

PUBLIC MEETING

July 12, 2023

Official Plan Amendment and
Zoning By-law Amendment
OP 22-28-8 & ZN 8-22-23

JH Prosperity Developments Inc.



Introductions

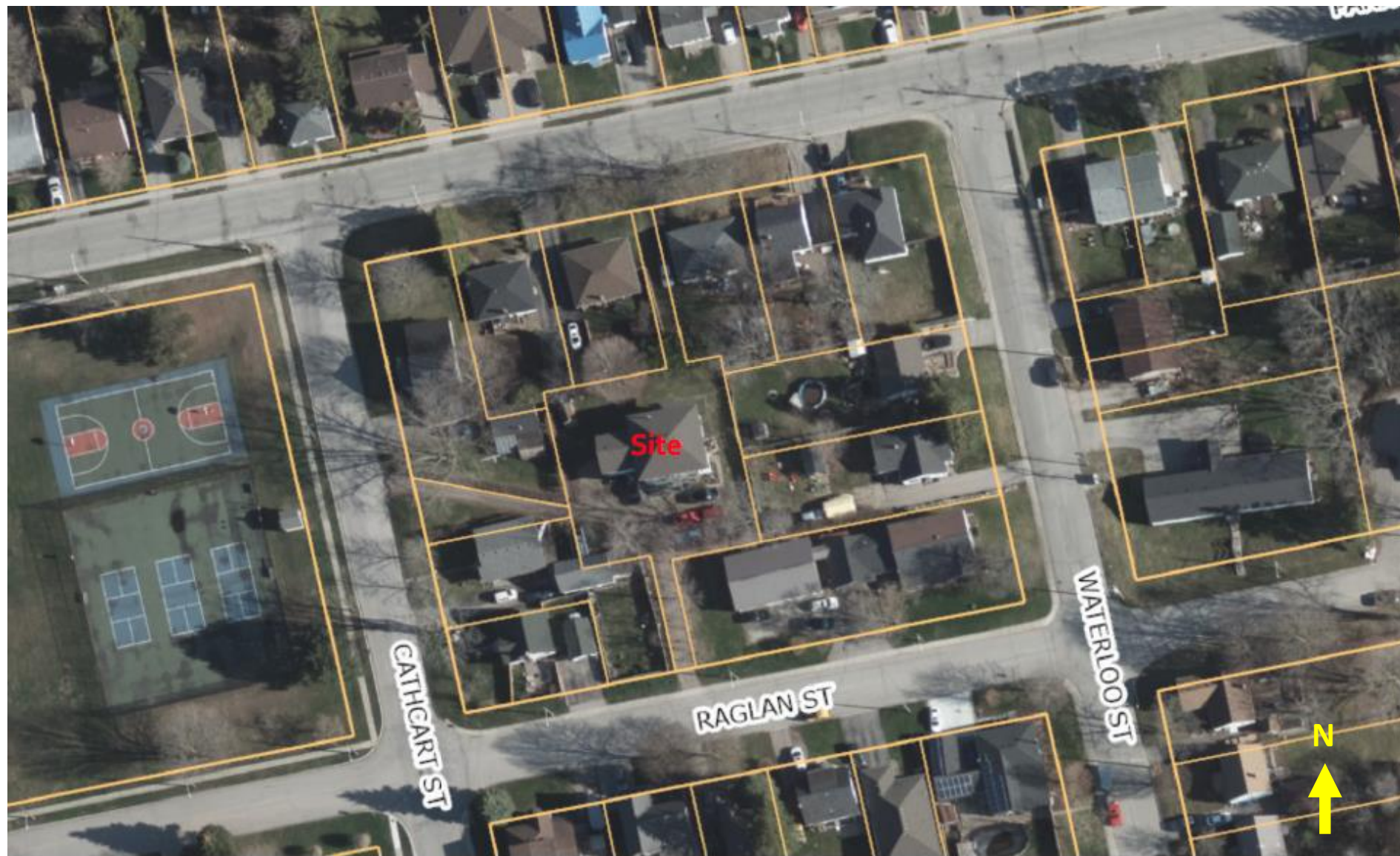
Owner:

- JH Prosperity Developments Inc.

