

To: Warden and Members of County Council

From: Director of Community Planning

Application for Draft Plan of Subdivision SB 22-05-8 – Reeves Land Corporation

RECOMMENDATION

1. That Oxford County Council grant draft approval to a proposed residential subdivision, File No. SB 22-05-8, as submitted by Reeves Land Corporation, as shown on Plate 3 of Report No. 2023-226 in the City of Woodstock for 23 lots for single detached dwellings and 44 townhouse dwellings, served partially by an internal local street subject to the conditions attached to this report as Schedule “A” being met prior to final approval.

REPORT HIGHLIGHTS

- The application for draft plan of subdivision proposes to facilitate the development of a residential plan of subdivision comprised of 23 single detached dwellings and 44 townhouse dwellings, served by existing streets and one new local street.
- Planning staff recommend that the draft plan of subdivision be approved as the proposal implements housing forms contemplated in the Official Plan, and is consistent with the relevant policies of the Provincial Policy Statement.

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 draft 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 January 3, 2023 and notice of public meeting was issued on July 6, 2023.

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: Reeves Land Corporation
95 Young Street, Woodstock ON, N4S 3LS

Agent: J.B. Chambers Engineering
50 Bysham Park Drive, Woodstock ON, N4T 1R2

Location:

The subject lands are described as Lots 6, 7, 8, 16 and 17, Plan 49, in the City of Woodstock. The subject lands are bound by Riddell Street to the west, Vincent Street to the north, Wellington Street to the east and Brant Street to the south.

County of Oxford Official Plan:

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

City of Woodstock Zoning By-law 8626-10:

Existing Zoning: 'Special Residential Zone 2 (R2-18)'
'Special Residential Zone 3 (R3-18)'
'Special Residential Zone 3 (R3-19)'

Proposed Zoning: 'Amended Special Residential Zone 2 (R2-18)' *text amendment
'Special Residential Zone 2 (R2-sp)'
'Amended Special Residential Zone 2 (R2-19)'
'Special Residential Zone 3 (R3-sp)' *text amendment
'Special Residential Zone 3 (R3-sp)'

Proposal:

Applications for Draft Plan of Subdivision and Zone Change have been submitted to the County of Oxford and City of Woodstock to facilitate the development of a residential plan of subdivision consisting of 23 single detached dwellings and 44 townhouse dwellings, serviced by the existing road network and one proposed local street running east-west through the upper half of the block.

The subject lands comprise an area of approximately 2.6 ha (6.4 ac) and were previously occupied by the Woodstock Hospital. The lands are currently vacant and surround a lot in the southeast portion zoned Open Space that is not part of this subdivision, but is intended to provide the park space for the subdivision. The subject lands are surrounded by residential uses of similar density as proposed by this application.

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

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

Plate 3, Proposed Draft Plan of Subdivision and Bylaw Amendment Sketch, provides the layout of the proposed draft plan of subdivision.

Plate 4, Proposed Zone Provisions for Bylaw Amendment Sketch, provides a written description of the proposed zone change provisions.

Plate 5, Circulation Comments

Plate 6, Letter of Concern, provides a letter of concern from a neighbour.

Comments

2020 Provincial Policy Statement (PPS)

The policies of Section 1.1 of the PPS state that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses, including an appropriate affordable and market-based range, to meet long-term needs. 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. Within settlement areas, sufficient land shall be made available through intensification and redevelopment.

Section 1.1.3 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities.

Section 1.1.3.3 further states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it 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.

Section 1.4.3 directs that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements 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 residential intensification and redevelopment and all forms of housing required to meet the social, health 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;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation;
- Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; 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.

Section 1.6.6.2 states that intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted, wherever feasible.

Official Plan

The subject lands are designated 'Low Density Residential' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan. Areas designated for Low Density Residential use are generally intended to provide a variety of low-rise, low-density housing forms. 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 the minimum net residential density shall be 22 units per hectare (9 units per acre).

Section 7.2.4.1.3 of the Official Plan establishes criteria for infill subdivisions, such as proposed by this application. City and County Council will ensure that:

- The nature of the proposed residential development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- Any new residential lots with direct exposure to an established residential street will be consistent with the size of lots within a two block area on the same street and new residential development will maintain setbacks and spacing between dwellings consistent with the established built pattern;
- Measures will be incorporated into the subdivision design to buffer and screen existing residential uses from the new development;
- Proposed multiple unit developments will comply with the multiple unit requirements for Low Density Residential areas.

All infill proposals are further subject to the following policies:

- The location of vehicular access points, the effect of traffic generated by the proposal on the public road system, pedestrian and vehicular safety and surrounding properties is assessed and found to be acceptable;
- Existing municipal services and community facilities will be adequate to accommodate the proposed infill project;
- Stormwater run-off from the proposal will be adequately controlled and will not negatively affect adjacent properties;
- The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- The effect of proposed development on environmental resources or the effects of environmental constraints on the proposed development will be addressed and mitigated in accordance with Section 3.2;
- Compliance of the proposed development with the provisions of the Zoning By-Law of the City and other municipal by-laws;
- Consideration of the potential effect of the development on natural and heritage resources and their settings.

Zoning By-law

The subject lands are currently zoned 'Special Residential 2 Zone (R2-18)' and 'Special Residential 3 Zones (R3-18 and R3-19)'. The applicant proposes to rezone the lands to alternative R2 and R3 Zones to facilitate the development of the proposed plan of subdivision. Details regarding the proposed zoning are included on Plates 3 and 4, attached to this report for Council's information.

Agency Comments

Specific comments regarding the proposed draft plan of subdivision and zoning amendments have been provided by the City Engineering Department (both Building and Engineering divisions), the County Public Works Department and Canada Post. These comments are attached to this report for Council's consideration as Attachment No. 5.

