

AMENDMENT NUMBER 273
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto,
constitutes Amendment Number 273 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from 'Low Density Residential' and 'Business Park' to 'Medium Density Residential', 'High Density Residential' and 'Open Space' to facilitate the development of a plan of subdivision.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613 in the City of Woodstock. The lands are bound by Juliana Drive to the north and Athlone Avenue to the east and are municipally known as 763 Athlone Avenue.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands to 'Medium Density Residential', 'High Density Residential' and 'Open Space' to facilitate the development of a plan of subdivision.

Council is 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 services within a settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

With respect to the PPS policies that address sensitive land uses and compatibility with major facilities. Council is of the opinion that re-designating block 1 of the subject lands for residential purposes from a business park designation is appropriate and consistent with these policies. The business park designation will be maintained in the south (blocks 2 – 4), which will act as a buffer between the traditional industrial uses south of the subject lands and the existing residential uses in the area and the proposed residential uses in the draft plan. Further, given the location of the subject lands being surrounded in the north and west by low density residential development, Council is of the opinion that the proposed re-designation for residential purposes is more favourable than the introduction of business park uses to the residential neighbourhood.

To satisfy the requirements of the PPS, as well as the Official Plan policies relating to the conversion of employment lands to non-employment lands, Planning staff have relied on the population projections and land need analysis from the Oxford County Phase 1 Comprehensive Review prepared by Hemson Consulting. The findings of the report were approved by the City and County Councils in April 2020 as an unbiased and appropriate indication of the growth potential of the City and County over the 20 year planning horizon.

Since the Hemson report was prepared and approved, the PPS has been amended to direct municipalities to ensure that sufficient land is made available to accommodate a 25 year planning period (2020-2045). As such, estimates prepared by our office, based on the forecasts and land need methodology contained in the Hemson report have determined that 320 gross ha (790 ac) of land designated for residential purposes is required to accommodate the forecasted growth in Woodstock for the next 25 years.

Based on the same studies and methodology, planning staff determined that Woodstock has a potential employment land shortage of 562 gross ha (1,388.6 ac). That said, in January 2018, the City of Woodstock incorporated approximately 620 ha (1,531.9 ac) of

land from the Township of Norwich for employment purposes. Further, on March 9, 2022, County Council approved the South-East Woodstock Secondary Plan and OP 20-05-8 to redesignate 204 ha (504 ac) for employment purposes.

In light of the recent annexation and approval of OP 20-05-8, Council is satisfied that re-designating the subject lands for residential purposes will not impact the City's availability of employment lands. Further, Council is of the opinion that based on the significant slope of the property, and the proximity of the lands to existing residential development, the subject lands are not suitable or attractive for industrial development and are better suited for residential purposes.

With respect to the Official Plan amendment to redesignate the subject lands to accommodate the proposed draft plan of subdivision, Council is satisfied that the proposed amendment is appropriate and consistent with the Business Park policies that address the conversion of industrial land.

The proposed residential lands are considered to be compatible and complimentary to the low density residential uses to the north and west and will not negatively impact the business park lands located in the southern portion of the subject lands. Council is also satisfied that the re-designation will not constitute a loss of business park lands as a portion of the subject lands were already designated for residential purposes and the remaining portion is affected by a significant slope, rendering it difficult to redevelop for business park-type uses. The proposed residential lands are also not located on a major transportation corridor, arterial road or railway, which is generally more ideal for business park areas. The proposed blocks remaining in the business park designation do not pose the same barrier to usability as the sloped residential lands which lends them to the establishment of business park uses.

With respect to designating lands within the proposed draft plan for medium and high density, Council is satisfied that the amendment will introduce a wider variety of housing types and densities in an area that is predominantly characterized by low density, single detached dwellings.

Further, Council is satisfied that the introduction of medium density residential is appropriate for the subject area as the lands are located on Juliana Drive, which is a collector road, designed for higher volumes of traffic. The lands are also located in close proximity to community facilities, schools, shopping and recreational areas. More specifically, Fanshawe College, St. Mary's High School, the Woodstock District Community Complex and the Jack Dunn Memorial Ball Diamond are all located within less than 0.25 km and the Norwich Avenue Regional Commercial Area and the Woodstock Hospital are just over 0.5 km from the subject lands.

The applicant is proposing 192 apartment dwelling units on 3.9 ha (9.6 ac), which equates to a density of 49 units per hectare (20 units per acre). The proposed density is therefore within the medium density range of 31 units per hectare (12 units per acre) to a maximum of 70 units per hectare (30 units acre).