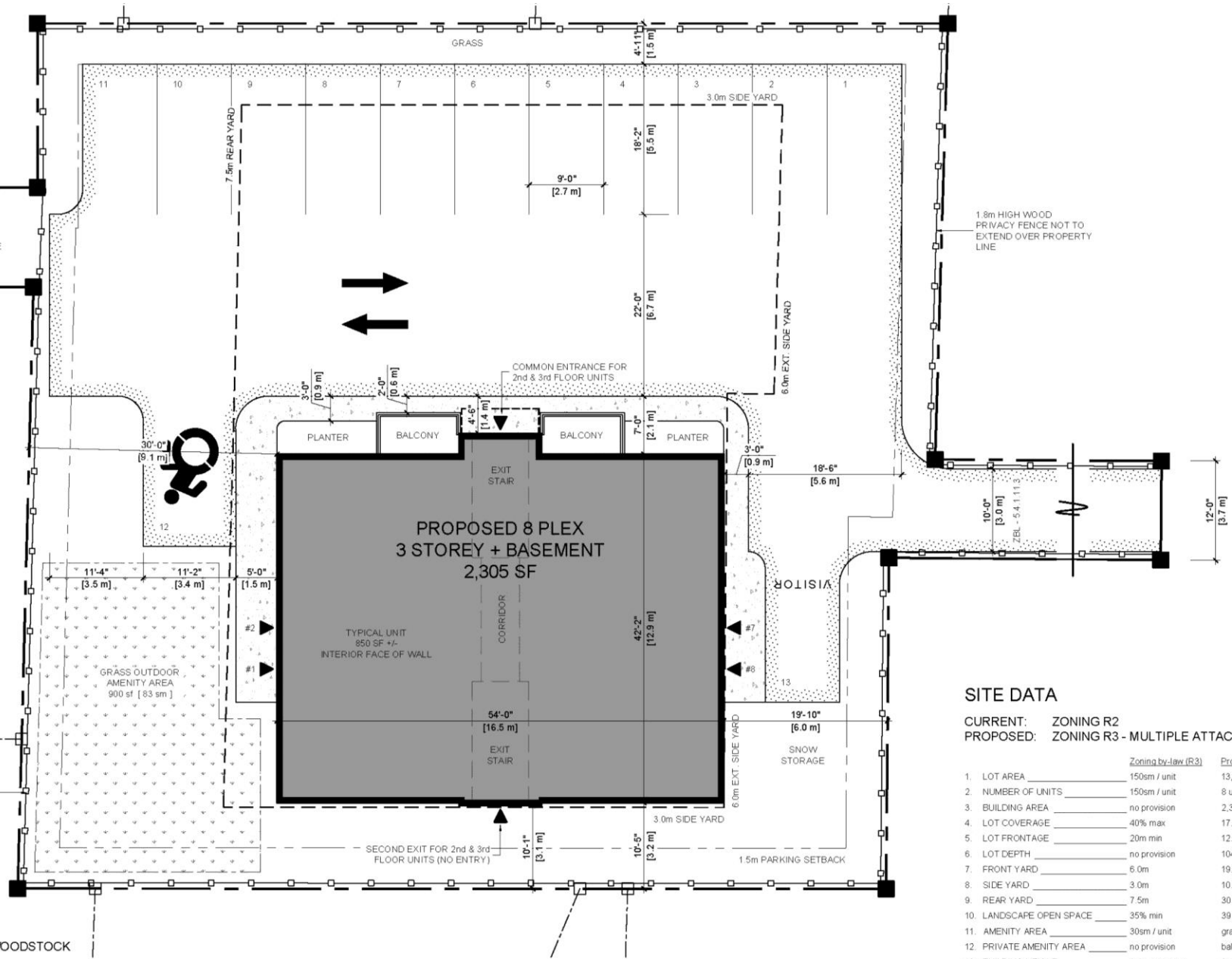
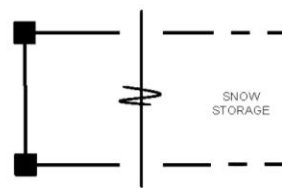
Project Team:

