

## REPORT TO COUNTY COUNCIL

# Application for Official Plan Amendment OP 23-10-8 – Tiffany Development Corporation

**To:** Warden and Members of County Council

**From:** Director of Community Planning

## RECOMMENDATIONS

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1. That Oxford County Council approve Application No. OP 23-10-8 submitted by Tiffany Development Corporation, for lands described as Part Block 137, Plan 41M-234, Part 3, 41R-8712 in the City of Woodstock, to amend the current High Density Residential designation that applies to the lands to increase the density of development to facilitate the establishment of a 13-storey residential apartment building with up to 213 units;
2. And further, that Council approve the attached Amendment No. 319 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 319 be raised.

## REPORT HIGHLIGHTS

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- The Official Plan amendment proposes to amend the ‘High Density Residential’ designation that currently applies to the subject lands to include a site-specific policy that will facilitate a 13-storey apartment building containing up to 213 dwelling units. The number of units proposed requires a specific policy to allow for an increase in the maximum density within the ‘High Density Residential’ designation.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

**IMPLEMENTATION POINTS**

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The 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 Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on December 11, 2023 and notice of public meeting was issued on June 3, 2024. At the time of writing this report, no correspondence from the public has been received.

**2023-2026 STRATEGIC PLAN**

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Oxford County Council approved the **2023-2026 Strategic Plan** on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council’s vision of “Working together for a healthy, vibrant, and sustainable future.” These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

**Strategic Plan Pillars and Goals**

PILLAR 1	PILLAR 2	PILLAR 3
		
<b>Promoting community vitality</b>	<b>Enhancing environmental sustainability</b>	<b>Fostering progressive government</b>
Goal 1.1 – 100% Housed Goal 1.2 – Sustainable infrastructure and development Goal 1.3 – Community health, safety and well-being		

See: [Oxford County 2023-2026 Strategic Plan](#)

## DISCUSSION

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### Background

**Owner:** Tiffany Development Corporation c/o Walter Broos  
836 Normandy Drive, Woodstock, ON N4T 0E6

**Location:**

The subject lands are described as Part Block 137, Plan 41M-234, Part 3, 41R-8712 in the City of Woodstock. The lands are bound by Juliana Drive and Alberta Avenue and are municipally known as 335 Juliana Drive.

**County of Oxford Official Plan:**

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	'Residential'
Schedule 'W-3'	City of Woodstock Residential Density Plan	'Special High Density Residential'

Proposed:

Schedule 'W-3'	City of Woodstock Residential Density Plan	'Amended Special High Density Residential'
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**City of Woodstock Zoning By-Law 8626-10:**

Existing Zoning: Special Residential 4 (R4-4)

Proposed Zoning: Amended Special Residential 4 (R4-4)

**Proposal:**

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official Plan and Zoning By-law to amend the current 'High Density Residential' designation that applies to the lands, and the current zoning, to facilitate the development of a 13-storey residential apartment dwelling house with a total of 213 units. Parking is being proposed on a surface lot as well as within two floors below the proposed building. Access to the proposed development will be from Juliana Drive and Alberta Ave.

For Council's information, a previous application respecting these lands was approved in 2022, which permitted a 12-storey structure with up to 142 dwelling units. The current proposal will add one storey and make modest changes to the configuration of the building; however, the overall mass of the structure will essentially remain the same. The added 13<sup>th</sup> storey will primarily include

amenity space for the residents of the building including activity rooms, a party room, a lounge, a media room, bathrooms and terraces.

The application for zone change proposes to amend the provisions of the Special Residential 4 Zone (R4-4) to increase the maximum number of apartment units from 142 to 213. Further, the applicant proposes to reduce the required parking from 1.5 spaces per unit to 1.4 spaces. The interior side yard width (being that yard adjacent to the existing retirement home to the south) was previously reduced from 15 m (49.2 ft) to 3.5 m (11.5 ft), primarily to accommodate the proposed parking facilities serving the development.

A traffic impact study, servicing report, stormwater management details and shadow analysis details in support of the development of the lands was submitted by the applicant for consideration during the previous review of the proposal.

