

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 21-01-8 – City of Woodstock

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 21-01-8 submitted by the City of Woodstock, for lands described as Part Lot 118C, Plan 293 in the City of Woodstock to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate 5 townhouse units;
2. And further, that Council approve the attached Amendment No. 265 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 265 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 5-unit townhouse proposal.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports 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 March 23, 2021 and notice of public meeting was issued on September 27, 2021. At the time of writing this report, no correspondence from the public has been received.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.ii.			

DISCUSSION

Background

Owner: City of Woodstock
500 Dundas Street, Woodstock ON, N4S 0A7

Applicant: Wolfking Investments Inc. c/o Justin Byers
751 Anzio Road, Woodstock ON, N4T 0B5

Location:

The subject lands are described as Part Lot 118C, Plan 293 in the City of Woodstock. The lands are located at the southeast corner of Mill Street and Park Row and are municipally known as 97 Mill 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:	'Neighbourhood Institutional Zone (NI)'
Proposed Zoning:	'Special Residential Zone 3 (R3-sp)'

Proposal:

The City of Woodstock has initiated amendments to the Official Plan and the City's Zoning By-law to redesignate and rezone the subject lands to facilitate a 5-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 will have direct access to Park Row by way of an internal driveway.

The application proposes site specific zoning provisions to address reductions in lot area, front yard depth, rear yard depth and private outdoor amenity area.

The subject lands are approximately 1,259.9 m² (13,561.8 ft²) in area and contain a former church building. Surrounding uses include a mix of low density residential development with McIntosh Park to the immediate east.

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 Sketch, provides the proposed conceptual layout of the site with the proposed townhouse development, parking and access.

Plate 4 – Proposed Building Elevations, provides the front and rear building elevations for the proposed townhouse development.

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 County 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 developments 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 the designation of lands for medium density use will be consistent with the following locational 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 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 of the effect of environmental constraints on the proposed development will be address 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 'Neighbourhood Institutional Zone (NI)' 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 5 townhouse units.

The R3 zone permits a mix of multi-unit residential uses including an apartment dwelling house, converted dwelling house, horizontally attached dwelling house and street row dwelling house. According to the definitions in the City's Zoning By-law, the proposed development consists of street row dwelling houses that will be maintained on one property.

The application proposes site specific zoning to reduce the minimum lot area per unit from 280 m² (3,013.9 ft²) to 251 m² (2,691 ft²); reduce the minimum front yard depth from 6 m (19.6 ft) to 4.5 m (14.7 ft); reduce the minimum rear yard depth from 7.5 m (24.6 ft) to 2.4 m (7.8 ft); and reduce the minimum required private outdoor amenity area per unit from 40 m² (430.5 ft²) to 38.4 m² (413.3 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:

- We are supportive of the reduced front yard setback as there are no other dwellings located on this block of Park Row and there are no immediate residential neighbours that have an impacted street line view.
- We are supportive of the reduced zoning provisions as the lot is surrounded on 3 sides by Mill Street, Park Row and McIntosh Park. As such, we do not feel that any neighbouring property owners will be impacted.
- The reduced rear yard setback resembles an interior side yard due to the configuration of the townhouses. No concerns.
- Relief is required to reduce the minimum parking area setback for an interior side lot line from 1.5 m (4.9 ft) to 1 m (3.2 ft). No concerns as this area is adjacent to the City park.
- Parking is provided at 2 spaces per unit and visitor parking is not required.
- The development is subject to site plan approval where grading and landscaping will be reviewed.

The County of Oxford Public Works Department provided the following comment:

- The proposed sound barrier is to be located on private property. All future maintenance will be the responsibility of the property owner and the noise barrier should be registered on title.

The Canadian National Railway Company (CN) indicated that they have concerns with residential uses being proposed in close proximity of a railway due to noise and vibration potential. Their recommendations to ensure compatibility between the sensitive use and the railway have been included as an attachment to Report No. CP 2021-380.

The City of Woodstock Parks Department indicated that they are supportive of the application and noted that the following will be required at time of site plan submission:

- Landscape Plan;
- Fencing along the property line adjacent to McIntosh Park.

The City of Woodstock Engineering Department (Development Division) indicated that they have no concerns with the subject applications.

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 October 21, 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 5 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, front yard depth, 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 property is located on an arterial road and is the only residential development in this area with street access to Park Row. As such, the 5 townhouse units are not anticipated to impact local streets with respect to increased traffic and vehicle turning movements.

Staff are satisfied that the proposed townhouse development is suitable for the area as it is relatively small in scale and it is bordered by City parkland in the north and east. As such, staff are of the opinion that the proposed development is appropriate for the area as it will be in keeping with the nature, character and scale of adjacent uses and is therefore not anticipated to have a negative impact existing development.

The site is also able to provide adequate off-street parking and is located in an area where services and amenities such as schools, leisure facilities, shopping and parks are within a reasonable distance. More specifically, the City's downtown area, McIntosh Park, Southside Park, Southside Public School, St. Mary's Catholic Secondary School and Fanshawe College are within 1 – 1.5 km of the subject property.

Further to the above-noted locational criteria, this office is also satisfied that the subject lands are of 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 proposed townhouses are 2-storeys in height, which is similar to the surrounding residential uses.

Further, the subject proposal is consistent with the policies for the medium density residential designation. The subject lands comprise approximately 0.12 ha (0.31 ac) in lot area and the applicant's proposal for 5 townhouse units constitutes a net residential density of approximately 41.6 units per hectare (16 units per acre). According to the definitions for residential density as contained in the Official Plan, this development falls within the medium density range.

With respect to the requested relief for the minimum lot area per dwelling unit and front and rear yard depths, staff are satisfied that the site is of adequate size to provide landscaping, screening, parking, grading and drainage. 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 McIntosh Park, Argyle Park and Southside Park, all of which are within reasonable walking distance.

With respect to the findings of the Noise and Vibration Feasibility Assessment, it was concluded that with suitable control measures integrated into the design of the dwellings, it is feasible to meet the MECP noise guideline requirements. Central air-conditioning systems in all units, brick veneer exteriors, as well as an acoustic barrier along Mill Street are the recommended noise mitigation measures according to the assessment. It was further recommended that warning clauses be required for all dwelling units to inform the future occupants of the potential noise generated from Mill Street and the railway.

The proposed development will be subject to site plan approval by the City of Woodstock. Through this review process, matters such as noise mitigation requirements, lighting, parking, grading, stormwater management, landscaping, privacy screening and garbage collection will be addressed to ensure compatibility with the surrounding 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:

"original signed by"

Andrea Hächler
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Departmental Approval:

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Gordon K. Hough
Director of Community Planning

Approved for submission:

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Michael Duben, B.A., LL.B.
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ATTACHMENTS

Attachment 1 – Plate 1, Existing Zoning & Location Map
Attachment 2 – Plate 2, Aerial Map (2020)
Attachment 3 – Plate 3, Applicant's Sketch
Attachment 4 – Plate 4, Proposed Building Elevations
Attachment 5 – Canadian National Railway Company Comments
Attachment 5 – Official Plan Amendment, OPA 265