- Planning - Baker Planning Group
- Engineering – SPH Engineering Inc.
- Architectural – R. Ritz Architects

Site



PARK ROW
REAR YARD



RAGLAN STREET
FRONT YARD

SITE DATA

CURRENT: ZONING R2
PROPOSED: ZONING R3 - MULTIPLE ATTACHED DWELLING HOUSE

	Zoning by Law (R2)	Proposed Site
1. LOT AREA	150sm / unit	13,150sf [1,220sm]
2. NUMBER OF UNITS	150sm / unit	8 units [MAX 8]
3. BUILDING AREA	no provision	2,305sf [214sm]
4. LOT COVERAGE	40% max	17.6%
5. LOT FRONTAGE	20m min	12.0ft [3.7m]
6. LOT DEPTH	no provision	104.2ft [31.8m]
7. FRONT YARD	6.0m	19.8ft [6.0m]
8. SIDE YARD	3.0m	10.1ft [3.1m]
9. REAR YARD	7.5m	30.0ft [9.1m]
10. LANDSCAPE OPEN SPACE	35% min	39.3% [480 sm]
11. AMENITY AREA	30sm / unit	grass = 435 sm [total grass on site]
12. PRIVATE AMENITY AREA	no provision	balconies = 300sf [28 sm]
13. BUILDING HEIGHT	3 storeys max	3 storeys [10.4m]
14. PARKING	1.5 per dwelling	12 [12 req'd]
15. VISITOR PARKING	1 per 10 spaces	1