The applicant is proposing 2 buildings directly adjacent to Juliana Drive which are 6 storeys in height, whereas the medium density designation typically does not allow a building height beyond 4 storeys. Council is satisfied that a site specific policy can address the height of these buildings and that a 2 storey increase is not anticipated to have a negative impact on surrounding uses. That said, Council is of the opinion that the proposed building on the west side of the draft plan, adjacent to the rear yards on

Champlain Avenue, should not exceed 4 storeys to ensure compatibility to the existing residential area.

Council is also of the opinion that the proposed high density residential development is an appropriate redevelopment of the subject lands. The proposed 12 storey apartment buildings have direct access to a collector road, are an appropriate use of an underutilized site and will be adjacent to the proposed medium density residential development.

The applicant is proposing 360 apartment dwelling units on 2.5 ha (6.2 ac), which equates to a density of 144 units per hectare (58 units per acre). The proposed density is therefore within the high density range of 70 units per hectare (31 units per acre) to a maximum of 150 units per hectare (60 units per acre).

Council is generally of the opinion that the subject lands are suitable for medium and high density residential development as the location of the subject lands is in an area that is characterized by a mix of low density residential, institutional and industrial uses. The proposed layout of the draft plan offers a transition between traditional industrial uses, business park uses and residential uses.

The applicant has proposed a mix of building heights on the subject lands that appear to be appropriate, based on building location and orientation as well as the slope of the lands. As such, Council is generally satisfied that the proposed development will be compatible with the neighbouring residential areas.

Further, Council is of the opinion that the building proposed closest to existing residential development being only 4 storeys in height, is not anticipated to cause compatibility issues with neighbouring properties and is more favourable than the types of uses that could be found in the existing business park designation.

Further, Council is also 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.

In light of the foregoing, Council is satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and is in-keeping with the strategic initiatives and objectives of the County Official Plan.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing to "Open Space" the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.
- 4.2 That Schedule "W-1" – City of Woodstock Land Use Plan, is hereby amended by changing to "Residential" the land use designation of those lands identified as "ITEM 2" on Schedule "A" attached hereto.
- 4.3 That Schedule "W-3" – City of Woodstock Residential Density Plan, is hereby amended by changing to "Open Space" the land use designation of those lands identified as "ITEM 1" on Schedule "A" attached hereto.

- 4.4 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by changing to “Medium Density Residential” the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto.
- 4.5 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 3” on Schedule “A” attached hereto as “Medium Density Residential”.
- 4.6 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 4” on Schedule “A” attached hereto as “High Density Residential”.
- 4.7 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by expanding the “Community Planning District” boundary to include all of the lands subject to OPA 273 and the boundary shall be delineated as identified as “ITEM 5” on Schedule “A” attached hereto.
- 4.8 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Open Space”.
- 4.9 That Schedule “W-4” – City of Woodstock Leisure Resources and School Facilities Plan, is hereby amended by designating those lands identified as “ITEM 2” on Schedule “A” attached hereto as “Community Park”.
- 4.10 That Section 7.2.5 – *Medium Density Residential Areas*, as amended, is hereby further amended by adding the following specific development policy at the end of Section 7.2.5.2 – *Specific Development Policies*:

7.2.5.2.4 Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613
(South side of Juliana Drive)

“On those lands located on Part Lot 30, Plan 1600 & Part Lot 11, Plan 1613 (Juliana Drive), the maximum height for the apartment buildings adjacent to Juliana Drive shall not exceed 6 storeys and the maximum height of the westerly apartment building shall not exceed 4 storeys.”

