

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 21-05-8 – 12502488 Canada Inc.

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 21-05-8 submitted by 12502488 Canada Inc., for lands described as Part 4 & Lot 5, Plan 10 in the City of Woodstock, to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate a 16-unit townhouse development;
2. And further, that Council approve the attached Amendment No. 260 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 260 be raised.

REPORT HIGHLIGHTS

- The intent of the Official Plan Amendment is to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of a 16-unit townhouse proposal.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and is in keeping with the strategic initiatives and objectives of the County Official Plan, and can be supported from a planning perspective.

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 current year's budget.

Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was originally provided to surrounding property owners on May 17, 2021 and notice of public meeting was issued on July 19, 2021. At the time of writing this report, no correspondence from the public has been received.

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: 12502488 Ontario Inc.
622 Dundas Street, Suite 140, Woodstock ON N4S 1E2

Location:

The subject lands are described as Part Lot 4 & Lot 5, Plan 10 in the City of Woodstock. The lands are located at the southeast corner of Hunter Street and Oxford Street and are municipally known as 278 Hunter Street.

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	'Low Density Residential'

Proposed:

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

City of Woodstock Zoning By-Law 8626-10:

Existing Zoning:	'Special Neighbourhood Institutional Zone (NI-7)'
Proposed Zoning:	'Special Residential Zone 3 (R3-sp)'

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 redesignate and rezone the subject lands to facilitate a 16-unit townhouse development. The proposed townhouse units will be 2 storeys in height, contain a single car attached garage and a parking space in front of each unit. The units on the west side of the property will have direct access to Oxford Street by way of individual driveways and the units located on the east side of the property will have street access to Hunter Street by way of a private access.

The applicant is requesting site specific zoning provisions to address reductions in lot area, rear yard depth and private outdoor amenity area.

The subject lands are approximately 3,118.4 m² (33,567.2 ft²) in area and contain the former Oxford Baptist Church. Surrounding uses include a mix of low density residential development to the north and south and a recently developed apartment dwelling house to the immediate east. The City's central business district is located to the south of the subject lands.

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

Plate 2 – Aerial Map (2020) provides an aerial view of the subject lands and existing development in the immediate area.

Plate 3 – Applicant's Concept Plan provides the proposed conceptual layout of the site with the existing building, parking and access.

Plate 4 – Proposed Building Elevations provides the front, rear and side building elevations of the proposed dwellings.

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 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this 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.

The policies of Section 1.1.3.6 state that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Further, Section 1.4.3 states 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 to be developed; 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 property is designated 'Low Density Residential' according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single detached dwellings, semi-detached, duplex and converted dwellings, street-fronting townhouses, low density cluster development and low-rise apartments.

The applicant is proposing to redesignate the subject lands to 'Medium Density Residential'. Medium Density Residential Districts are those lands that are primarily developed or planned for low profile multiple unit development that exceed densities established in Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses, converted dwellings, and apartment buildings.

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 policies further state that any further designation of lands for medium density use 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 and County Councils will be guided by the following:

- The size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effect 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.

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

Zoning By-law

The subject lands are presently zoned 'Special Neighbourhood Institutional Zone (NI-7)' which reflects the former church use. The applicant has applied to rezone the subject lands to 'Special Residential Zone 3 (R3-sp)' to facilitate the development of the site for 16 townhouse units.

The R3 zone permits a mix of multi-residential uses including an apartment dwelling house, converted dwelling house, horizontally attached dwelling houses and street row dwelling houses. According to the definitions in the Zoning By-law, the proposed development consists of street row dwelling houses on the west side of the property as each unit has street frontage on and direct access to Oxford Street, and horizontally attached dwelling houses on the east side of the

property as each unit has a single internal access and shared frontage on Hunter Street. All of the units will be maintained on one property.

The applicant is requesting site specific zoning to reduce the minimum lot area from 3,620 m² (38,967 ft²) to 3,118.4 m² (33,567 ft²), reduce the rear yard depth (eastern lot line) from 7.5 m (24.6 ft) to 6.8 m (22.3 ft) and reduce the private outdoor amenity area for the horizontally attached dwelling units from 320 m² (3,444.5 ft²) to 308.5 m² (3,320.7 ft) to facilitate the development.

Agency Comments

The applications were reviewed by a number of public agencies and the following comments were received.

The City of Woodstock Engineering Department (Building Division) provided the following comments in support of the subject applications:

- For clarity, the front yard is considered adjacent to Oxford Street, exterior side yard is adjacent to Hunter Street and the rear yard is adjacent to the existing apartment building on the east side of the subject property.
- The zoning provisions should contain a provision to permit the number of street row dwelling houses and the number of horizontally attached dwelling houses.
- Relief is required for the reduced lot area. The existing lot area is approximately 3,118 m² (33,562.9 ft²). The required lot area for the proposed townhouses is 3,620 m² (38,966.6 ft²).
- Street facing townhouses do not require visitor or accessible parking spaces. Visitor and accessible parking is not technically required by the zoning bylaw for the horizontally attached townhouses.
- If there are concerns about the reduced lot area one of the units could be removed from the plan.
- The applicant shall be reminded the proposed garages will require a clear parking space of 5.5 x 3m within the garage.