The subject lands are approximately 0.79 ha (1.95 ac) in area and are currently vacant. The designation and site-specific zoning were previously amended in 2006 and 2022 to permit a 12-storey apartment building.

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 Site Plan, provides the layout of the proposed building, parking and access.

Plate 4, Building Elevations, provides a conceptual view of the proposed building.

## **Comments**

### **2020 Provincial Policy Statement**

The policies of Section 1.1 of the Provincial Policy Statement direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.3.3 directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated by 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. Further, Section 1.4.3 directs that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by, among other matters, permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where

it exists or is planned; 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.

### Official Plan

The subject lands are currently designated 'High Density Residential'. Lands designated for High Density Residential use are those lands that are primarily developed or planned for a limited range of large scale, multiple-unit forms of residential development. This designation shall be applied in a localized and site specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low-rise development, or constitute community land marks or reference points; or
- support the functionality of the municipal transit system; or
- support the viability and functionality of the Central Area.

The height and density limits applicable to the various forms of development allowed in the High Density Residential districts shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, the net residential density will normally not exceed 150 units/ha (60 units/ac). The subject lands are also subject to a site-specific policy approved by City and County Councils in July 2006 which permits a range of uses such as medical clinics and labs, small-scale pharmacies and other similar types of related office and commercial space, provided that such uses are of a limited scale and clearly secondary to the residential development of the site. The current proposal does not include any of the noted uses. The proposal was updated and approved by Councils in September 2022 to permit a maximum of 142 dwelling units. The applicant is proposing to amend the current site-specific policies that apply to the lands to increase the maximum number of dwelling units to 213.

All proposals for high density residential development shall be subject to site plan control. When considering any specific proposal for high density residential development, City Council will be satisfied that the criteria of Section 7.2.8 (site design policies) are adequately addressed.

### Zoning By-law

The subject lands are zoned Special Residential Zone 4 (R4-4), which permits an apartment building comprising up to 142 dwelling units. The current zoning of the lands was originally approved in 2006 and amended in 2022 and includes special provisions limiting the height of the building to 12 storeys and reduces the minimum front and exterior side yards (abutting Alberta Ave and Juliana Drive) to 7.5 m (24.6 ft) and the minimum interior side yard width to 3.5 m (11.5 ft). The applicant is proposing a text amendment to the existing special zoning to permit a change in the maximum number of units permitted (from 142 to 213), to permit a 13<sup>th</sup> storey and to allow a reduction in the required parking rate from 1.5 spaces per dwelling unit to 1.4 spaces.

## Agency Comments

The City of Woodstock Parks Department indicated that they do not have any concerns with the proposal. The City will require a landscape plan as part of the site plan submission.

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

Based on the current zoning provisions for the R4-4 zone passed Dec 15, 2022, the building complies to the yard setbacks and a minimum area of 0.79 Ha.

Relief is required for parking (we do support the request).

210 units x 1.5 spaces = 315 spaces plus 10% visitor 32 spaces = 347 spaces.

Application shows 349 total spaces however we will work with 347.

49 units have 2 spaces each as tandem parking, total spaces = 98

161 units have 1.34 spaces each, total spaces 216 spaces.

32 visitor spaces,

Total parking spaces in calculation = 346.

All other comments have been addressed.

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

1. Municipal address for the property to be 335 Juliana Drive.
2. The owner is advised that the following fees are payable to the City upon development, prior to the issuance of a building permit:
  - a. \$73,750 for half the cost of the local street and release of 1-foot reserve (Part of Block 140, 41M-234) on Juliana Drive along the frontage of the subject property. The owner is further advised that a Reference Plan will be required to split up Block 140, 41M-234 into two separate reserves to the satisfaction of the City.
  - b. \$42,832 for half the cost of the local street and release of 1-foot reserve on Alberta Drive (Part 3, 41R-7963) along the frontage of the subject property.
  - c. \$13,382 in local area charges for the subject properties share of the existing SWMF located at Sales and Pembers Pass.
  - d. \$14,227 & \$10,816 for existing street lighting on Juliana Dr. & Alberta Ave., respectively, along the frontage of the subject property.
  - e. Please note, the owner will be responsible to extend municipal sidewalk on Alberta Ave. from the west property line of the subject property to Juliana Dr. Details to be provided during site plan approval.
  - f. DCs, permit fees, etc. are not included above and will be determined at time of building permit application.
3. The shadow study should be revised through site plan.