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

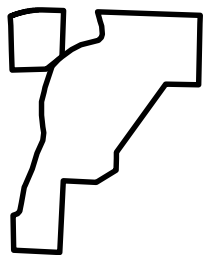
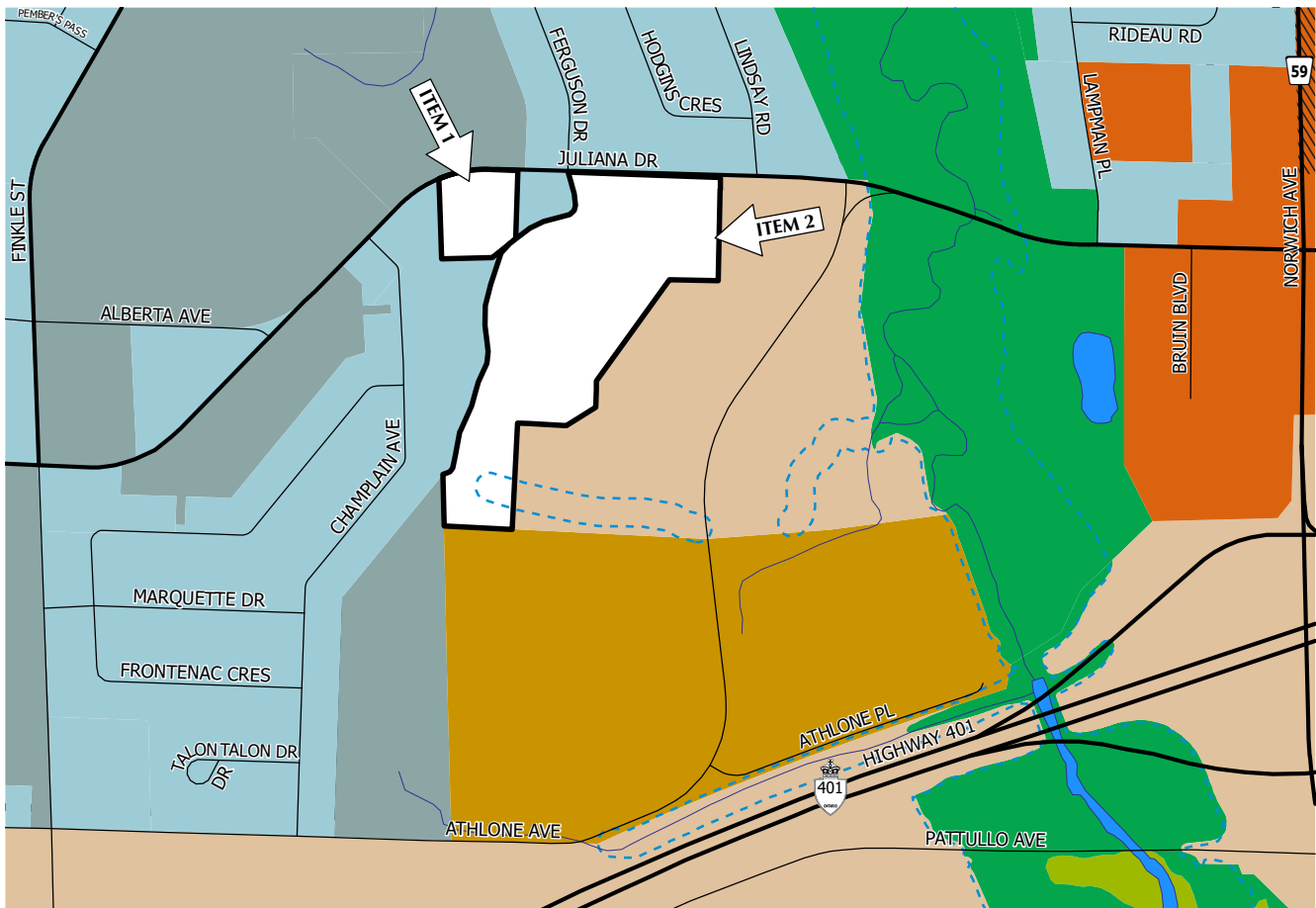
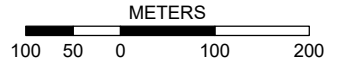
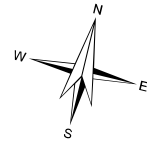
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
 AMENDMENT No. 273

TO THE

**COUNTY OF OXFORD
 OFFICIAL PLAN**










SCHEDULE "W-1"
**CITY OF WOODSTOCK
 LAND USE PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM BUSINESS PARK TO RESIDENTIAL

**LAND USE PLAN
 LEGEND**

	RESIDENTIAL		OPEN SPACE
	REGIONAL COMMERCIAL NODE DEVELOPMENT (SEE SECTION 7.3.3.4.2)		ENVIRONMENTAL PROTECTION
	BUSINESS PARK		REGIONAL COMMERCIAL NODE (See Section 7.3.3.4.3)
	TRADITIONAL INDUSTRIAL		FLOODLINE
	COMMUNITY FACILITY		

SCHEDULE "A"