City of Woodstock Council

City of Woodstock Council recommended support of the proposed draft plan of subdivision, and approved the proposed zoning by-law amendment 'in principle', at the City's regular meeting of Council on June 15, 2023.

Planning Analysis

Applications have been received for zone change and the approval of a residential draft plan of subdivision. The proposed zoning amendment will include a number of special provisions that will facilitate the development of 23 lots for single detached dwellings and 44 townhouse units that will be served by existing municipal streets and the creation of one new street connecting Wellington and Riddell Streets, as illustrated on Plate 3 of this report.

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 services within a 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.

The subject lands are designated Low Density Residential. The current designation of the lands was established via an extensive planning process led by the Woodstock Hospital and the Provincial government with a view to ensuring that the development of the former hospital site would be compatible and complimentary to the surrounding neighbourhood. Given this, and the surrounding residential designations and uses, staff are generally satisfied that the proposed development will be compatible with the neighbouring residential areas and that the subdivision plan represents a logical extension of development within the City. Through the previous planning process, the potential traffic generation resulting from the plan of subdivision was assessed to be less than traffic previously generated by the hospital, and these traffic levels are considered acceptable by City staff without the need for further study. Servicing and stormwater will be reviewed through the submission of detailed development plans for adequacy and adherence to County and City standards. These detailed plans will be required via conditions of draft approval.

The zone change application proposes to rezone the subject lands from 'Special Residential 2 Zone (R2-18)' and 'Special Residential 3 Zone (R3-18 and R3-19)' to alternative Special R2 and R3 Zones as outlined previously in this report to facilitate the development of the draft plan of subdivision.

Within the special provisions proposed, the applicant has requested a minimum front yard depth of 4.5 m (14.8 ft) to the dwelling with a minimum 6 m (19.7 ft) depth to the attached garage on all lands within the proposed draft plan. This yard depth has been implemented in the many of the City's subdivisions and provides an adequate setback from the street, while maintaining adequate space for parking and garage access.

The applicant has further proposed a maximum lot coverage of 50% on for all housing types proposed for the lands. This lot coverage has also been implemented in the City's recent subdivisions. The Building Department has raised concerns that the applicant has not specified if this lot coverage is intended to be for the main building only or for the main building and accessory structures. Staff recommend that this provision be clear that the 50% coverage proposed is for all buildings and structures, recognizing that if the main building is constructed at 50%, accessory buildings and structure will not be permitted on the lot.

In an application to City Council on most parts within the draft plan (Parts 2, 3, 4, 5, 6 and 7 on Plate 3), the applicant has proposed a minimum rear yard depth of 6.5 m (21.3 ft) or 6.7 m (22 ft). The rear yard depth requirement for residential development as per the City's Zoning By-law is generally 7.5 m (24.6 ft) and was established as an appropriate depth to provide adequate space for private amenity area and accessory structures while also accommodating areas for drainage and grading, as well as a suitable building envelope for single, semi-detached and townhouse dwellings.

Staff are of the opinion that reducing the rear yard depth further, as proposed by the applicant, across the whole of the draft plan would potentially compromise those matters identified above, and insufficient justification has been provided to support the reduced rear yard depth for this development. When City staff considered the reduced rear yard depth, they agreed with planning staff that the 6.5 m (21.3 ft) rear yard depth was not appropriate, and did not support this portion of the original application; as such, these details have generally been left out of this report.

On Part 5 of the draft plan (Plate 3), the applicant has requested a minimum lot depth of 21 m (68.9 ft). Similar to reduced rear yard depths, the proposed reduced lot depth does not generally provide adequate space for amenities, accessory structures or drainage; however, the reduced lot depth will require the lots to have wider frontages to meet the lot area requirement. The minimum lot depth is requested to accommodate the existing lot fabric due to environmental clean up and the location of the "park". Further, the location of the "park" to the rear of these lots, prevents potential incompatibility issues for neighbouring properties. For these reasons, staff believe the lots can be developed with the reduced depth to accommodate adequate drainage, amenity space, and compatibility.

Regarding Part 6, the applicant is proposing that a text amendment define the park boundary as a side yard for any affected lots. This request is intended to insure that setbacks from the park boundary reflect the proposed orientation of the future lots, and should maintain adequate setbacks for drainage, grading and maintenance/access.

For Council's information, the above-noted zoning provisions were considered by the City of Woodstock and the proposed amendment to the Zoning By-law was approved 'in-principle' pending consideration of the plan of subdivision by County Council and detailed design information from the proponent. The zoning provisions, as outlined in detail in this report, have also been supported by City of Woodstock staff. As County Council is aware, amendments to the local Zoning By-laws are the responsibility of Area Municipal Councils and the details provided in this report have been included to provide Council with additional context related to the subdivision design.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the PPS and is in keeping with the intent and purpose the Official Plan. As such, staff are satisfied that the application can be given favourable consideration.

The previously noted agency comments have been addressed in the recommended conditions of draft approval, where appropriate and are provided for Council's consideration.

SIGNATURES

Report Author:

Original Signed By _____
Justin Miller
Development 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, Existing Zoning & Location Map
- Attachment 2 - Plate 2, Aerial Map (2020)
- Attachment 3 - Plate 3, Proposed Draft Plan of Subdivision and Bylaw Amendment Sketch
- Attachment 4 - Plate 4, Proposed Zone Provisions for Bylaw Amendment Sketch
- Attachment 5 - Plate 5, Agency Comments
- Attachment 6 - Plate 6, Letter of Concern
- Attachment 7 - Conditions of Draft Approval