## City of Woodstock Council

City of Woodstock Council recommended support of the proposed Official Plan amendment, and approved the proposed zoning by-law amendment 'in principle', at the City's regular Council meeting of June 20, 2024.

## Planning Analysis

The Official Plan amendment has been initiated to amend the current site-specific High Density Residential designation that applies to the subject lands to increase the density permitted on the site from 179 units/ha (72 units/ac) to 260 units/ha (109 units/ac).

The in-principle approved zone change proposes to amend the R4-4 Zone provisions to increase the number of dwelling units permitted on the lands from 142 to 213 and reduce the required parking from 1.5 spaces per dwelling unit to 1.4 spaces per dwelling unit to accommodate the design of the proposed development, including two levels of underground parking.

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS as the proposed development is a form of housing that promotes intensification and enhances the mix of housing types available to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Planning staff are also of the opinion that the subject lands are generally suitable for high density residential development as the site is in an area that is characterized by a mix of institutional, recreational and higher density residential uses. Surrounding lands consist of a mix of various forms of high and medium density uses, and the subject lands are buffered from low density development in the area by institutional-type land uses. The designation of the lands for high density residential use, and the implementing zoning by-law amendment which permits a building height of 12 storeys and up to 131 residential units, was established by decisions made by Woodstock Council in 2006 and amended in 2022 to permit up to 142 units. The applicant is now proposing a similar sized structure with up to 213 units and 13 storeys – the 13<sup>th</sup> storey being utilized primarily for the provision of amenities for the residents of the building.

The proposed amendment to the Official Plan to increase the permitted density of the development to exceed the current maximum of 142 dwelling units considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Plan it pertains to high density residential development. The proposed structure is very similar to what was previously proposed and approved; however, this proposal modifies the interior of the structure, and has been reconfigured to increase the number of dwelling units and to provide an additional 13<sup>th</sup> storey dedicated to amenity space and uses for residents of the building.

The subject lands comprise approximately 0.79 ha (1.95 ac) and the applicant is proposing a maximum of 213 units, which constitutes a residential density of approximately 260 units/ha (109 units/ac). For Council's information, the current number of units permitted on the lands by the Zoning By-law is the equivalent to 179 units/ha (72 units/ac), which exceeds the maximum density provisions of the Plan.

The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

Based on the information provided by the applicant, the increased number of units proposed for the site will not compromise the ability of the lands to accommodate landscaped open space or private amenity space in accordance with the requirements of the City's Zoning By-law. The majority of the parking required for this site will be accommodated in a two level, underground facility and surface parking will be limited largely to visitor parking.

By accommodating parking in this manner, the increased density of the development will not compromise other physical aspects of the development, including landscaped open space. As such, staff are of the opinion that the increased density required to accommodate the development is appropriate and that the lands of a sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering.

Staff are also satisfied that the requested relief from the Zoning By-law to reduce the required parking is appropriate. The applicant is requesting a reduced parking rate of 1.4 spaces per dwelling unit where 1.5 spaces is typically required. In light of the proposed unit types, which includes more 1 and 2 bedroom units, staff are satisfied that the requested reduction in parking is appropriate.

City Engineering has identified the need for an updated shadow analysis and has indicated that this can also be reviewed at site plan stage. Further, the required site plan approval will address matters such as lighting, accessibility, grading, stormwater management, landscaping, privacy screening and garbage collection to the satisfaction of the City.

## **CONCLUSIONS**

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In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan.



**SIGNATURES**

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**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  
Interim Chief Administrative Officer

**ATTACHMENTS**

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- Attachment 1 – Plate 1, Existing Zoning & Location Map
- Attachment 2 – Plate 2, Aerial Map (2020)
- Attachment 3 – Plate 3, Proposed Site Plan
- Attachment 4 – Plate 4, Building Elevations
- Attachment 5 – Official Plan Amendment, OPA 319