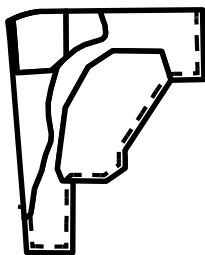
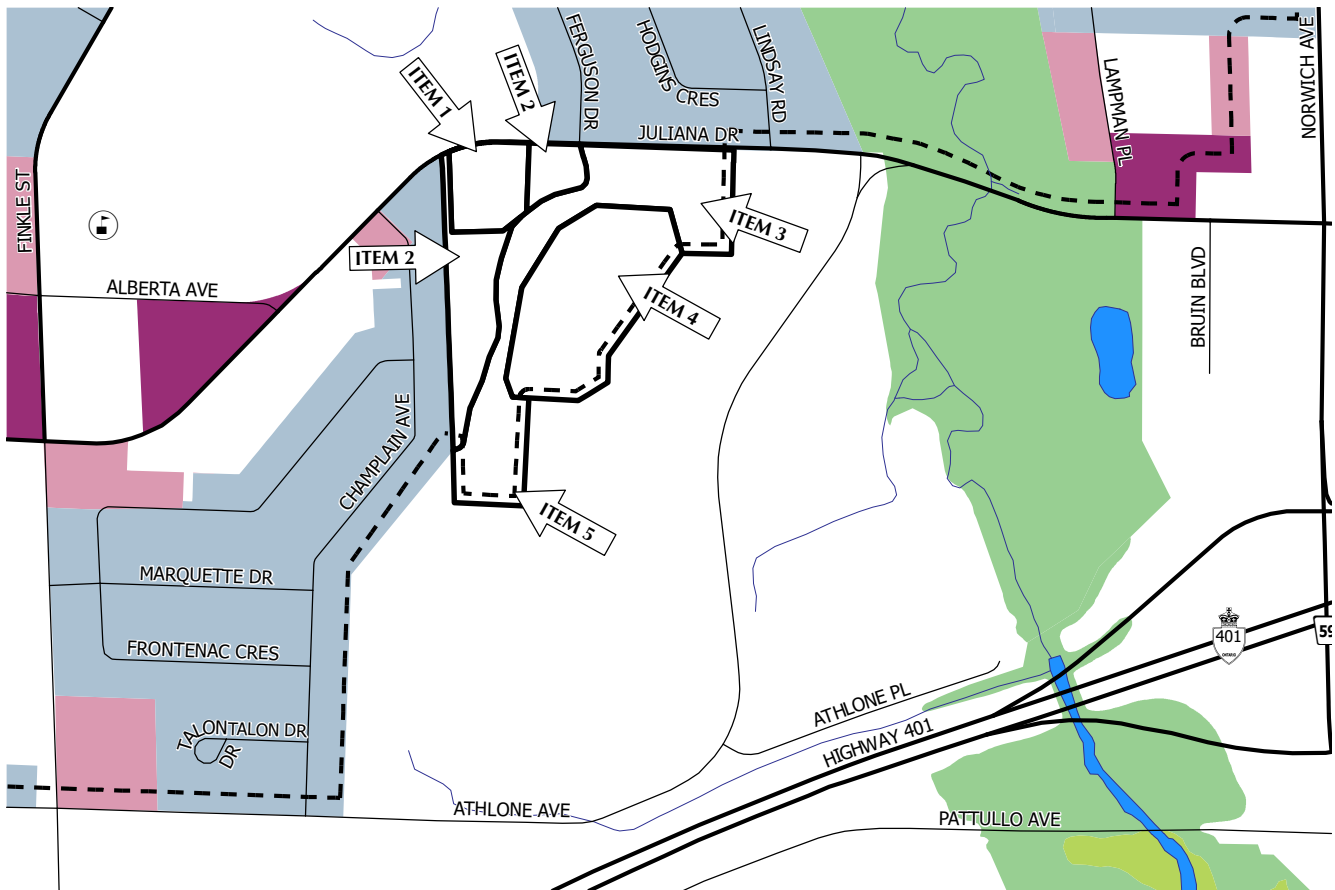
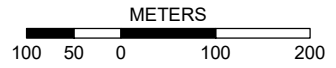
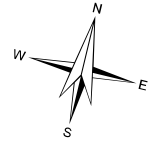
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TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-3"

**CITY OF WOODSTOCK
RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 4 - ADD TO HIGH DENSITY RESIDENTIAL
- ITEM 5 - CHANGE COMMUNITY PLANNING DISTRICT

RESIDENTIAL DENSITY PLAN

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- ENVIRONMENTAL PROTECTION
- PROPOSED SCHOOL
- COMMUNITY PLANNING DISTRICT

