

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 24-09-8 – Cengic

To: Warden and Members of County Council
From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 24-09-8 submitted by Amer Cengic, for lands described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014 in the City of Woodstock, to redesignate the subject lands from Low Density Residential to Medium Density Residential;
2. And further, that Council approve the attached Amendment No. 327 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 327 be raised.

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential to permit the renovation of and addition to an existing duplex to create a five unit multiple-attached residential building.
- The proposal is consistent with the relevant policies of the 2024 Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

IMPLEMENTATION POINTS

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 July 17, 2024 and notice of public meeting was issued on October 1, 2024. At the time of writing this report, no correspondence from the public has been received. However, one tenant did speak at the City’s public meeting related to this application and expressed concerns with respect to maintaining their housing through the renovation of the building.

2023-2026 STRATEGIC PLAN

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*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

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

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

DISCUSSION

Background

Owner: Amer Cengic
35 Harwood Street. Innerkip ON N0V 1M0

Location:

The subject lands are described as Part Lot 30 e/s Victoria Street, Plan 212, Part 1, 41R3014, in the City of Woodstock. The lands are located on the south side of Walter Street between South Street and Victoria Street South and are municipally known as 570 Walter Street.

County of Oxford Official Plan:

Existing:

Schedule 'W-3'	City of Woodstock Residential Density Plan	'Low Density Residential'
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Proposed:

Schedule 'W-3'	City of Woodstock Residential Density Plan	'Medium Density Residential'
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City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Residential Type 2 Zone (R2)

Proposed Zoning: Special Residential Type 3 Zone (R3-60)

Proposal:

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit the development of a five unit multiple-attached dwelling by renovating and adding on to an existing duplex. 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 (R3-60)'. The proposed zoning includes a range of site specific provisions to allow for alternative yard depth, lot area per unit, parking space requirement provisions etc. to facilitate the proposed building addition and renovation to contain 5 units.

The subject lands comprise an approximate area of 730 m² (7,858 ft²) and contains an existing duplex. The existing building is proposed to be slightly expanded to the west to facilitate the renovation of the existing building into a five unit multiple-attached dwelling.

Surrounding land uses include existing low density residential development, a Public Works building to the south, and Southside 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, Applicant's Sketch, provides a site plan illustrating the layout of the proposed development, as provided by the applicant.

Comments

2024 Provincial Planning Statement

The policies of Section 2.3 of the Provincial Planning Statement directs that settlement areas shall be the focus of growth and development, and that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit supported (as appropriate) and are freight supportive. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary 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 multiple 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 68.5 units per hectare (27.8 units per acre).

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 is proposing to rezone the lands to 'Special Residential Type 3 Zone (R3-60)' to facilitate the establishment of the proposed 5 unit multiple-attached dwelling.

A number of site specific zone provisions have been requested to facilitate the proposed multiple-attached dwelling on the lands. These include, but are not limited to, minor adjustments to the standard minimum lot area per dwelling unit, lot frontage, rear yard depth, minimum required parking, and parking location requirements of the R3 zone.

Agency Comments

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

1. Our review is based on a corner lot, the front yard is adjacent to South St. A multiple attached dwelling house is being considered.

2. Relief is required from Section 5.1.9, Table 2 – Permitted Projections into Required Yards – to reduce the minimum setback from the projection (deck and steps) from 2m to nil in the exterior side yard. Please note the survey shows the existing porch encroaches onto the City right of way. Any new construction must be located on the subject property.
3. A survey is not included and our comments are subject to the actual yard size, setbacks and area that a real survey would produce.
4. Lot area requires relief from 150 m² per unit to approximately 144 m² per unit.
5. Lot frontage requires relief from 20m to a value determined by the applicant.
6. Relief is required for the rear yard depth from 7.5m to approximately 4.2m.
7. Relief is required for parking spaces from 8 spaces to 5 (1.5 spaces to 1 space per unit).
8. The drawing does show a parking space in the 7.5m site triangle. We have no concerns as the front yard boulevard is extra wide (approx. 6.5m) however relief should be added. Relief is required for Section 5.1.3 – Corner Lot Sight Triangles to reduce the minimum 7.5m to permit one parking space in the sight triangle.
9. Relief is also required from Section 5.4.4 – Location of Parking Areas – other residential uses; to permit parking spaces for residential uses in the front yard.
10. Further relief is required from Section 5.4.4.2 Setbacks (for parking areas) – other residential uses; to reduce the minimum setback from street line from 1.5m to 0.5m and from interior side lot line from 1.5m to 1.2m.

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

We have reviewed the items submitted for the above noted application and the City of Woodstock Engineering Department has the following comments.

1. If approved, grading will be reviewed in further detail at time of building permit application.
2. The City is currently re-constructing Walter St. and staff have been coordinating with the owner regarding any revisions to sanitary/water servicing and driveway details that may be required.

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 October 17, 2024.

Planning Analysis

The application is proposing to redesignate the subject lands from Low Density Residential to Medium Density Residential to permit a multiple-attached dwelling consisting of five dwelling 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 resources and optimizes the use of existing infrastructure and other public facilities (i.e. in close proximity to Southside Park).

The proposal is generally consistent with the Official Plan policies respecting the designation of additional medium density sites. The subject lands are located between Wellington Street and

Parkinson Road which are arterial roads and the addition of three additional units are not anticipated to impact traffic flows through any adjoining low-density residential areas. The subject lands are directly adjacent to Southside Park, including an entrance to Southside Park, and are approximately 400 m (1,300 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area also contains several sites that have already been designated and built for medium-density residential uses.

With respect to the proposed zoning amendment Planning staff are supportive of the applicant's request to establish a number of site specific R3 zone provisions to facilitate the proposed 5 unit multiple-attached dwelling on the site. Further, the requested zoning was approved in-principle by City Council on October 17, 2024.

Therefore, planning staff are of the opinion that the proposal is consistent with the applicable policies of the Provincial Planning Statement and supports the strategic initiatives and objectives of the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

CONCLUSIONS

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

Report author:

Original Signed By _____

Justin Miller
Development Planner

Departmental Approval:

Original Signed By _____

Paul Michiels
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, Applicant’s Sketches
- Attachment 4 – Official Plan Amendment, OPA 327