

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 22-28-8 – 2733153 Ontario Inc. and 2774487 Ontario Inc.

RECOMMENDATIONS

- 1. That Oxford County Council approve Application OP22-28-8, initiated by 2733153 Ontario Inc. & 2774487 Ontario Inc, for lands legally described as Part of Park Lot 2, Plan 55, in the City of Woodstock, to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of a 3 storey, 8 unit multiple residential dwelling on the subject lands;**
- 2. And further, that Council approve the attached Amendment No. 297 to the County of Oxford Official Plan;**
- 3. And further, that the necessary by-law to approve Amendment No. 297 be raised.**

REPORT HIGHLIGHTS

- The amendment to the Official Plan proposes to re-designate the lands from Low Density Residential to Medium Density Residential, to facilitate a three storey, 8 unit multiple attached dwelling house on the subject lands.
- The existing legal non-conforming 5 unit multiple attached dwelling will be removed and replaced with the proposed 8 unit building.
- Planning staff recommend that the proposed Official Plan Amendment 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 application 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

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on February 17, 2023, and notice of public meeting was issued on March 31, 2023. Comments have been received from adjacent residents expressing concern with the proposed density of the development and the access to the subject lands.

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: 2733153 Ontario Inc. & 2774487 Ontario Inc.
 825946 Township Road 8, Innerkip ON N0J 1M0

Agent: Baker Planning Group (c/o Caroline Baker)
 PO Box 23003, Stratford ON N5A 7V8

Location:

The subject lands are described as Part of Park Lot 2, Plan 55, City of Woodstock. The lands are located on the north side of Raglan Street and south side of Park Row, between Waterloo Street and Cathcart Street, and are municipally known as 215 Raglan Street in the City of Woodstock.

County of Oxford Official Plan:

Existing Designation:

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

Proposed Designation:

Schedule "W-3"	City of Woodstock Residential Density Plan	Medium Density Residential
----------------	---	----------------------------

City of Woodstock Zoning By-law 8626-10:

Existing Zoning: Residential Zone 2 (R2)

Proposed Zoning: Special Residential Zone 3 (R3-sp)

Proposal:

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit the replacement of an existing multiple unit dwelling building containing 5 units, with a new building containing 8 units. The Official Plan amendment proposes to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the proposed increase in residential density on the site.

The zone change application proposes to rezone the subject lands from 'Residential Type 2 Zone (R2)' to 'Special Residential Type 3 Zone (R3-sp)'. The proposed zoning will facilitate the proposed 8 unit dwelling building and will recognize the existing lot frontage of 3.5 m.

The subject lands comprise an approximate area of 1,226.5 m² (0.3 ac) and contain a building (circ. 1850) that currently contains 5 residential units. The existing building has an area of 308 m² (3,315 ft²) and it is proposed that the existing building will be removed and replaced with a new building with a ground floor area of 214 m² (2,305 ft²), and total area of approximately 642 m² (6,910 ft²).

Surrounding land uses include existing low density residential development consisting primarily of single detached dwellings and duplexes, with a municipal park to the west.

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, Proposed Site Plan, provides the layout of the proposed development and location of parking areas.

Comments

2020 Provincial Policy Statement

Section 1.1.1 of the Provincial Policy Statement (PPS) 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 (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.2 of the PPS directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

Section 1.4.1 sets out policies which are intended to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.

Section 1.7.1 directs that long-term economic prosperity should be supported by, among other measures, encouraging residential uses to respond to dynamic market-based needs and providing necessary housing supply and range of housing options for a diverse workforce, optimizing the long-term availability and use of land, resources, infrastructure and public service facilities.

Official Plan

The subject lands are designated 'Low Density Residential', according to the City of Woodstock Residential Density Plan. The application for Official Plan amendment proposes to redesignate the lands to facilitate medium density residential development.

Areas designated for Low Density Residential use are generally intended to provide a variety of low-rise, low-density housing forms including executive and smaller single detached dwellings, semi-detached and duplex dwellings, additional residential units and converted dwellings, street fronting townhouses 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.

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.

Medium Density Residential areas are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. These districts are intended to include townhouses, converted dwellings and apartment buildings. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a medium overall density of use.

The maximum net residential density in the Medium Density Residential Districts is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed development, at 8 units, would have a net residential density of approximately 66 units per hectare (26.7 units per acre) and will be three storeys in height.

Any further Medium Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;
- sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

In addition to the requirement for compliance to the locational policies; when considering proposals to designate lands for medium density residential development, City Council and County Council will be guided by the following:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on the public road system and surrounding properties relative to pedestrian and vehicular safety is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is available or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the availability of, and proximity to, existing or proposed services and amenities such as day care, schools, leisure facilities, shopping and parks to serve the new development;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Zoning By-law

The subject lands are currently zoned 'Residential Type 2 Zone (R2)'. The applicant proposes to rezone the lands to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the proposed 8 unit multiple attached dwelling building.

