

REPORT TO COUNTY COUNCIL

Application for Official Plan Amendment OP 22-05-8 – 1000049811 Ontario Inc.

To: Warden and Members of County Council

From: Director of Community Planning

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 22-05-8 submitted by 1000049811 Ontario Inc., for lands described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances 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. 328 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 328 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 a former cluster living home to a nine-unit multiple attached dwelling unit.
- 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 September 6, 2024 and notice of public meeting was issued on November 4, 2024. At the time of writing this report, no correspondence from the public has been received.

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
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

Background

Owner: 1000049811 Ontario Inc.
545867 Pattullo Avenue, Woodstock ON N4S 7W3

Agent: Nesbitt Coulter c/o Derek Truelove
35 Perry Street, Woodstock ON

Location:

The subject lands are described as Plan 63, Lots 1 and 2 e/s Wilson, Part Lots 1 and 2 n/s Frances, in the City of Woodstock. The lands are north of Frances Street between Wilson Street and Cedar Street and are municipally known as 117 Wilson 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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Proposal:

The application for Official Plan amendment, and associated zone change application, are proposing to permit the development of a nine-unit multiple-attached dwelling by renovating a former cluster living home (i.e. a home for individuals with chronic psychiatric disabilities). 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 'Special Neighbourhood Institutional Zone (NI-1)' to 'Special Residential Type 3 Zone (R3-sp)'. The proposed zoning will facilitate the proposed 9-unit dwelling building and requested zone provisions regarding lot frontage and parking in the exterior side yard.

The subject lands have an approximate area of 2,052 m² (22,088.3 ft²) and contains a structure that was recently used as a cluster living home and detached garage. The existing building is proposed to be renovated to accommodate the 9 proposed units and an existing detached garage is to be removed.

Surrounding land uses are predominantly low-density residential uses, with a rail line and some industrial uses in close proximity to the north.

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 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

Section 2.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. 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, redevelopment and if necessary, lands which are designated and available for residential development.

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 Low Density Residential 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 Districts 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 9 units, would have a net residential density of approximately 44 units per hectare (17 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 'Special Neighbourhood Institutional Zone (NI-1)'. The applicant proposes to rezone the lands to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the proposed 9-unit multiple-attached dwelling building.

The special provisions of the NI-1 Zone permits a cluster living home. A cluster living home is defined as a home for individuals with chronic psychiatric disabilities operated as a single housekeeping unit in which a maximum of 12 residents live with support as required by said residents.

The proposed multiple-attached dwelling would meet the applicable provisions of the R3 zone, with the exception of minimum lot frontage and parking area location, which are proposed to be recognized through the requested special R3 zone provisions.

Agency Comments

Following is a summary of the comments received through agency circulation:

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

We provide the following comments in support of the application.

1. The application proposes 9 dwelling units.
2. Relief is required for reduced lot frontage from 20m to 19m. The lot has street frontage on three sides and is considered unique. We have no concerns.
3. The applicant proposes to renovate the existing dwelling house with a small addition.
4. Relief is required from Section 5.4.4.1. Location of Parking Areas, Table 7, to permit a parking area in the exterior side yards.
5. The required number of parking spaces are being provided.

The City of Woodstock Engineering Department (Development Division) indicated that municipal sanitary sewer, storm sewer and watermain are available to the property. If approved, site plan approval is required where servicing, grading, storm water management, landscaping, site lighting, etc. will be reviewed in further detail.

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 November 21, 2024.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit a multiple-attached dwelling consisting of nine 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 municipal services within a fully serviced

settlement area. The development also contributes to an appropriate variety of 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 proposal is generally consistent with the Official Plan policies respecting the designation of additional medium density sites. The subject lands have frontage on Cedar Street which is an arterial road. The subject lands are approximately 180 m (590.5 ft) from two large schools. Although the site is generally surrounded by lands that are designated for low-density residential uses, the area contains a variety of land uses, including commercial, industrial and some nearby medium density residential uses.

With respect to the proposed zoning amendment Planning staff are supportive of the applicant's request to establish alternative zone provisions for lot frontage and location of parking areas. Further, the requested zoning was approved in-principle by City Council on November 21, 2024.

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

Reviewed By:

Original Signed By _____

Eric Gilbert, MCIP, RPP
Manager of Development

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 328