

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 21-12-8 – 1991976 Ontario Inc.

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 21-12-8 submitted by 1991976 Ontario Inc., for lands described as Lots 12 & 13, Plan 1624, except Part 1, 41R-7641 in the City of Woodstock to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 26 townhouse dwelling units;
2. And further, that Oxford County Council approve the attached Amendment No. 272 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 272 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 26 townhouse dwelling units.
- The proposal is consistent with the relevant policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the 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 September 13, 2021 and notice of public meeting was issued on February 22, 2022. One letter of concern had been received at the time of writing this report and is attached for Council’s consideration.

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: 1991976 Ontario Inc. c/o Hussein Ghaddar
966 Old Mohawk Road, Ancaster ON, L9G 3K9

Agent: Astrid J. Clos Planning Consultants c/o Astrid Clos
423 Woolwich Street, Guelph ON, N1H 3X3

Location:

The subject lands are described as Lots 12 & 13, Plan 1624, except Part 1, 41R-7641 in the City of Woodstock. The lands are located at the northeast corner of Devonshire Avenue and Lansdowne Avenue and are municipally known as 1185 & 1201 Devonshire Avenue.

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-3”	City of Woodstock Residential Density Plan	Medium Density Residential
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City of Woodstock Zoning By-Law:

Existing Zoning:	Special Local Commercial Zone (C1-9)
Requested 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 26 unit horizontally attached 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 development proposes 6 visitor parking spaces and a private street with access to the site from Devonshire Avenue.

The applicant is proposing site specific zoning provisions to address relief that is required for the minimum lot area, maximum lot coverage, minimum rear yard depth, minimum parking area setback and to permit parking in the front yard.

The subject lands are approximately 0.64 ha (1.6 ac) in area and contain a single detached dwelling that is no longer habitable. Surrounding uses include a mix of low density residential development, including single detached, semi-detached and townhouse dwellings with a church to the immediate north.

The applicant submitted a Stormwater Management & Functional Servicing Report and a Tree Assessment Report in support of the subject applications.

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 (2021), 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 illustrating the townhouse units, parking and access.

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 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 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 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 approval. 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.

The proposed development is considered to be a form of residential intensification. Residential intensification is permitted in appropriate locations within the Residential and Central Areas of the City, subject to complying with the policies of the associated land uses designations pertaining to the density, form and scale of residential development being proposed.

The location, form and intensity of residential intensification will be determined by the policies of the various land use designations, with the intention of permitting smaller scale developments, such as infill lots in areas designated as Low Density Residential and directing larger scale projects to areas designated Medium and High Density Residential and Central Area.

A minimum target of 15 percent shall be established as the proportion of all new residential dwelling units to be developed through residential intensification within built-up areas of the City.

Residential intensification and compact urban form shall be facilitated through appropriate zoning standards and City Council may consider the use of reduced municipal infrastructure requirements and lot standards on a site or area specific basis, provided that such standards are still in keeping with the overall objectives of the Plan.

Section 7.2.8 includes additional site design criteria for multiple unit residential development to ensure the sites are developed in an appropriate manner. These considerations include the location of new buildings, location of parking and access points, pedestrian linkages, landscaping recreational opportunities, utilities considerations, as well as safety considerations from a visibility perspective.

Zoning By-law

The subject lands are presently zoned 'Special Local Commercial Zone (C1-9)', which reflects a previously proposed commercial development. The applicant has applied to rezone the subject lands to 'Special Residential Zone 3 (R3-sp)' to facilitate the development of the site for 26 horizontally attached 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 contained in the Zoning By-law, the proposed development is considered to comprise horizontally attached dwelling houses as each unit has a single internal access and shared frontage on Devonshire Avenue.

The applicant is requesting site specific zoning from the following zoning provisions:

Zoning Provision	Required	Proposed
Minimum Lot Area per Unit	280 m ² (3,013.9 ft ²)	249 m ² (2,680 ft ²)
Maximum Lot Coverage	35%	35.4%
Minimum Rear Yard Depth (east side)	7.5 m (24.6 ft)	6.4 m (20.9 ft)
Parking Area Setback to Streetline (west side)	1.5 m (4.9 ft)	1 m (3.2 ft)
Yards where Parking is Permitted	Interior side yard and rear yard	Front yard

Agency Comments

The subject application was circulated to a number of agencies that would have an interest in the proposal. The comments received were generally technical in nature and have been attached to this report for Council's consideration.

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 26 townhouse dwelling units on the subject property.

It is the opinion of staff that the subject amendment is 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 underutilized 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 an arterial road, at the intersection of a collector road, and will have little impact on local streets with respect to increased traffic and vehicle turning movements. Based on the location of the proposal and the proposed number of units, County Public Works staff did not require a traffic impact study to facilitate the development.

Additionally, although the proposed townhouse development is higher in density than the surrounding residential uses, the form of development is considered to maintain the character of the area as the scale, size and type of the buildings are similar to other buildings in the immediate area and the type of development is typically located in both the low and medium density residential designations.

Further, staff are of the opinion that the proposed redevelopment is appropriate for the area as the lands have access to a variety of shopping, institutional and recreational facilities. More specifically, a commercial plaza, Notre Dame Secondary School, St. Michael's elementary school, Cree Park and Les Cook Park are all located within less than 1 kilometre of the subject lands. The site is also located adjacent to a public transit stop located on the south side of Devonshire Avenue.

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 0.6 ha (1.6 ac) in lot area and the applicant is proposing 26 units, which constitutes a residential density of approximately 40 units per hectare (16 units per acre). The medium density designation permits up to 70 units per hectare (30 units per acre).

As previously indicated, the applicant provided a Stormwater Management & Functional Servicing Report which indicated that the proposed development will be serviced by municipal water from Devonshire Avenue and sanitary sewer from Lansdowne Avenue.

A Tree Assessment Report was also submitted with the subject applications, which identified all of the existing trees on the site as well as the types of species and their overall health. Compensation will be provided for any trees that are identified for removal to the satisfaction of the City Parks Department. Parks has indicated that they will further review the assessment and landscape plan through the site plan approval process.

The proposed development will be subject to site plan approval by the City of Woodstock. Through this review process, matters such as noise, 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:

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

- Attachment 1 – Plate 1, Existing Zoning & Location Map
- Attachment 2 – Plate 2, Aerial Map (2021)
- Attachment 3 – Plate 3, Applicant’s Concept Plan
- Attachment 4 – Letter from Neighbouring Property Owner
- Attachment 5 – Agency Comments
- Attachment 6 – OPA 272