

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

**From:** Director of Community Planning

## **Application for Redline Amendment to Draft Plan of Subdivision 32T-00001 – The Villages of Sally Creek**

### **RECOMMENDATIONS**

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1. That Oxford County Council approve the application for redline amendment to the draft approved plan of subdivision File No. 32T-00001, submitted by The Village of Sally Creek, for lands described as Part Lot 4, Concession 11, RP 41R-7424, Parts 1 & 2, RP 41R-7477, in the City of Woodstock.

### **REPORT HIGHLIGHTS**

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- The purpose of the redline amendment to the Draft Plan of Subdivision is to replace previously approved 16 single detached dwelling lots and a portion of a multi-residential Block 167 with 8 street-fronting townhouse blocks, resulting in a total of 40 residential dwelling units.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement, maintains the intent and purpose of the Official Plan, and can be supported from a planning perspective.

### **Implementation Points**

The application will be implemented in accordance with the relevant 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 provisions of the Planning Act, this application was not subject to public consultation. Correspondence was received from a neighbouring condominium corporation, and has been included as an attachment to Report No. CP 2021-323 for Council's consideration.

## Strategic Plan (2020-2022)

					
<b>WORKS WELL TOGETHER</b>	<b>WELL CONNECTED</b>	<b>SHAPES THE FUTURE</b>	<b>INFORMS &amp; ENGAGES</b>	<b>PERFORMS &amp; DELIVERS</b>	<b>POSITIVE IMPACT</b>
		3.ii.			

## DISCUSSION

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### Background

**Owners:** The Villages of Sally Creek  
1401 Dundas Street, Woodstock ON N4S 8X8

### Location:

The subject lands are described as Part Lot 4, Concession 11, RP 41R-7424, Parts 1 & 2, RP 41R-7477 in the City of Woodstock. The lands are located within the draft plan of subdivision commonly referred to as The Villages of Sally Creek, on the west end of the Garden Crescent extension, south of Lakeview 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	'Medium Density Residential'

## City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Special Planned Unit Development Zone (PUD-1)

### Proposal:

The application for redline amendment to the existing draft plan of subdivision approval will modify the draft plan to facilitate the development of 8 street fronting townhouse dwellings, consisting of 40 dwelling units.

For Council's information, the existing draft plan, which is commonly referred to as the Villages of Sally Creek, was originally approved in October 2001, comprising 154 lots for single-detached dwellings, 20 blocks for future low density residential development, one block for medium density, multi-unit development and an additional block for future community and institutional-type use.

The original draft plan has been revised on several occasions and a number of phases have been registered providing a variety of housing types. A substantial revision to the draft plan occurred to the plan in 2006, which changed the lapsing date for the conditions to June 30, 2008. The draft plan and conditions have been subsequently extended seven times from 2008 to 2020.

The lands subject to the proposed modifications are approximately 1.04 ha (2.6 ac) in area and are currently vacant. Surrounding uses include a mix of existing and planned low and medium density residential uses.

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.

Plate 3, Redline Revision Comparison, provides the current draft approved lotting plan and the proposed lotting plan.

### Comments

#### 2020 Provincial Policy Statement

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, among other matters:

- 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;
- 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 also 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 '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.

In these districts it is intended that there will be a mixing and integration of different forms of housing to achieve an overall medium density. To help achieve a variety of forms of housing, City Council may choose to restrict the range of uses permitted on individual sites through the Zoning By-law.

The maximum net residential density in 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.

## Zoning By-law

The subject lands are currently zoned 'Special Planned Unit Development Zone (PUD-1)' according to the City's Zoning By-law. The PUD-1 zone permits a range of residential uses including an apartment dwelling house, duplex, townhouse, single detached dwelling and a semi-detached dwelling. The PUD-1 zone also permits a mix of non-residential uses including a bake shop, bank, business or professional office, eating establishment, medical clinic and a retirement home.

The 'Planned Unit Development Zone (PUD)' was developed and implemented into the City's By-law as an alternative to the conventional zoning regulations as set out elsewhere in the various zones contained in the Zoning By-law. The purpose of the 'PUD' Zone is to allow greater flexibility with respect to housing mix, building siting, land uses, protection of natural features and to achieve a better overall design. Within the 'PUD' Zone, prescriptive zone standards relating to setbacks, building coverage, etc. are substituted with standards that are negotiated between the proponent and the City based on a comprehensively planned project via a unitary site development plan.

## Agency Comments

The application was reviewed by a number of public agencies. The following comments were received.

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

The Villages of Sally Creek have provided County Public Works and City Engineering with revised engineering drawings and reports in support of this application. The revised engineering drawings and reports have determined that the existing services installed in previous phases (including watermain on Garden Court Crescent and downstream sanitary and storm sewers and SWMF) are suitable to support the increase in the number of units and imperviousness being proposed with this application. From a grading perspective, adjustments have been made to the engineering drawings that are satisfactory to City Engineering.

The City of Woodstock Parks Department and Hydro One indicated that they have no concerns relating to the subject proposal.

## City of Woodstock Council

City of Woodstock Council recommended support of the proposed redline amendment to the draft approved plan of subdivision at the City's regular meeting of September 16, 2021.

## Planning Analysis

The subject application to amend the approved draft plan of subdivision proposes to replace 16 single detached dwelling lots and a portion of a multi-residential block with 8 street-fronting townhouse dwellings, resulting in a total of 40 street-fronting townhouse dwelling units.

It is the opinion of staff that the proposal is consistent with the relevant policies of the Provincial Policy Statement. The proposed development is considered to be a form of development that promotes a mix of housing types and represents an efficient use of lands, municipal services and infrastructure within a designated settlement area.

Further to this, staff are satisfied that the proposed townhouse development is a form of development that is contemplated by the medium density residential policies and promotes a mix of housing types in the area. The proposed townhouses are also considered to be compatible with the surrounding uses as there are other townhouse units in the area.

Planning staff are of the opinion that the revisions to the draft plan are an improvement from the original draft plan approved in 2001, as the proposed redline amendments will offer an increased density of 38 units per hectare (15 units per acre), which is consistent with the medium density policies, whereas the previously approved single detached dwelling lots fell well below the minimum density requirements.

The application was circulated to a number of agencies which were generally satisfied with the modifications and had no comments. Based on this, staff are satisfied that the previously approved conditions of draft approval do not need to be amended and the applicant will be required to address any relevant conditions from the draft approval of 32T-00001 prior to the registration of these lands.

## Conclusions

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

## SIGNATURES

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### Report Author:

'original signed by'

Andrea Hächler  
Senior Planner

### Departmental Approval:

'original signed by'

Gordon K. Hough, RPP  
Director of Community Planning

### Approved for submission:

'original signed by'

Michael Duben, B.A., LL.B.  
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 – Redline Revision Comparison
Attachment 4:	Correspondence from Larry Moore, Condominium Corporation 73