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

If this application is approved, site plan approval will be required where servicing, grading, stormwater management, landscaping, etc. will be reviewed in further detail. However, I would like to offer the following preliminary comments for the applicant to consider for site plan:

- The applicant previously indicated that the units fronting Oxford Street are to be included in one condominium corporation with the remaining units to the east (i.e., entire property to remain as one). Therefore, the units fronting Oxford Street are to be serviced with water/sanitary internally and not from Oxford Street.
- The applicant previously indicated that servicing and grading will be considered and designed at time of site plan approval.
- The existing Oxford Street boulevard is quite steep. The maximum driveway slope permitted is 8% so this should be kept in mind. If there are buried utilities in the boulevard it is possible they may require lowering at the applicant's expense.

- The existing curb-face sidewalk on Oxford Street will have to be removed and replaced in sections for the driveways at the applicant's expense.
- There appears to be an existing fire hydrant, hydro pole, and mailbox on Oxford Street, relocation may be required at the applicant's expense.

The City of Woodstock Parks Department provided the following comments:

Parks has no concerns with the subject applications. The following will be required at time of site plan submission:

- Arborist report - there are 3 city owned trees in the boulevard of this property as well as privately owned trees.
- Tree preservation and compensation plan – compensation will be required at a rate of 3:1.
- A Landscape Plan will 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 meeting of August 12, 2021.

Planning Analysis

The Official Plan amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 16 townhouse dwelling units on the subject property.

The Zone Change application proposes to rezone the subject lands from 'Neighbourhood Institutional Zone (NI)' to 'Special Residential Zone 3 (R3-sp)' to permit the townhouse development with special provisions to address reductions in lot area, rear yard depth and private outdoor amenity area.

It is the opinion of staff that the subject amendments are consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and provides a mix of housing types 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.

Staff are of the opinion that the subject lands are suitable for medium density residential development as the subject lands are located on a minor collector road and are within one block of Dundas Street and Vansittart Avenue, both being arterial roads. Due to the site having direct access via a minor collector road to two arterial roads, staff are of the opinion that the proposed development will have little impact on local streets with respect to increased traffic and vehicle turning movements. City Engineering staff did not require a traffic impact study to facilitate the development.

Additionally, the lands are considered an underutilized site that is directly west of the City's Central Area (specifically, the Entrepreneurial District, according to the Official Plan), within which medium density residential development is permitted. The proposed townhouse development is

considered to maintain the character of the area as the scale, size and form of the buildings are similar to other buildings in the immediate area and the type of development that would typically be permitted in the abutting Entrepreneurial District.

The lands are located within one block of the Central Business District (along Dundas Street), which provides access to a variety of shopping, institutional and recreational facilities. More specifically, Central Public School, Woodstock Collegiate Secondary School, Victoria Park, the Woodstock Museum and the Art Gallery are all located within less than 1 kilometre of the subject lands and shopping amenities and a variety of eating establishments located on Dundas Street are located within immediate proximity of the subject lands. The site is also located adjacent to a public transit stop located at Hunter Street and Oxford Street.

Further to the above-noted locational criteria, staff are satisfied that the subject lands are 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.

The subject proposal is also in keeping with the density requirements of the medium density designation. The subject lands comprise approximately 3,118.4 m² (33,567.2 ft²) in lot area and the applicant is proposing 16 units, which constitutes a residential density of approximately 51 units per hectare (21 units per acre). The medium density designation permits up to 70 units per hectare (30 units per acre).

As previously indicated, the applicant has requested relief from the minimum lot area, rear yard depth and private outdoor amenity area. Staff are satisfied that the reduction in lot area can be considered minor and appropriate for the proposed development as the site is sufficiently sized to provide adequate space for parking, landscaping, grading, drainage, snow storage and for maintenance purposes.

With respect to the reduction in rear yard depth, staff are of the opinion that the reduction can also be considered minor and is not anticipated to negatively impact the neighbouring property to the east as there is a parking area for the apartment building to the immediate east. Further, sufficient area can still be maintained for amenity area and landscaping.

Staff are also supportive of the reduction in private outdoor amenity area as landscaped open space and amenity area will be provided to residents on the subject property and is also available to the residents at Standard Tube Park, Vansittart Avenue Park and Victoria Park, all of which are within walking distance.

The proposed development will be subject to site plan approval by the City of Woodstock. Through this review process, matters such as lighting, parking, grading, stormwater management, landscaping, privacy screening and garbage collection will be addressed to minimize impacts on surrounding residential uses.

Conclusions

In light of the foregoing, it is the opinion of staff that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

SIGNATURES

Report Author:

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Senior Planner

Departmental Approval:

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Michael Duben, B.A., LL.B.
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 Concept Plan
Attachment 4 - Plate 4, Proposed Building Elevations
Attachment 5 - Official Plan Amendment, OPA 260