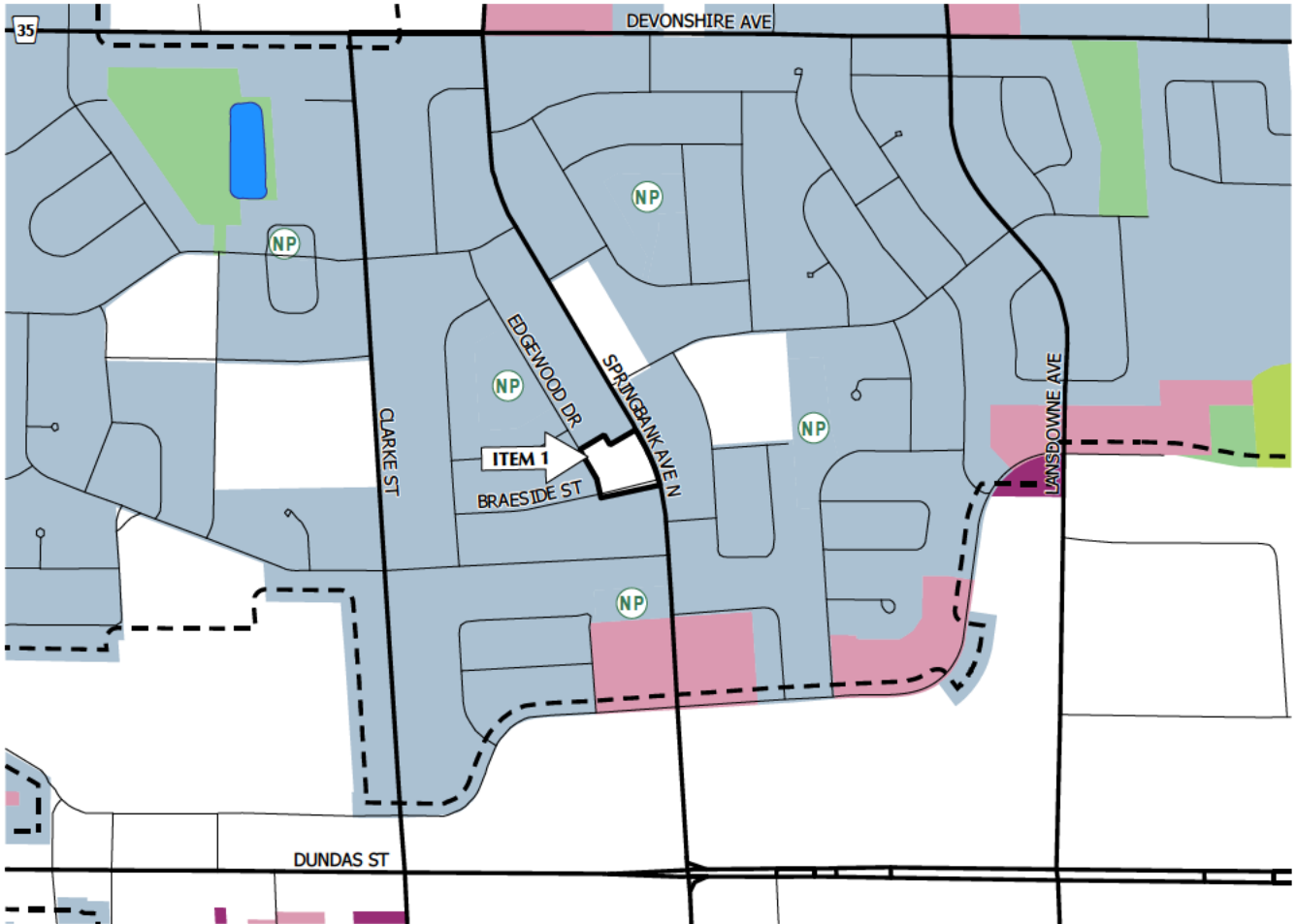
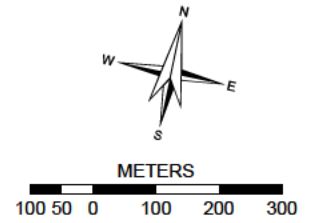
5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 296
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "W-3"
**CITY OF WOODSTOCK
 RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL



**RESIDENTIAL DENSITY PLAN
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- NP NEIGHBOURHOOD PARK
- COMMUNITY PLANNING DISTRICT