The R3 zone requires a minimum lot area of 150 m² per dwelling unit, lot frontage of 20 m, maximum lot coverage of 40%, front yard depth of 6 m, rear yard depth of 7.5 m, interior side yard width of 3 m, exterior side yard width of 6 m, minimum 35% landscaped open space, and minimum amenity area of 30 m² per dwelling unit.

The proposed multiple unit attached dwelling building as depicted on Plate 3 appears to meet these zoning provisions, save for the minimum lot frontage requirement. The applicant proposes to recognize the existing lot frontage of 3.5 m.

Section 5.4.4.2 of the Zoning By-Law requires that driveways be setback a minimum of 1.5 m from interior lot lines. The existing driveway setback is considered legal non-conforming.

Agency Comments

The City of Woodstock Engineering Department (Development Division) has provided the following comments:

1. Municipal services are available on Raglan St. and Park Row.
2. If approved, servicing and grading plans and a SWM report will be required and reviewed at time of building permit application.

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

We offer the following comments in support of the application.

1. The subject lands have an approximate area of 1226.5 sq m and currently contain a legal non-conforming multiple attached dwelling house with 5 units, which is proposed to be removed to facilitate the proposed development.
2. The proposed building is considered a multiple attached dwelling house.
3. Relief is required for the reduced lot frontage from 20m to 3.7m (dimension should be confirmed by a survey (12 feet = 3.65m).
4. The driveway leading to Raglan will require relief to reduce the setbacks from 1.5m to nil. This is considered appropriate as the existing driveway is considered legal non-conforming.
5. Please note any development which proposes ten (10) or less dwelling units is not subject to site plan approval.

County of Oxford Public Works provided the following comments:

During detailed design, the County will require:

- servicing drawings during detailed design to show location of both existing and proposed water and sanitary connections.
- functional servicing report will be required to show that all County requirements are being met. This includes but is not limited to: domestic water, sanitary services, fire flows.
- A single water meter will be required for the site, to be located just inside of the building.
- The site is within 90m of an existing hydrant. A hydrant flow test will be required to show that minimum flows are being met.

The City of Woodstock Fire Department provided the following comments:

Due to the reduced width of the fire department access route available from the street, the overhead clearance of vegetation, and tight radius of curve to position fire department vehicle by the principal entrance sufficiently limiting the access of fire department equipment, consequently delaying firefighting operations; the Woodstock Fire Department would like to request that the requirement for a residential sprinkler system be attached for development of this property, as per OBC 9.10.20.3 & OBC A9.10.20.3(1).

City of Woodstock Council

City of Woodstock Council considered the applications for Official Plan amendment and zone change at their regular meeting of April 20, 2023. City Council adopted resolutions supporting the Official Plan amendment and approving the requested zoning amendment in principle.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit the replacement of an existing legal non-conforming multiple attached dwelling consisting of 5 units with a new multiple attached dwelling building consisting of 8 units.

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.

Planning staff note that the density of the existing 5 unit multiple attached dwelling is within the range of the Medium Density policies, as the existing density is approximately 41.6 units/ha; the three additional units will increase the density to 66 units per hectare and are considered a minor intensification of the site.

The proposal is generally consistent with the Official Plan policies respecting the designation of additional medium density sites as the subject lands are located approximately 200 m west of Mill Street, which is an arterial road and the subject lands are in close proximity to Park Row Park, and McIntosh Park, and are less than 600 m from designated shopping areas on Dundas Street. Due to the location and height of the building, no shadowing impacts are anticipated on any adjacent properties. The three additional residential units will be a minor intensification of the existing residential use with minimal impact on traffic expected.

With respect to the proposed zoning amendment planning staff are supportive of the applicant's request to recognize the existing lot frontage on Raglan Street as there are no reasonable opportunities to increase the lot frontage of the existing property, and the reduced lot frontage represents an existing deficiency.

It is also appropriate to recognize the existing setback of the driveway from the interior lot lines as this again represents an existing deficiency and no change to the entrance or driveway is anticipated through the application. The proposal provides all required parking and the proposed building appears to meet the relevant provisions of the R3 zone.

In light of changes to the Planning Act implemented through Bill 23, site plan approval is not applicable to this development as it represents less than 10 residential units. The applicant will be required to provide servicing drawings at the time of building permit submission, and will be required to satisfy the Ontario Building Code provisions respecting access for firefighting purposes.

Conclusions

This Office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands is consistent with the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan and 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, Proposed Site Plan
- Attachment 4 – Official Plan Amendment No. 297