SCHEDULE "A"

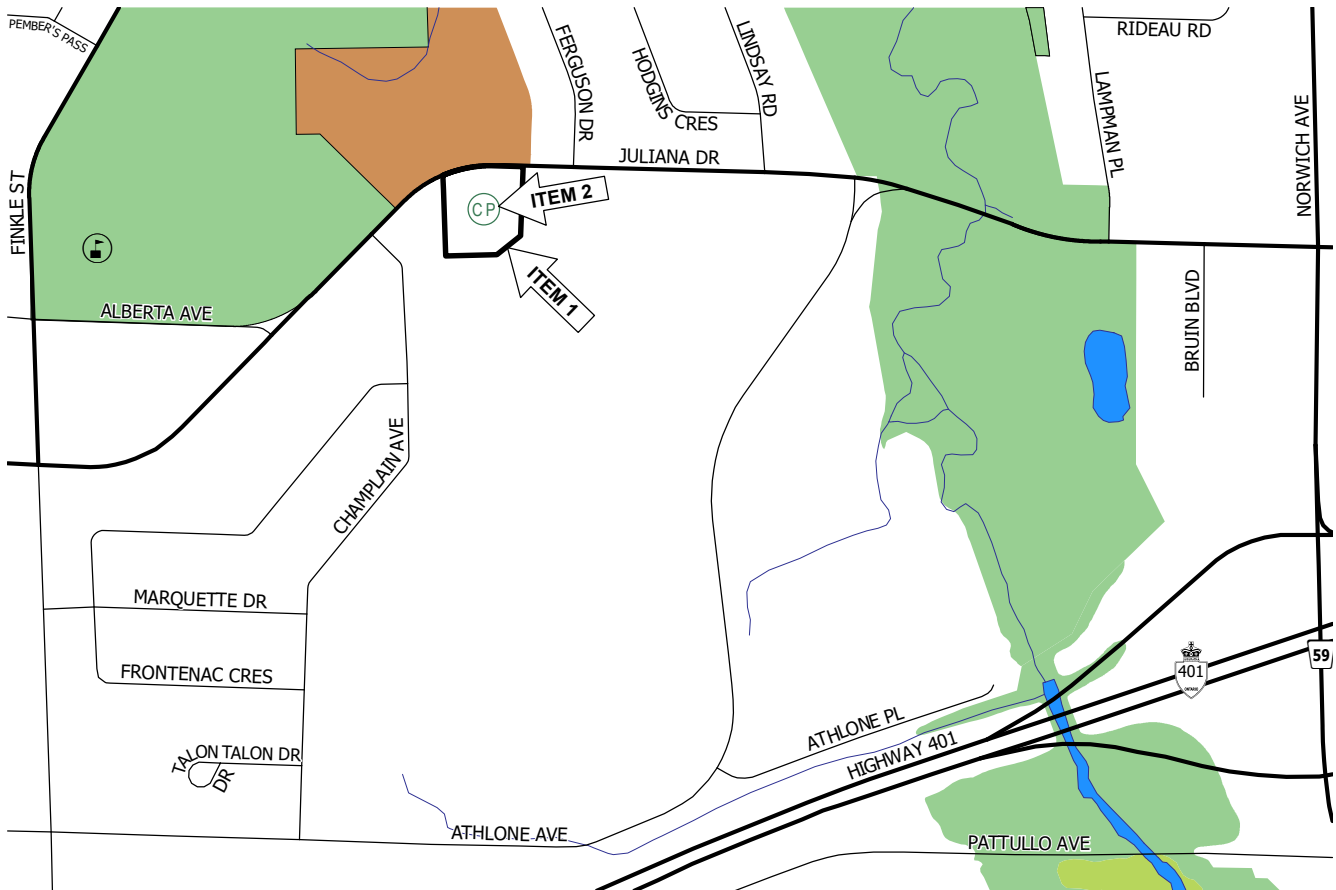
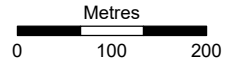
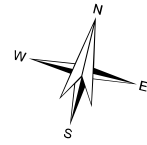
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TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "W-4"

**CITY OF WOODSTOCK
LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN**







**LEISURE RESOURCES AND
SCHOOL FACILITIES PLAN
LEGEND**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO OPEN SPACE

ITEM 2 - ADD COMMUNITY PARK

-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION
-  SECONDARY SCHOOL
-  PROPOSED SCHOOL