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

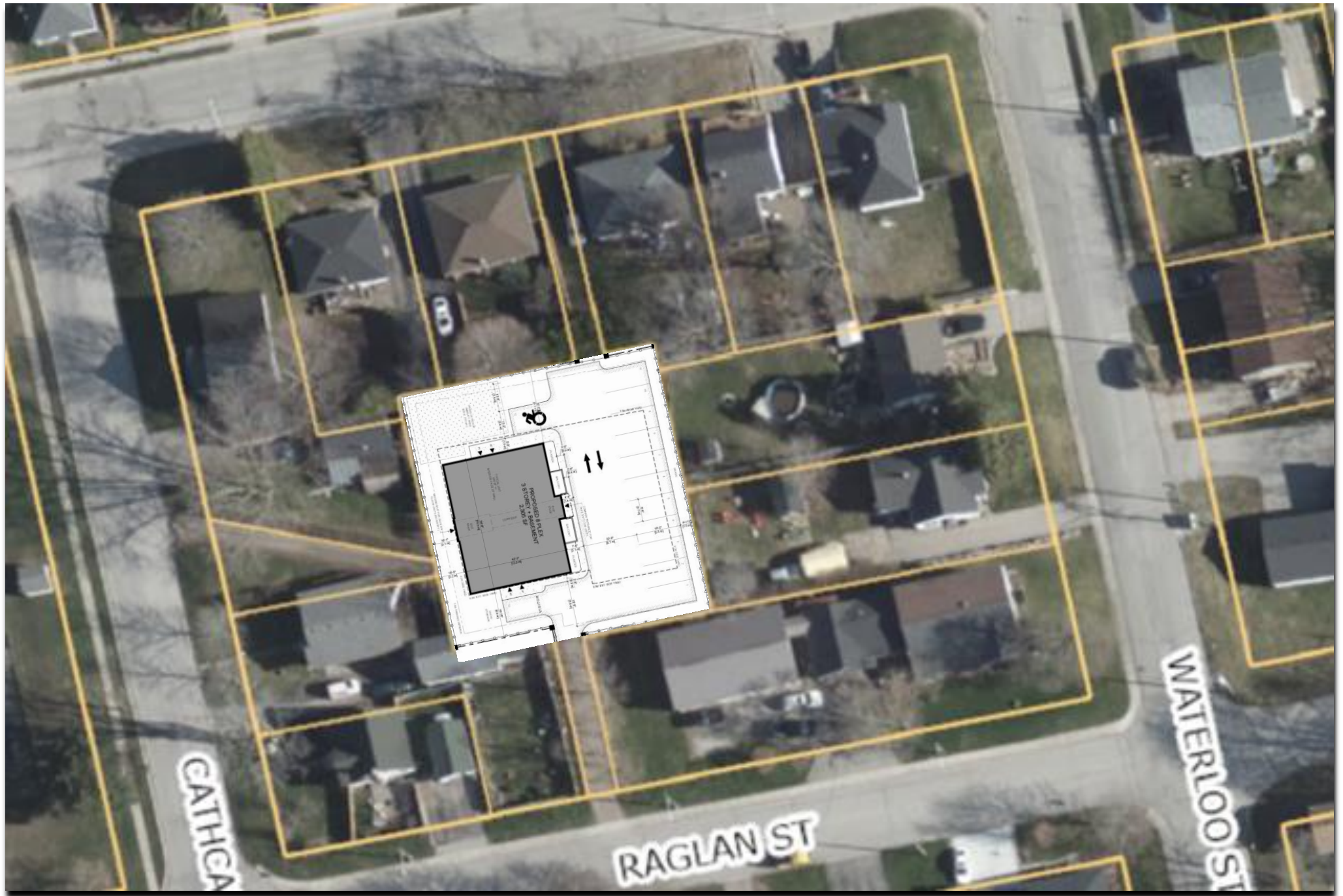
215 RAGLAN STREET, WOODSTOCK

**PROPOSED SITE PLAN
OPTION A**

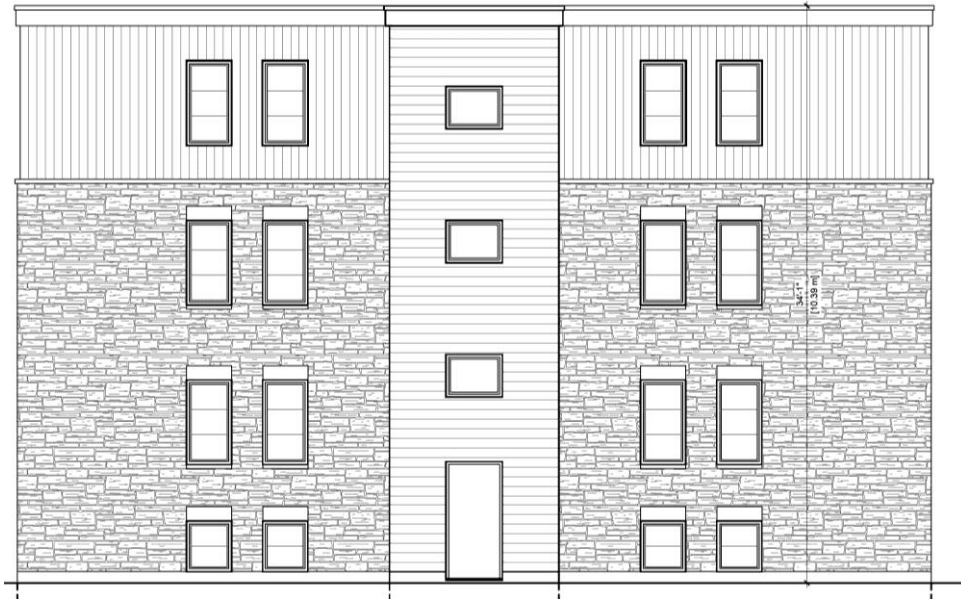
NOVEMBER 18, 2022



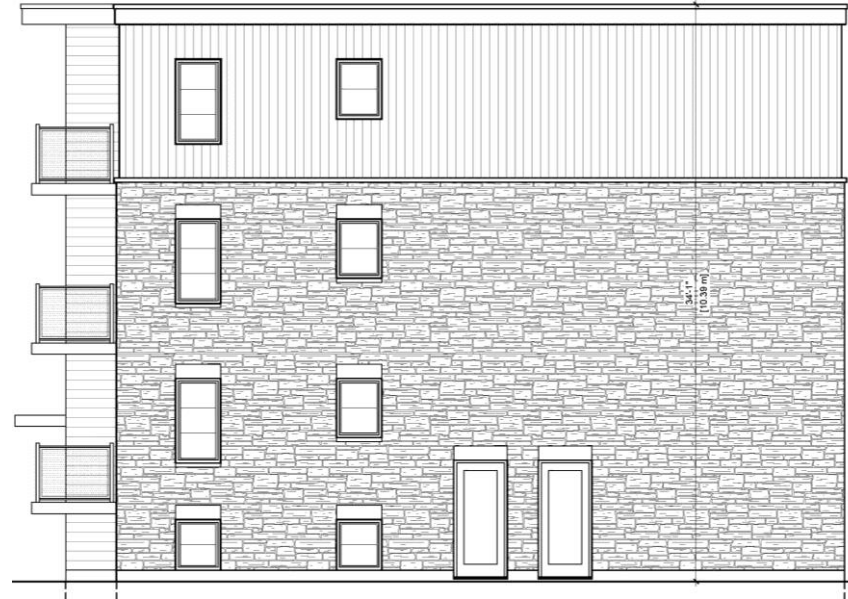
SCHEMATIC LAYOUT ONLY
ALL PROPERTY BOUNDARIES, BUILDING LOCATION, AND SITE FEATURES TO BE CONFIRM BY
A QUALIFIED ONTARIO LAND SURVEYOR PRIOR TO ANY APPROVAL OR CONSTRUCTION. R
RITZ ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING.



West Elevation



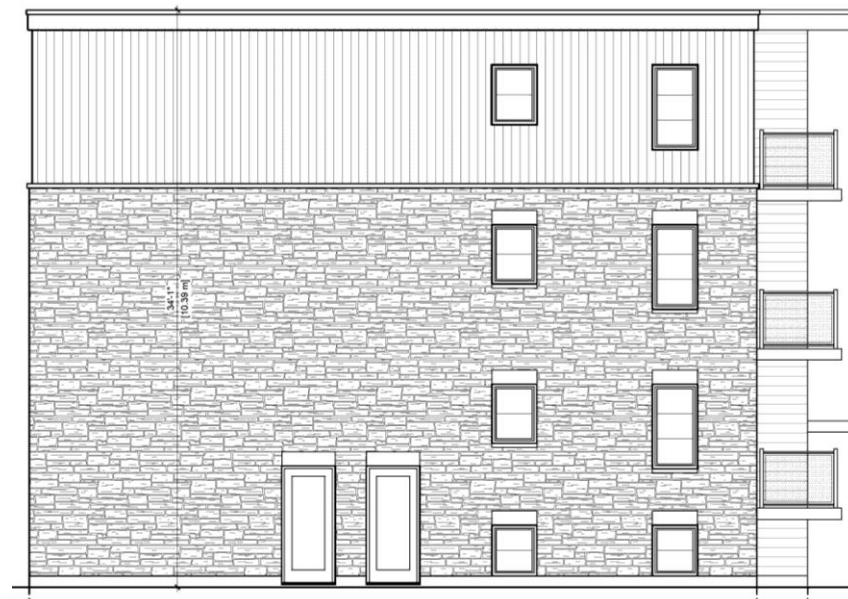
North Elevation



East Elevation



South Elevation



Applications

Official Plan Amendment

- From “Low Density Residential” to “Medium Density Residential”

Zoning By-law Amendment

- From “Residential Two (R2)” to “Residential Three (R3)” with a site specific provision on minimum lot frontage of 3.5m to address the existing frontage width

Servicing

- Existing 150mm watermain from Raglan to the Site, with new lateral proposed
- Existing 200mm sanitary sewer on Raglan Street for connection, with new lateral proposed
- Existing stormwater overland flows north towards Park Row where runoff enters the municipal storm sewers located along Park Row
- Post development flows to maintain the current overland flow route

Planning Opinion

Applications are consistent with the PPS, meet the intent of the OP and are appropriate and in the public interest:

- The Site within a serviced settlement area
- Provides for a range and mix of housing types, including rental units
- Efficient use of land and existing municipal infrastructure
- Applications address the criteria for medium density within the OP, including building height, lotting fabric, access and proximity to area of amenities and services
- Conceptual Site Plan includes buffering details
- Development complies with R3 Provisions, including height, parking, setbacks and buffering